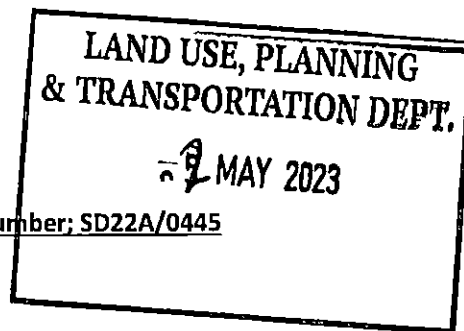




charterhouse
INFRASTRUCTURE CONSULTANTS

Planning Department
South Dublin County Council,
County Hall,
Town Centre,
Tallaght,
Dublin 24.

27th April 2023



FURTHER INFORMATION; Planning reference number; SD22A/0445

Applicant: Vantage Towers Ltd

Development: Erect a 24-metre-high lattice telecommunications support structure together with antennae, dishes, and associated telecommunications equipment, all enclosed in security fencing; The proposed development is located within the curtilage of a Protected Structure.

Location: Esker House, Esker Road, Esker, Co. Dublin.

A Chara,

Further to Decision Order No: 0103 dated 30/01/23 requesting additional information in respect of four points we respond to each in turn below;

1. The Applicant is requested to provide a more detailed Visual Impact Assessment, to include existing and proposed photomontages and verified views in and around the adjacent Protected Structure.

Please find attached further photomontages attached to Appendix 1.

Four photomontages have been undertaken by an independent specialist. They were taken at prominent points in front of the buildings as shown by the photo location on the maps.

The proposed structure is well hidden behind the trees, as can be seen from each photomontage, in the top right-hand corner of each sheet. To fully identify the structure, it has been brought forward on each photograph and coloured red, as seen by the photograph at the lower left-hand corner of each sheet.

The photographs were all taken on the 17th February 2023 and the details of the shot are detailed on each plan. The photomontages take into consideration the arboricultural report and slight changes made to the foundation points. The sheet frame is dated 17/11/22 which is based on other information used inhouse by Vantage and not applicable for the photomontage.

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2. The applicant is requested to submit a site-specific flood risk assessment report with the inclusion of a justification test in compliance with OPW Flood Risk Management Guidelines for Planning Authorities. The report shall outline details of the measures and design features to prevent/mitigate the risk of flooding to the proposed development and to adjoining lands including that the proposed compound be permeable.

A Site-Specific Flood Risk Assessment (SSFRA) for the proposed development at Esker House, Esker Road, Esker, Co. Dublin has been prepared by Flood Risk Consulting Chartered Civil engineers in response to the above request and Attached to Appendix 2.

The report identifies the site location as falling within a flood risk zone A area, i.e where the probability of flooding from rivers and watercourses is the highest (greater than 1% or 1 in 100 year for river and watercourse flooding and 0.5% or 1 on 200 for coastal or tidal flooding). As a result, it also falls within a Zone B flood risk area. Although most types of development would not be considered in this zone, due to the nature of the development, as less vulnerable, and the site of the proposed installation falls within a delineated fluvial Flood Zone 'A', therefore the development as proposed may be subject to the requirements of the Justification Test.

Following the Justification Test the flood resistance measures are given in sections 6 and 7. These include the recommendation, 'It is recommended that suitable flood resistance and resilience measures are implemented at detailed design stage for all proposed development up to the minimum freeboard level of 42.18m OD.' The ground height is 40.705m ASL. The report's recommendations reflect flood mitigation consideration up to a minimum height of 1.475m above the surveyed ground.

In response to the recommendations the cabinets will be raised on an elevated platform 1.5 metre higher than originally shown. All electrics are therefore raised above ground. In this respect, please find attached to Appendix 5 a revised set of plans. Please note the plans show the cabinets raised slightly above the mitigation measure recommended. The structure has been slightly moved based on the arboricultural report, however, will remain at the ground level originally proposed, at 40.3 metres ASL. No power connection is fixed to the monopole at ground level. The cabling is all overhead.

In conclusion to the flood assessment. the amendment to the proposed development is only the increased height of the cabinets on a 1.5 metre elevated platform. The level of the monopole remains unchanged.

3. The applicant is requested to submit a plan showing the location of underground services and amend proposals where setbacks from sewers are indicated. The applicant is requested to also set out any impact the proposal would have on such services and potentially tree roots. The drawing should include but not be limited to:

(i) Plan and cross-sectional views showing the distance between the proposed development and the existing 600mm surface water sewer. The drawings shall also show the invert levels of the existing 600 surface water sewer and any adjacent proposed building foundations. A minimum clear setback distance of 5m is required between all building foundations and a surface water sewer this size. (ii) Plan and cross-sectional views showing the distance between the fencing and the existing 225mm foul water sewer. The drawings shall also show the invert levels of the existing 225 foul water sewer and any adjacent proposed building foundations. A minimum clear setback distance of 3m is required between all building foundations and a foul water sewer this size according to Irish Water Standard Details for Wastewater Infrastructure.

Please find attached to Appendix 3 a plan and cross-sectional views of the proposed development and the underground services which were undertaken following the tree survey and its recommendations. The foundation is 10.375 metres from the existing service water mains – gravity mains, and 12.065 metres from the existing sewer mains – gravity foul. These are substantially outside the required setback distances.

We are also advised that there are no underground ESB or Gas services within the immediate area.

Following the surveys, we are advised that the proposed development does not impact any services.

With regard to the tree roots, this has been assessed within the report undertaken by Charles McCorkell Arboricultural Consultancy referred to in section 4 below.

4. The applicant is requested to assess the impact of the proposed development on the adjacent mature trees. In this regard, the applicant is requested to submit the following information in accordance with, BS 5837: 2012 Trees in relation to design, demolition, and construction – recommendations:

(i) A detailed Tree Survey Report,

a. The survey should include trees within a 10m radius of the proposed development infrastructure and any other trees likely to be impacted by the infrastructure or during the construction works. The exact location and layout of the proposed infrastructure is required, as is the detail of what is proposed for retention or removal.

b. The report should be carried out by an independent, qualified Arborist. The applicant should note that a tree bond may be required based on the results of the survey.

(ii) Arboricultural Impact Assessment,

a. The applicant is requested to submit an Arboricultural Impact Assessment Report for the existing mature trees located adjacent to this proposed 24-meter-high lattice telecommunications support structure. The purpose of the assessment is to provide an analysis of the impact of the proposed development on existing trees and potentially their roots.

(iii) Tree Protection Plan

a. Details of a tree protection scheme in accordance with BS5837:2012: which provides for the retention and protection of the adjacent street trees.

b. Details of any construction works required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme.

(iv) Arboricultural Method Statement

a. The Arboricultural Method Statement should detail clear and practically-achievable measures to be used during the construction period, for the protection and management of all trees to be retained.

(v) Details of the location of any underground services and methods of installation which make provision for protection and the long-term retention of the trees.

(vi) Details of any changes in ground level, including existing and proposed spot levels required within the root protection area as defined by BS5837:2012.

Please find attached to Appendix 4 an independent report undertaken by Charles McCorkell Arboricultural Consultancy in respect of the above. The recommendations of the report have been taken into consideration with changes made to the foundation points. In this respect, please find attached to Appendix 5 a revised set of plans. As a result, the proposed development will not adversely affect the trees in the area.

Due to the recommendations of the tree and flood assessment reports and associated amendments to the proposed development, as shown within the revised plans attached to appendix 5, a site notice of further information has been erected and newspaper notice published, both attached to Appendix 6.

We trust the above reports and associated amendments provide the information required for the council to complete the assessment of the proposal. If, however there are any queries please do not hesitate to call this office.

Yours sincerely

Michael Foody FSCSI, FRICS

Charterhouse

Attached

Appendix 1; Visual Impact Assessment,

Appendix 2; Flood report

Appendix 3; Services Plan and Cross-Sectional Views

Appendix 4; Charles McCorkell Arboricultural Consultancy

Appendix 5: Revised Plans following recommendations of the reports.

Appendix 6; Site notice of Further Information and newspaper notice.