



Jordanstown Properties Ltd
Block 660, Unit 5, The Plaza
Greenogue Business Park
RATHCOOLE

For the attention of Con McCarthy,

Our Ref: BOC\Q19-2067-K-L004-1

28th March 2022

Dear Con,

Site C, Greenogue (SD21A/0200) -Compliance

Further to our meeting on 24th March we are pleased to provide our scope and fee proposals to assist with compliance matters to be submitted to SDCC.

Item 10: Bats

(a)-Protection of Hedgerow by Castlebrowne

(b) – Retention of Bat expert to oversee bat protection works during construction and a bat monitoring survey for 3 years post development

The Bat Expert to be JBA Consulting Engineers and Scientists Ltd, Greenogue Business Plaza, Greenogue Business Park, Rathcoole, Dublin, D24 YN81

Activity description:

- bat inspection every six months over 12 months during construction (period to be confirmed), installation of bat detection equipment to monitor continued movement plus reporting-4 man days;
- bat inspection every six months over 36 months after construction, plus reporting-12 man days.

Fee- Total [redacted] days for an ecologist @ [redacted] us VAT. If we can share on going monitoring for adjacent sites we will pass savings back to client

(c) – Liaison with the lighting team on the lighting design which has to be submitted to SDCC for agreement

Activity description:

- one on-line meeting with lighting team and follow up communication to refine lighting design (construction and operational) in relation to impact on bats.

Fee- Total 0.5 man days for a junior ecologist [redacted] us VAT

Items 12: Arborist

JBA will liaise with the contractor and the Arborist (as a subconsultant to JBA) to implement tree and hedgerow protection measures outlined in the Arboricultural Impact Assessment Report.

JBA is proposing to work in collaboration with the project Arborist Michael Garry, B.Sc. Arb. Dip Arb M.ArborA, Pgrad Ecology (UCC), Arbor-Care (Ltd) Friarstown, Grange, Co Limerick, with whom JBA worked for the Planning Application phase.

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JBA Group Ltd is certified to:

ISO 9001:2015
ISO 14001:2015
ISO 27001:2013
ISO 45001:2018



This will comprise an initial pre-construction meeting with the foreman to agree the temporary fencing to protect the hedgerow adjacent to and outside of the western and southern sides of the site.

JBA will carry out a monthly inspection over the 12 month construction period and liaise with the contractor to ensure the retention and protection of the hedgerow, then liaison with arborist to sign off. This will be recorded in a tree inspection and protection report which the arborist will use as reference for the Post Construction Hedgerow Survey and Assessment on the Condition of the retained boundary Hedgerow. A completion certificate will be signed off by the arborist on completion of the works and submitted to the local planning authority. JBA will forward the Hedgerow Survey Report and Certification to SDCC for compliance.

Activity description:

- monthly inspection / 0.5 days/ month over 12 months during construction (period to be confirmed), liaison with arborist;
- write up of Hedgerow Survey Report and Certification by project arborist , liaison with SDCC.

Fee- Total 6 man days for an ecologist @ [REDACTED] and 2 man days for an arborist @€550/day [REDACTED] plus VAT

Item 13: Landscape Plans

The Landscape Architect will be JBA Consulting Engineers and Scientists Ltd, Greenogue Business Plaza, Greenogue Business Park, Rathcoole, Dublin, D24 YN81.

(a)- JBA will liaise with engineer to update (April/May 2022) the landscape plan with any minor changes that have been agreed during the detailed design process. When completed JBA will assist the client by submitting the landscape plan to the authority prior to commencement of construction.

- (i) We will prepare a tree pit detail to illustrate details of planting medium in infiltration tree pit
- (ii) We will liaise with engineer to illustrate the function of the swale for SuDS during construction rather than planting of shrubs.

(b-d) - The Landscape Architect will be involved in supervision of the soft landscape work within the first planting season following completion of the proposed development (likely to be November -December 2023) . The Landscape Architect will carry out two site visits during construction and a further visit on completion. We will issue a defect list and complete a further visit when the contractor confirms they have made-good defects. We will sign off on a Practical Completion Certificate when all landscape works are fully completed in accordance with the permitted landscape proposals.

(e)The Landscape Architect will be involved in a monthly site visit over 36 months after construction to ensure establishment of trees and shrubs, and replacement by the contractor where necessary.

Activity description:

- Update landscape drawings and submit to SDCC, 1.5 man days for landscape architect
- Prepare tree pit and swale drawings 1.0 man days for landscape architect
- 4 site inspections, issue of defects list and issue of Cert of Practical Completion 2.5 man days for landscape architect

- half a day inspection every six months over 36 months after construction, 3.0 man days for landscape architect.

Fee- Total 8 man days for a landscape architect @ €5000 per day plus VAT

Summary of scope and fees for compliance

Our fee for the scope of works for compliance at Site C over next 48 months is **€14,100 plus VAT**. This fee includes mileage and expenses for the site visits but excludes printing costs for compliance submissions.

Compliance item	Fee
Item 10 - Bat checking and reporting over 48 month	[REDACTED]
Item 12 -Arborist checking and reporting 12 months	[REDACTED]
Item 13- Landscape drawing revisions and site checking 48 months	[REDACTED]
Total	[REDACTED] plus VAT

Invoicing

We propose to invoice every six months and will supply progress notes/certification and draft deliverables in support of our invoices.

Programme

Items 10 and 13 will take place during the 12 month construction period and the subsequent 36 months.

Item 12 will be carried out prior and throughout the duration of the construction.

Terms & Conditions

JBA's normal Terms and Conditions would apply. The Professional Indemnity Insurance cover offered would be limited to €100,000 and the limit of our liability is set at the same amount

We trust we have interpreted your requirements correctly and that you will find our proposal to be of interest. We await your further instructions, but if you have any queries in the meantime, please do not hesitate to contact the undersigned.

Yours faithfully,
For JBA Consulting Engineers and Scientists Limited

Bernadette O'Connell

Bernadette O'Connell
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