

Planning Compliance  
Land Use, Planning & Transportation Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24

By email

18<sup>th</sup> November 2022

Dear Sir/Madam,

**RE: CONDITION 8 – DEVELOPMENT OF 569 DWELLINGS AT CLONBURRIS SOUTH WEST DEVELOPMENT AREA WITHIN THE CLONBURRIS SDZ AT TOWNLANDS OF CAPPAGH, CLONBURRIS LITTLE AND KISHOGE, CO. DUBLIN.**

**REG REF: SDZ21A/0022**

I write on behalf of Cairn Homes Properties Ltd in respect of Reg Ref: SDZ21A/0022. It is our intention to commence the development permitted under Reg Ref: SDZ21A/0022 and to discharge the following condition as required prior to commencement.

**Condition 8:**

*Tree and Hedgerow Protection*

*Prior to the submission of the Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site including any related construction activity or tree felling:*

- i) The developer shall engage the services of a qualified arborist as an arboricultural consultant, for the entire period of construction activity and shall notify the planning authority of that appointment in writing. This is to ensure the protection of trees and hedgerows to be retained within and adjacent the site.*
- ii) The applicant shall implement all the recommendations pertaining to tree retention, tree protection and tree works, as detailed in The Tree File Ltd drawing titled Clonburriss Tree Impacts/Protection Plan EAST, dated June 2022 and Arboricultural Report as submitted on November 2021.*
- iii) A tree and hedgerow protection strategy including a Construction Stage Tree Protection Plan and Construction Stage Arboricultural Method Statement, prepared by a qualified arborist as recommended within the Tree File Ltd, Arboricultural Report in accordance with the Arboricultural Method Statement. The strategy shall include all land within the 30m buffer zone and the Fonthill Road embankment.*
- ii) Pre Development Photo's: the applicant shall submit photographs and confirmation that fencing for retained trees/hedgerows meets BS5837:2012. 'Trees in Relation to Design, Demolition and Construction – Recommendations' for the written agreement of the Public Realm Section. This shall include a location map of where each picture was taken from.*

iii) All land within the 30m buffer zone is to be fenced off to protect it. Such an area is very sensitive to development, it should not be used for stockpiling soils or material or for any other storage function. It should not be dug up or the ground otherwise disturbed. Areas of vegetation, hedgerows and individual trees to be protected with fencing to be as BS5837: Trees in relation to design, demolition, and construction.

iv) All works on retained trees shall comply with proper arboricultural techniques conforming to BS 3998:2010 Tree Work – Recommendations. The clearance of any vegetation including trees and scrub shall be carried out outside the bird-breeding season (1st day of March to the 31st day of August inclusive) or as stipulated under the Wildlife Acts 1976 and 2000.

v) The arborist shall carry out a post construction tree survey and assessment on the condition of the retained trees. A completion certificate is to be signed off by the arborist when all permitted development works are completed and in line with the recommendations of the tree report. The certificate shall be submitted to the planning authority for written agreement upon completion of the works.

### **Response**

i) John Ward, ISA Certified Arborist of Murray & Associates Landscape Architecture has been appointed as arboricultural consultant for the duration of construction.

ii) Please see enclosed the following drawings and Tree & Hedgerow Management Plan prepared by Murray & Associate Landscape Architecture, in particular, sections relating to inventory, protection measures and future management:

- 1738\_PLC\_P\_00 Masterplan;
- 1738\_PLC\_P\_01.1 Masterplan - 01/02;
- 1738\_PLC\_P\_01.2 Masterplan - 02/02;
- 1738\_PLC\_P\_02.1 Boundary Treatment Plan & Details | Residential Boundaries;
- 1738\_PLC\_P\_02.2 Boundary Treatment Plan & Details | Open Space Boundaries;
- 1738\_PLC\_P\_03 Play Areas;
- 1738\_PLC\_P\_04.1 Soft Landscape Plan - 01/02;
- 1738\_PLC\_P\_04.2 Soft Landscape Plan - 02/02;
- 1738\_PLC\_P\_05 Removed/Retained/Compensatory Planting Plan;
- 1738\_PLC\_D\_01 Soft Landscape and SuDS | Details;
- 1738\_PLC\_TPP\_01 Hedgerow & Tree Protection Plan;
- 1738\_PLC\_TPP\_01.1 Hedgerow & Tree Protection Plan Zoom Area;
- 1738\_PLC\_ExViews\_01 Pre Development Photos and Location Map.

iii) Please see enclosed Tree & Hedgerow Management Plan and drawing nos 1738\_PLC\_TPP\_01 Hedgerow & Tree Protection Plan and 1738\_PLC\_TPP\_01.1 Hedgerow & Tree Protection Plan Zoom Area prepared by Murray & Associate Landscape Architecture in respect of the permitted development site.

ii) Please see enclosed drawing no. 1738\_PLC\_ExViews\_01 prepared by Murray & Associate Landscape Architecture for pre-development photo survey.

iii) Please see enclosed drawing no. 1738\_PLC\_TPP\_01 prepared by Murray & Associate Landscape Architecture for details of tree protection measures during construction.

iv) Please see details in the hedgerow and tree management section of the enclosed Tree & Hedgerow Management Plan prepared by Murray & Associate Landscape Architecture.

v) John Ward of Murray & Associate Landscape Architecture will inspect the tree and hedgerow protection measures at regular intervals throughout the construction period and will issue a completion certificate on completion of the permitted works.

Please note we have recently moved office. Could you please address all compliance correspondence to the following address:

Cairn Homes Properties Limited,  
45 Mespil Road,  
Dublin 4,  
D04 W2F1.

Yours Sincerely



**Lianna Slowey**  
Town Planner