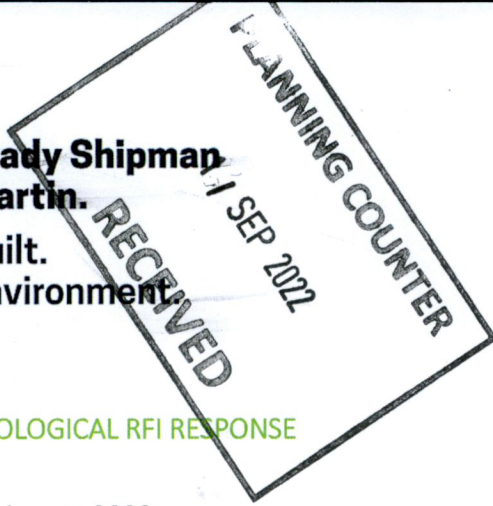




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ECOLOGICAL RFI RESPONSE

26 August 2022

SDCC Reg. Ref.: SDZ22A/0006

Site: Proposed Development on lands located within the Tandy's Lane Village Development Area within the Adamstown SDZ Planning Scheme

Applicant: Quintain Developments Ireland Limited

Request for Further Information (RFI) 7 June 2022

This report forms a response, in part to aspects raised in **RFI Item No.6** (SDCC, 7 June 2022), which states:

The subject application proposes the removal of all the existing hedgerows on the site. It is not considered that the full consideration of the retention of these hedgerows, in particular the north-south hedgerow, has been clearly set out in the subject application. The applicant is requested to provide additional information in this respect. The applicant should also consider incorporating this hedgerow into the layout, in particular public open spaces, where possible.

Response

The north-south hedgerow located on the eastern side of the proposed development at Tandy's Lane Phase 2 is categorised ecologically as a highly significant (heritage) hedgerow. Taken in isolation, it would be preferable in ecological terms to retain the entire north-south hedgerow and to incorporate it into the development. However, given the overall design and evolution of the Adamstown SDZ Planning Scheme, and the requirement to meet the densities and unit numbers set out in the Planning Scheme, this is not possible. Even if it were feasible to retain parts of the hedgerow it would be impossible to avoid



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severing the linear feature in multiple places to provide for necessary road connections and other crossings.

As such, there is no viable scenario in which it would be possible to retain the entire hedgerow, and it is also not possible to retain connectivity between this internal hedgerow and the wider ecological network given the requirements of the Planning Scheme. As a result, were it possible to retain any section of the hedgerow it could not function as a linear habitat corridor either when the development is under construction or when complete and operational.

The project architects have drafted and considered an alternative design for the proposed development which provides for incorporation a partial section of this hedgerow as an unbroken length of c.85m within a new linear park. However, this option involves the loss of the southern park proposed in the planning application.

While the retention of this length of hedgerow as an option, if successful, would maintain a remnant section of ecological corridor within the development, it would not however be possible to connect it to the wider hedgerow network. Further, as confirmed by the project landscape architect the retention of the hedgerow within this park would segregate the open space and have *'a negative impact on the ability of the open space to deliver active recreation and amenity for the residents'*. Were the hedgerow to be managed (i.e. trimmed or cut) to increase usable park area this would reduce further any remnant ecological value.

It is accepted that the removal of a substantial length of the north-south linear hedgerow will result in a significant ecological impact at the local level. The retention of a section of this hedgerow, regardless of length, will not affect this ecological impact assessment rating. Therefore, it is the intention of the applicant and design team that the overall landscape design and planting scheme will minimise the ecological impact of delivery of the Masterplan. In the wider Tandy's Lane Village area the retained habitat (specifically, the non-linear hedgerow within the public open space on the eastern side of the Masterplan area (part of the permitted Phase 1 development)), as well as the landscape design and ecological mitigation proposed, will ensure that in the long-term, the potential ecological impacts of the development are minimised. A high quality residential development, with high amenity value, will be delivered in the overall Tandy's Lane Village area.

Therefore, the Tandy's Lane Village (Phase 2) scheme has been designed with a view to achieving a balance between the need to minimise potential impacts on biodiversity and



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other environmental receptors, and delivering a high-quality residential scheme that meets the objectives of the Planning Scheme.

To achieve these aims it is proposed to plant new hedgerow sections within the proposed pocket parks. This includes a new hedgerow of c.60 linear metres in length running east – west in the northern pocket park and new hedgerows with a combined length of c.90 linear metres in the southern and south-eastern pocket parks.

In addition to the foregoing, and as set out in the EclA that accompanied the planning application, the proposed development will require the removal of a section of a hedgerow in the northern part of the western site and a section of hedgerow in the eastern site. Unlike the north-south hedgerow (a highly significant (heritage) hedgerow) discussed above, these features are of moderate significance and their removal is significant at the site scale only. Regardless of their overall ecological value, given the presence of crab apple in one of these hedges (the hedgerow located in the north west of the site (Hedge H1 as recorded in The Hedgerow Survey Report in Appendix 1 of the EclA)), it is further proposed to translocate a section of this hedge into the non-linear hedgerow retained as part of the previously permitted Phase 1 development.

Yours sincerely,

Matthew Hague

for

Brady Shipman Martin