

FABERLOUS

CRO No. 619967, Suite 21, 20 Harcourt Street, Dublin 2.
Web: WWW.FABERLOUS.COM Email: info@faberlous.com Phone: +353 (01) 437 2307

South Dublin County Council,
Planning Dept,
County Hall,
Tallaght,
Dublin 24,
D24 A3XC.

21st October 2022

LANDSCAPING REPORT RE PLANNING REFERENCE SD22B/0261
22A MAIN ROAD, TALLAGHT, DUBLIN 24.

A Chara,

As per South Dublin County Council Notification to Grant Permission in relation to the above named application,
we wish to respond to Condition No. 4 of the planning notification as follows,

Condition 4.

Parks

Prior to commencement of development, a comprehensive boundary treatment and landscaping scheme shall be submitted to the planning authority for approval. Details shall include: a) a scaled plan showing vegetation to be retained and trees and plants to be planted; b) proposed hardstanding and boundary treatment; c) a schedule detailing sizes and numbers of all proposed trees/plants d) Sufficient specification to ensure successful establishment and survival of new planting. REASON: In the interest of amenity, ecology and sustainable development

Please note: Landscaping Report to be read in conjunction with previously submitted Site Plan
(Drawing No. 250522/A1/P4 Rev A)

Southern Boundary

The Existing Boundary to the South of the site consists of a stonework wall with a painted render finish at high level, to be retained.



Beyond this, the site has a collection of mature Prunus Laurocerasus hedging to an approx. height of 2.4M, all of which is to be retained as per previously submitted Site Layout Plan . 250522/A1/P4 Rev A



South boundary hedging to be retained.

Western Boundary (Front Garden)

This existing Prunus Laurocerasus hedging extends along the Western boundary as far as the front facade of the dwelling and is also to be retained in full and protected where necessary during the proposed building works.



Western boundary (Front Garden) hedging to be retained.

CONFIDENTIAL

Eastern Boundary (Front Garden)

To the Eastern Boundary (Front Garden) there is a mature Cordyline Australis which the Client wishes to retain and will protect during the duration of the proposed building works.



Mature Cordyline Australis Circa 4M high to be retained.

Northern Boundary

To the Northern Boundary (Rear Garden), no new planting is planned due to the location of the Proposed Pool Room, however as the First Floor windows of the Dwelling No. 22A are over thirty metres from this Boundary wall, and the adjoining neighboring garden No. 17 Bancroft Park also has a rear garden approx. 12M length we do not see the loss of previous planting as having a detrimental impact on Privacy of either our client's site or adjoining neighbors.



Previously submitted Site Plan Drawing No. 250522/A1/P4 Rev A

To be retained (To Western Boundary)



To this boundary there is an existing Juniperus Communis circa 8M high which will be retained, to complement this tree we propose the following planting schedule along this boundary

Western Boundary (Rear Garden)

Existing Pool and Site clearance prior to Planning application submittal (mature trees seen in photo to be retained)

Photo A1 (Looking to the East)



Photo A2 (Looking to the West)





• Acer Palmatum, 2L container, 03 No. plants.



• Prunus Lusitanica, 5L container, .5M spacing, approx. 15 No. plants.



• Rodgersia, 2L container, one per sqm, approx. 06 No. plants.

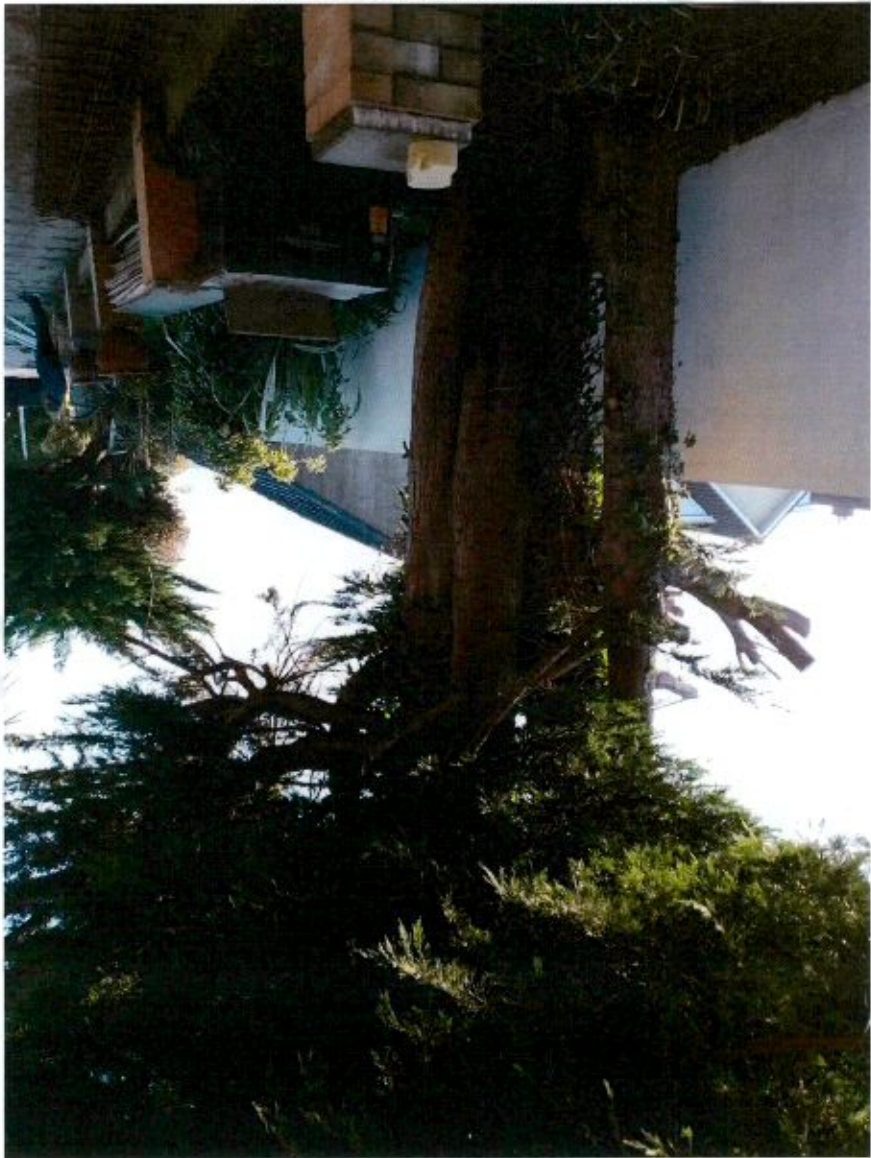
Eastern Boundary (Rear Garden)

To this boundary there is an abundance of diverse mature planting all of which will be retained and protected during the course of the works.



To be retained (To Eastern Boundary)

To be retained (To Eastern Boundary)



As per the Western Boundary, the following additional planting is proposed to complement the existing to be retained.

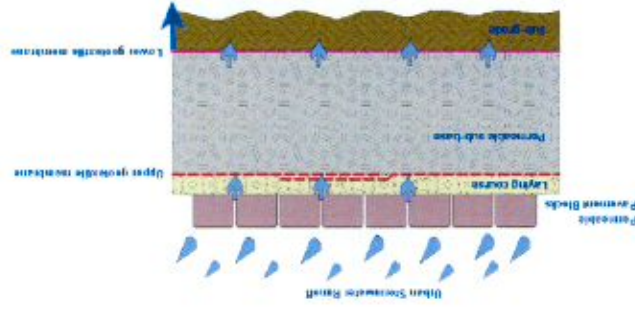
- **Rodgersia**, 2L container, one per sqm, approx. 02 No. plants.



- **Acer Palmatum**, 2L container, 01 No. plant.



As per previously submitted drawings, The Driveway and Rear Patio will both be permeable paving, footpath from Rear Patio to Pool Room will be permeable decorative gravel, i.e. Porous surfacing which can treat rainwater, at source, and allow infiltration through to an underlying porous sub base where water can be stored within the voids of the sub base before being slowly released through natural flow via the porous medium.



We trust the foregoing is satisfactory, however should you have any queries please do not hesitate to contact us.

Yours sincerely,


John Mahony
For Faberlous Design LTD

CONFIDENTIAL