



Dear Sir/Madam

Clarification of Additional Information :

Demolition of 2 sheds and the construction of 30 dwellings; 1 vehicular and pedestrian link with Main Street, Newcastle; vehicle and pedestrian link with Glebe Square, Newcastle and all associated and ancillary site development works.

Location: Main Street, Newcastle, Dublin

Client : Deane and Deane Ltd.

Register Reference: SD22A/0286

Our Ref 2021 - 1667

We wish to respond to the Clarification of Additional Information Request item 3

We submit 3 A1 drawings x 6 copies and wish to respond thus:

Dwg 01 Landscape Plan

Dwg 02 Combined Landscape & Engineer Drainage Drawing

Dwg 03 Sections Through the Open Space.

3. Parks Clarification: AI Item 8 - The applicant is requested to include any mitigation measures proposed in the submitted EIA report on the landscape proposals.

We shall retain the hedges and trees as per the Arborist report - this is subject to the details by the engineer. There shall be a wildflower meadow by all hedgerows for a minimum of 2 m and growing to 3 - 4m where possible. All seed mixes shall and planting in the open spaces shall be native

AI Item 9 - The applicant is requested to submit a Green Infrastructure Plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County and indicating how the development proposals link to the wider GI Network of the County. The application seems to have a very negative effect on GI and the applicant is requested to submit a revised landscape plan to show a much higher percentage of the

Ronan MacDiarmada & Associates Ltd.

Vat No. 6366166 H, Gort na Si, Main Street Newcastle, Co. Dublin. CRO No 346166

Tel: (01) 4124476 Email: info@rmda.ie web: www.rmda.ie



existing trees and hedgerows on site being retained and protected, particularly along the townland boundaries;

We have consulted with the design team, in particular the Drainage and Suds Engineer and the Arborist. In order to provide for natural suds in the open space - the increased size of the basin has removed the existing hedgerow and trees. We have proposed to replant with native species along the line of the existing townland boundary.

We shall submit a Green Space Factor score and Green Infrastructure as part of the compliance submission.

AI Item 10 – The applicant is requested to submit a GSF worksheet.

We shall submit a Green Space Factor score and Green Infrastructure as part of the compliance submission.

AI Item 11 – The applicant is requested to submit a sustainable drainage system that complies with SDCC SUDs Explanatory Design and Evaluation Guide. makes use of existing hedges and ditches, provides multifunctional benefit, is well integrated into the landscape. The applicant is requested to agree the Suds solutions including alternative source control methods to a petrol interceptor.

Please see associated Landscape and Drainage/Suds drawings and reports from the consulting Engineer. We shall agree the finer detail with the Parks and Drainage section prior to construction.

AI Item 12 – The submitted proposals are not in compliance with DMURS. Street trees (SUDS tree pits) should be provided at regular intervals on both sides of each street. The applicant is requested to provide revised details that are in compliance.

We have worked with the Design team, notably the consulting Engineers and Architect - we have proposed suitable trees and locations throughout the development. Please see tree pit design.

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We shall Agree With local authority on location of dropped kerbs, and other Suds details prior to construction

AI Item 13 – The submitted proposals lack the required detail. The playground designer is requested to contact SDCC public realm section to discuss the proposed playground; including the inclusion of universally accessible equipment.

We have contacted SDCC in relation to the play items - we shall adopt a natural play value for the open spaces due to the nature of the basin and existing trees. The play items shall be agreed with the Parks department prior to installation. We propose also to use natural elements such as land form, tree trunks, Rocks, Wild meadow and tree planting for play amenity.

We trust all is satisfactory and look forward to meeting to agree finer details prior to construction .

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A handwritten signature in black ink, appearing to be 'RM', written in a cursive style.

Ronan MacDiarmada