

23<sup>rd</sup> March 2023

Re: Condition 9  
Planning File Register Reference: SD21A/0246

To Whom it may concern,

With regard to Item 9 and 14 we hereby submit this letter and the enclosed documents for approval.

**Condition 9  
Landscape Plans**

**No development shall commence on site until a revised site landscape plan has been submitted to and has been agreed with the Planning Authority. The Landscape Plan shall be undertaken by a qualified and experienced landscape architect and address the following matters:**

**(a) No trees are to be felled on site until a rationale for the felling which clearly distinguishes between the condition of the trees and the impact of the proposed development has been proposed and agreed with the Planning Authority. The impact of the proposed development on the existing trees contained within the development site is not acceptable to the Public Realm Section; and would contravene policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 and other GI policies and objectives in the CDP. The current proposal will have a negative impact on existing trees within the development site area. The proposed development will require the removal of 58 no. trees, three groups of trees and the part removal of two groups of trees. Response should include a revised layout to significantly reduce the impact of the proposed development on the existing mature trees, especially those trees located along the western boundary which are proposed to be removed.**

Noted. The consulting arborist, Charles McCorkell will be dealing with this issue in his compliance submission.

**(b) Details of Soft Landscape Design to include a detailed Planting Plan and Planting Schedule - as appropriate - stating species/varieties, indicative quantities, sizes, rootball presentation and spacings. Planting mixes should specify a diverse range of species/varieties/cultivars and a diversity of forms and plant sizes (multi-stems, feathered, semi-matures, etc.); using both native and exotic species and pollinator-friendly native species (in accordance with the All-Ireland Pollinator Plan 2015-2020), all designed to provide vegetation that is visually-appealing, bio-diverse, and easily managed.**

Proposed tree and shrub species complies with the All-Ireland Pollinator Plan and are included on the Landscape Design, P487-01.

**(c) A full set of plans and details of Hard Landscape Design for boundary treatments, seating, kerbs, edges, surfaces, lighting, and showing how the proposal will be coordinated with services & civil engineering elements.**

Proposed hard landscaping comprises driveways, side and rear paths and are shown on the Landscape Design, P487-01. A proposed concrete footpath is to be provided along the roadside boundary.

**(d) Details of a Landscape Management and Maintenance Plan of both communal residential and publicly accessible areas to be implemented during operation of the development. All planting shall be adequately protected from damage until established and maintained thereafter. Any plants which die, are removed or become seriously damaged or diseased in the first 5 years of planting, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority. The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.**

Please find enclosed the Softworks Specification and Maintenance Plan, P487-S1.

**(e) All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of BS: 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).**

Please find enclosed the Softworks Specification and Maintenance Plan, P487-S1.

**(f) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction -Recommendations' REASON: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a reasonable standard of landscape.**

All new tree planting complies with Table 3 of BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction -Recommendations'.

#### **14. Landscape Management and Maintenance**

**Prior to the commencement of development a Landscape and SUDS Management Plan which includes long term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned, domestic gardens) shall be submitted for written agreement of the Planning Authority. The development shall be carried out in accordance with the approved Landscape and SUDS Management Plan. REASON: To provide for the satisfactory future maintenance of this development in the interest of visual amenity.**

There is no public open space within this development and therefore this information cannot be provided.

I trust you find the enclosed satisfactory. Should you have any queries, please do not hesitate to contact me.

Yours faithfully,



Gwen Tierney.  
Landscape Architect.

Encl.

P487-01 - Landscape Design

P487-S1 - Softworks Specification and Maintenance Plan