



Land Use Planning and Transportation Department
 South Dublin County Council
 County Hall
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 DUBLIN 24

For the attention of Z. McAuley, Senior Planner (planningdept@sdblincoco.ie) and (planenforcement@sdblincoco.ie)

Our Ref: BOC\IPM-JBAI-XX-XX-LT-BD-0001.docx
 SDCC Ref SD21A/0162/C5

29 August 2022

Dear Sirs,

SD21A/0162/C5 - Brownsbarn, Citywest Campus Dublin 24

We refer to your letter to Thornton O'Connor Town Planning dated 02-06-2022 and to Kavanagh Burke Consulting Engineers dated 05-08-2022 regarding the above project.

JBA Consulting confirms that we have been appointed as Ecological Clerk of Works (ECoW) for the above project. Our ECoW notes (JBA Ref IPM-JBAI-XX-XX-CO-EO-001) from our site visit dated 25-08-2022 are attached. We confirm:

- Temporary fencing for Tree Protection around the riparian strip on the western side of the site has been erected in accordance with the Arboricultural Impact Assessment prepared by Arbor Care Ltd., and no trees have been removed from the riparian strip.
- No temporary lighting has been installed. The permanent lighting scheme is as shown on the attached Landscape Plan (JBA Ref ENO-JBAI-XX-XX-DR-L-002). We confirm this is as assessed in the project EclA (JBA Ref ENO-JBAI-XX-XX-RP-BD-002) as submitted for planning and that the planted buffer zone along the western side of the site is functioning as a dark corridor as intended. The treeline to the north of the site which is outside the site is also unchanged.

Yours faithfully,
 For **JBA Consulting Engineers and Scientists Limited**

Bernadette O'Connell
Director
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encl
 JBA Landscape masterplan showing public lighting (JBA Ref ENO-JBAI-XX-XX-DR-L-002)
 ECoW Notes from Meeting No. 1 dated 25-08-2022 (JBA Ref IPM-JBAI-XX-XX-CO-EO-001)

cc P. Kavanagh, Kavanagh Burke Consulting Engineers (by email)

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JBA Group Ltd is certified to:
 ISO 9001:2015
 ISO 14001:2015
 ISO 27001:2013
 ISO 45001:2018



JBA Consulting is part of the JBA Group

RECORD OF MEETING

JBA Project Code 2022s0891
Contract Brownsbarn Construction Stage Compliance
Client Kavanagh Burke
Day, Date and Time 25/08/2022
Meeting **ECoW Meeting No.1**
Venue Brownsbarn, City West N7



Item **Action**

1. Tree protection

Protective barrier has been erected along western side of site to separate the riparian zone from the development area, see Photos 1 and 2. No trees have been removed or damaged from the riparian zone. The protective fencing has been extended around to the existing trees within the southwest corner of the site to provide screening and to separate trees from construction.

JBA to forward Arborist AutoCAD drawing to allow contractor can check location of tree root protection zone and Arborist protective barrier/fence line. **JBA**

When confirmed JBA to write to SDCC re their compliance letter dated 05-08-2022. **JBA**



2. Surface water discharge pipes (2No.)through Riparian zone

Contractor to route pipe trenches through riparian strip to minimise tree removal. If tree removal is necessary then this has to be done after 31st August when bird nesting season is over and under the supervision of JBA ecologist. Trenches for pipes to be as narrow as possible, trenches to be covered over at night with boards to allow mammals to pass over without risk of being trapped in trenches. Boards to have stones/weights to avoid being moved by wind. **Castlebrowne**

Prior to construction of pre-cast concrete headwall straw bales to be placed in river, downstream i.e. north of headwall to catch any sediment that may arise out of the works. **Castlebrowne**

3. Wall reinstatement work

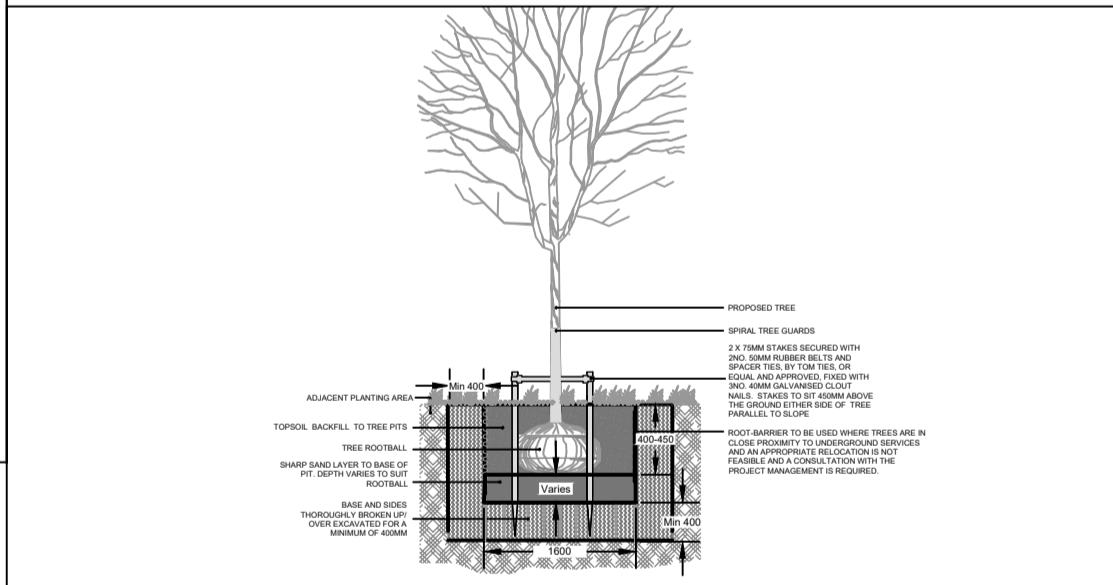
The wall along the southern boundary of the site hosts Common Polypody and moss species of high local ecological importance (Ref: JBA EcIA Jan 2022). For the reinstatement of the gaps in the wall and infill where the former field gate is located, the contractor to reuse existing facing stone that has moss and other vegetation attached. The vegetation should not be removed from the facing stone and should be handled to avoid damaging the vegetation. **Castlebrowne**



KEY

- SITE BOUNDARY
- ROOT PROTECTION AREA REFER TO ARBORICULTURAL DRAWING AND REPORT
- EXISTING TREE TO BE RETAINED, REFER TO ARBORICULTURAL DRAWING AND REPORT
- EXISTING TREE TO BE RETAINED, REFER TO ARBORICULTURAL DRAWING AND REPORT
- PROPOSED TREE ALONG THE ROAD AND CAR PARK AND WITH TREE PIT, REFER TO PLANTING SCHEDULE
- PROPOSED SCREEN TREE, REFER TO PLANTING SCHEDULE
- PROPOSED SHORT MOWN GRASS AREA
- PROPOSED ORNAMENTAL SHRUB PLANTING MIX, REFER TO PLANTING SCHEDULE
- PROPOSED NATIVE HEDGE PLANTING, REFER TO PLANTING SCHEDULE
- PROPOSED FORMAL HEDGE PLANTING, REFER TO PLANTING SCHEDULE
- PROPOSED NATIVE SHRUB WHIP PLANTING TO SUPPLEMENT AND CONTINUE EXISTING PLANTING ALONG THE SITE BOUNDARY
- PROPOSED WILDFLOWER MEADOW, REFER TO PLANTING SCHEDULE
- PROPOSED BULB MIXTURE, REFER TO PLANTING SCHEDULE
- PROPOSED GRASS CRETE CONCRETE PAVER SYSTEM
- PROPOSED FOOTPATH: BRUSHED CONCRETE SURFACE - SEE ENGINEER SPECIFICATION
- PROPOSED IN SITU CONCRETE SURFACE - SEE ENGINEER SPECIFICATION
- PROPOSED DURAFLW POROUS ASPHALT - SEE ENGINEER'S SPECIFICATION
- PROPOSED SELF BINDING GRAVEL COLOUR: GOLDEN
- PROPOSED SEATING, BROXAP MORPH SEATING IN BRIGHT RED ORANGE RAL COLOUR 2008
- PROPOSED PICNIC BENCH, BROXAP BROMPTON, FRAME IN TRAFFIC YELLOW RAL COLOUR 1023
- RIPARIAN ZONE
- PROPOSED RETAINING WALL, SEE ENGINEER'S SPECIFICATION
- PROPOSED FENCE TYPE A, SEE ENGINEER'S SPECIFICATION
- PROPOSED FENCE TYPE B, SEE ENGINEER'S SPECIFICATION
- PROPOSED GATES TO ENGINEER'S SPECIFICATION
- SIGHTLINES FROM N7 TO PROTECTED STRUCTURE
- PROPOSED ROOT BARRIER
- PROPOSED BOLLARD LIGHT, INDICATIVE POSITION OF POST - REF TO ELECTRICAL ENGINEER DRAWING EBB-AXE-ZZ-00-DR-E-60101
- PROPOSED LIGHTING COLUMNS, WITH 7m RADIUS INDICATIVE POSITION OF POST REFER TO ELECTRICAL ENGINEER DRAWING EBB-AXE-ZZ-00-DR-E-60101

Typical Tree pit detail Scale 1:50 @ A1
All measurements in mm



Landscape Strategy:

The landscape strategy for Brownsbarn Site:

- Regarding RFI item 3, along the western boundary, the 10m buffer zone has been increased to provide a buffer of between 15.1m and 25m. No tree removal required from the development. More planting has been added along the western boundary to supplement existing planting and enhance the biodiversity.
- Regarding RFI item 5, a green roof has been added following the relevant recommendations. (See Landscape Masterplan, Drawing No. ENO-JABI-XX-DR-L-0002). The Masterplan and Planting Plan show increased planting along the southern boundary of site, the planting will be decreasing toward the protected structure. The Landscape Masterplan also shows permeable paving (grass-crete) throughout the site, with tree planting between the car parking space.
- A tree pit detail has been added into the carpark design which adjacent to hard standing surfaces, this will allow incorporated SuDS.
- Tree planting along the N7 has been kept close to the proposed buildings to allow for maximum retention of views from the N7 towards the *Specialized Ireland* while enhancing screening of the proposed building and provision of habitat.

NOTE: THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ENO-JBAI-XX-DR-L-0003-0006

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Project **Brownsbarn Site N7 Landscape Design**

Title **Landscape Masterplan for**

Client **Exeter Ireland Property Limited**

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Drawn: CZ	03/02/2022	Designed: CZ	12/01/2022
Checked: CP	03/02/2022	Approved: BOC	03/02/2022
Project Reference: 2020s1431		Scale: As Shown @ A1	
Drawing Number: ENO-JBAI-XX-DR-L-0002	Status: A3	Revision: C06	Sheet Size: A1