

28th June, 2023

Planning Department
South Dublin County Council,
County Hall,
Belgard Square North,
Tallaght,
Co. Dublin.

Re: Citywest Hotel & Convention Centre, Saggart, Co. Dublin

Reg. Ref.: SD22A/0457

Applicant: WSHI Unlimited Company

Response re. Planning Further Information request

Dear Sir/Madam,

I write in reference to the above planning RFI. Following is a response to condition number 9, 10, 11, 12 which is relevant to Landscape Architecture and requires confirmation from this practice for compliance purposes. Please see other Planning correspondence for updates on status of all other conditions.

RFI 9: Landscape Design Proposals

There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development including Landscape Design Statement/Rationale, Detailed Play Layout and GI Plan. The applicant shall provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The applicant shall provide the following additional information:

- A. The applicant shall submit a comprehensive Landscape Design Rationale, the objective of this report is to describe the proposed landscape and external works as part of this proposed housing development.**

Response: Landscape Design Statement and Green infrastructure Plan has been submitted, document name is 1872_LDS and has outlined the Landscape Design Rationale and Green infrastructure plan within it.

Landscape Masterplan, drawing no. 1872_PL_03 and Specifications for the Landscape, report no. 1872_LS is attached with this letter.

Play layout and scheme is not appropriate for a cemetery development.

- B. The applicant is requested to submit a fully detailed Planting Plan to accompany the landscape proposals for the entire development. The applicant should propose native species where possible to encourage biodiversity and support pollinators within the landscape.**

Response: The trees, hedge and aquatic planting proposed are picked from there suitability to the site, the planting has majority native and biodiverse planting that will encourage pollinators and birds. Please see drawing no. 1872_PL_04 for more detailed information.

- C. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDs features including swales and integrated/bio-retention tree pits.**

Response: Please refer to the Details provided with this RFI, drawing no. 1872_PL_D_01. All relevant Hard and Soft Landscape Details are included. The sections and elevations are also provided, these are on drawing no. 1872_PL_S_01, 1872_PL_S_02, 1872_PL_S_03, 1872_PL_E_01, 1872_PL_E_02, 1872_PL_E_03. Additional SUDs, swales and bio-retention tree pits are not appropriate for this development and will not provide any additional benefit to the site or surrounding landscape.

- D. Significantly reduce the impacts of the development on existing green infrastructure within and adjacent to the proposed development site.**

Response: All existing green infrastructure is retained. Out of over 1000 trees only 34no. are to be removed due to the development. These trees are going to have low impact on the overall scheme and 395no. additional trees are proposed. The impacts on the green infrastructure are only positive as the areas are enhanced with high biodiversity tree species and improving the existing fairway grass lawn to a wildflower meadow and short-cut wildflower mixtures that are higher in biodiversity. Tree and shrub areas will be connected with the proposed tree canopies which will create corridors necessary for the native wildlife.

- E. Demonstrate how natural SUDs features can be incorporated into the design of the proposed development, such as green roofs and other such SuDS. Guidance on SuDS can be found at SDCC website at link: [sdcc-sustainable-drainage-explanatory-design-and-evaluation-guide.pdf](#)**

Response: The Cemetery has minimal areas of impermeable materials, all the storm water will go into the ground and providing any additional SuDs measures won't benefit the water retention of the proposed development. Please see Landscape design Statement for more information.

- F. Submit green infrastructure proposals and a green infrastructure plan that will mitigate and compensate for the impact of the proposed development on the existing site and show connections to the wider GI Network. These proposals should include additional landscaping, SUDs measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination to support the local Bat population. The applicant should demonstrate how they intend to reduce fragmentation of existing green infrastructure and provide a green infrastructure plan showing connections through the site and connections to wider GI network**

Response: There are only positive impacts on the green infrastructure on the development, minimal trees were removed for the development and most hard landscape is in a permeable material. The only exception is the road surfacing. All sparse areas in the existing infrastructure have been filled in with proposed trees. Please see green infrastructure section in the Landscape Design Statement.

RFI 10. Landscape Maintenance and Management

The applicant is requested to provide details of the scheme for the maintenance and management of the proposed landscape scheme including the play area for the lifetime of the development. The scheme shall include the following:

- i. methods for the proposed maintenance regime;
- ii. detailed schedule;
- iii. details of who will be responsible for the continuing implementation
- iv. details of any phasing arrangements

Response: i. & ii. Please see the Landscape Maintenance and management report. The maintenance report includes woodland maintenance and management information and management of the rest of the landscape scheme. Play area management and maintenance is not appropriate for a cemetery proposal. iii. Management team appointed by client. iv. Whole site to be built in a single phase.

RFI 12. Arboricultural Method Statement

The applicant is requested to provide a detailed Arboricultural Method Statement (AMS). The AMS shall include justification and mitigation for any tree removal proposed and details of how trees will be protected at all stages of the development. Recommendations for tree surgery works and details of any tree surgery works necessary to implement the permission will be required as will the method and location of tree protection measures, the phasing of protection methods where demolition or construction activities are essential. within root protection areas and design solutions for all problems encountered that could adversely impact trees (e.g. hand digging or thrust-boring trenches, porous hard surfaces, use of geotextiles, location of site compounds, office, parking, site access, storage etc.). All works shall be carried out in accordance with the agreed AMS.

Response: Please see the Arboricultural Method Statement for additional information. All the necessary information on tree protection and no-dig areas are also provided in drawing no. 1872_TS_P_02

14. Hydrogeology (i) Additional information about the lake on site is requested. Is it constructed/natural? If constructed, details of how it is fed, lined and its capacity are requested

Response: Please see drawing 1872_PL_D_01 for further information and refer to the CS consulting Engineers for any other information.

We trust that the foregoing is in order and that this satisfies the requirement of the conditions. Please do not hesitate to contact us with any queries.

Yours sincerely,

John Ward, Director

For and on behalf of Murray & Associates

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landscape architecture

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Please reference the following Murray and Associates drawings for further information:

- 1872_PL_P_01.1 Landscape detail plan - Ceremony building RFI Stage SDCC Reg. Ref. SD22A/0457
- 1872_PL_P_01.2 Landscape detail plan - Car Parking 1 RFI Stage SDCC Reg. Ref. SD22A/0457
- 1872_PL_P_01.4 Landscape detail plan - Aquatic Planting RFI Stage SDCC Reg. Ref. SD22A/0457
- 1872_PL_P_02 Boundary Treatment Layout RFI Stage SDCC Reg. Ref. SD22A/0457
- 1872_PL_P_03 Landscape Masterplan RFI Stage SDCC Reg. Ref. SD22A/0457
- 1872_PL_P_04 Soft Landscape Plan RFI Stage SDCC Reg. Ref. SD22A/0457
- 1872_PL_P_05 Hard Landscape Plan RFI Stage SDCC Reg. Ref. SD22A/0457
- 1872_PL_S_01 Landscape Sections 1 RFI Stage SDCC Reg. Ref. SD22A/0457
- 1872_PL_S_02 Landscape Sections 2 RFI Stage SDCC Reg. Ref. SD22A/0457
- 1872_PL_S_03 Landscape Sections 3 RFI Stage SDCC Reg. Ref. SD22A/0457
- 1872_PL_E_01 Contiguous Elevations 1 RFI Stage SDCC Reg. Ref. SD22A/0457
- 1872_PL_E_02 Contiguous Elevations 2 RFI Stage SDCC Reg. Ref. SD22A/0457
- 1872_PL_E_03 Contiguous Elevations 3 RFI Stage SDCC Reg. Ref. SD22A/0457
- 1872_PL_D_01 Landscape Details RFI Stage SDCC Reg. Ref. SD22A/0457
- 1872_TS_P_01 Tree Survey RFI Stage SDCC Reg. Ref. SD22A/0457
- 1872_TS_P_02 Arboricultural Impact Plan, Tree Protection Plan RFI Stage SDCC Reg. Ref. SD22A/0457
- 1872_LMMP Landscape Maintenance and Management Plan RFI Stage SDCC Reg. Ref. SD22A/0457
- 1872_LS Landscape Specification RFI Stage SDCC Reg. Ref. SD22A/0457
- 1872_AMS Arboricultural Method Statement RFI Stage SDCC Reg. Ref. SD22A/0457
- 1872_LDS Landscape Design Statement RFI Stage SDCC Reg. Ref. SD22A/0457