

Kavanagh Burke  
Unit G3 Calmount Park  
Ballymount  
DUBLIN 12



**For the attention of Patrick Kavanagh**

Our Ref: KHI-JBAI-XX-XX-LT-L-0001-A3-C01-JBA\_RFI

07 June 2023

**Block B4, Aerodrome Business Park – Request for Additional Information**

The following letter details JBA's input into the RFI response for Block B4, Aerodrome Business Park (Planning Reference SD22A/0428). JBA has provided a response to Items 3, 4, and 6 of the RFI.

**Landscape Design Proposals**

The Landscape Masterplan & Planting Plan KHI-JBAI-XX-XX-DR-L-0001 prepared by JBA for the proposed development includes landscape design rationale for the proposed industrial development. It also includes a detailed a planting plan that uses 95% native species and All Ireland Pollinator species. The design includes native hedgerow-like planting along the site boundary and native tree species to break up hard surfaces, while native tree and pollinator species throughout the landscaping space will help to improve local biodiversity. The aim is to contribute to South Dublin's GI strategy and aid the site acting as a stepping-stone in the local green infrastructure network. SuDS interventions including permeable paving and plant species tolerant of wetter conditions are also included in the design.

The detailed plan is at 1:500 scale, A1 size and includes a section showing tree planting and tree pit detail.

**Tree and Hedgerow Survey**

Item 4 of the RFI requests a Tree and Hedgerow Survey, Tree and Hedgerow retention protection plan, Tree and Hedgerow constraints plan, and Arboricultural Implication Assessment. JBA procured the services of Arborcare Ltd., a professional consulting tree service and certified arborist. Following a site inspection, Arborcare confirmed that no trees or hedgerow are present on the site. Due to this, it was determined that a full survey, retention protection plan, constraints plan, and AIA are not necessary, and that the letter from Arborcare confirming the above satisfies Item 4. This letter also notes that the proposed development will not result in any vegetation loss and will be an opportunity to plant site-appropriate native trees that will enhance the arboreal footprint of the site and improve local biodiversity as demonstrated in the Landscape Masterplan and Planting Plan.

**Green Infrastructure and Green Space Factor (GSF)**

Unit 8, Block 660  
Greenogue Business Plaza  
Greenogue Business Park  
Rathcoole  
Dublin  
D24 CY64  
Ireland

+353 (0)1 685 5595  
info@jbaconsulting.ie

www.jbaconsulting.ie  
Follow us:

Registered Office  
24 Grove Island  
Corbally  
Limerick  
V94 312N  
Ireland

JBA Consulting Engineers and  
Scientists Limited  
Registered no: 444752

JBA Group Ltd is certified to:  
ISO 9001:2015  
ISO 14001:2015  
ISO 27001:2013  
ISO 45001:2018



JBA Consulting is part  
of the JBA Group



Item 6 of the RFI requests a Green Infrastructure (GI) Plan and Green Space Factor (GSF) worksheet.

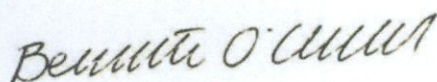
The GI Plan has been produced showing the proposed landscape design and how it connects to the wider green network in the immediate area and surrounding area. The proposed development is within Aerodrome Business Park, the existing green spaces of which are generally small grassy areas. Despite the restricted size of the site, the proposed landscape plan will improve the site in terms of both its visual amenity and its biodiversity value over the existing car park and brownfield area. The GI Plan shows that the planting proposals will allow the site, which is currently car parking and brownfield without any trees or hedgerow, to act as a stepping-stone between the Camac River Primary GI Corridor to the east, and the Tallaght Rural Link Secondary GI Corridor to the west.

The SDCC GSF Worksheet was completed using the landscape design details. The GI Score for the proposed development is 0.12, which does not meet the required score of 0.5. This is due to the lack of any existing vegetation to retain on site and the constrained nature of the site. Despite this, we believe that the proposals result in an improvement to biodiversity and green space on site.

No trees or hedgerow are present at the existing site. The proposed development will introduce 56 large native trees, 760 sq. m. of native understorey planting consisting of eight native herbaceous, shrub and tree species, allowing it to be a critical stepping-stone that facilitates a green link between the Tallaght Rural Link and Camac River Corridor. In addition to this, the GSF score also includes permeable paving and SuDS interventions. The low GI score is the highest possible from the site, and is a reflection of the constrained nature of the site, the lack of any existing vegetation to retain (as noted in the Arborist letter, discussed above) and available planting space.

Yours sincerely,

For **JBA Consulting Engineers and Scientists Limited**



**Bernadette O'Connell**

Managing Director

[Bernadette.oconnell@jbaconsulting.ie](mailto:Bernadette.oconnell@jbaconsulting.ie)



User input indicated by **Orange fields**

User Input	
Zoning lookup	Minimum GI Score
EE	0.5

1. Enter Development Site Area m <sup>2</sup> <a href="#">HERE</a> ▶		6443	
Surface Type (see tab for detailed descriptions)	Factor	Proposed Surface Area m <sup>2</sup>	Factor Values
1. Short Lawn	0.3	0	0
2. Tall Lawn (wild, not mown)	0.5	0	0
Permeable Paving	0.3	514.4	154.32
Vegetation			0
4a. Vegetation-Shrub below 3m	0.4	242	96.8
4b. Vegetation-Shrub / Hedgerow above 3m	0.5	760	380
4c. Vegetation-Pollinator friendly perennial planting	0.5	29	14.5
4d. Vegetation-Preserved hedgerow	1.2	0	0
Trees			0
5a. New trees	0.6	1.12	0.672
5b. Preserved trees	1.2	0	0
7. SuDS intervention (rain garden, bioswale)	0.6	159	95.4
Green Roof		0	0
9a. Green Roofs - Intensive green roof (substrate is 200-1200mm in depth)	0.7	0	0
9b. Green Roofs - Extensive green roof (substrate is 80-200mm in depth)	0.6	0	0
10. Green wall	0.4	0	0
11. Retained Open Water	2	0	0
12. New open water	1.5	0	0
<b>Total Equivalent Surface Area of Greening Factors</b>		<b>1,705.52</b>	

<b>Green Factor Numerator</b>	<b>741.69</b>
-------------------------------	---------------

Minimum Required GI score	Final GI score	Result
0.5	0.12	Fail