

Planning Compliance
Land Use, Planning & Transportation Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

By email

18th September 2023

Dear Sir/Madam,

RE: CONDITION 14 – DEVELOPMENT OF 569 DWELLINGS AT CLONBURRIS SOUTH WEST DEVELOPMENT AREA WITHIN THE CLONBURRIS SDZ AT TOWNLANDS OF CAPPAGH, CLONBURRIS LITTLE AND KISHOGE, CO. DUBLIN.

REG REF: SDZ21A/0022

I write on behalf of Cairn Homes Properties Ltd in respect of Reg Ref: SDZ21A/0022 and to discharge the following condition as required.

Condition 14:

Ecology

Prior to the commencement of any works on site, the applicant shall

(a) provide revised plans that redesign of the current arrangement of north-south streets is to be amended to allow for the inclusion of appropriate Green Infrastructure links between the Grand Canal Park and the Railway Corridor.

(b) submit a site specific Biodiversity Management Plan for the written agreement of the Planning Authority. The shall include details of any site clearance works and/or the establishment of access routes and site compounds, the applicant is requested to contact SDCC Heritage Officer prior to the submission of the BMP.

(i) The BMP shall be devised by a qualified and experienced ecological expert/ecological team who can demonstrate previous experience of devising and implementing such a plan. Contact details of the ecological expert/team are to be forwarded on appointment to the Planning Authority.

(ii) The BMP shall clearly demonstrate how it proposes to adhere to and implement the ecological objectives and recommendations of the Clonburris SDZ Scheme, the Clonburris SDZ Biodiversity Management Plan, and the Parks and Open Space Strategy. Particular focus is to be placed on demonstrating the retention and enhancement of an appropriate level of existing biodiversity, the robust and sustainable nature of any proposed replanting, the strengthening of exiting GI links, and the creation of new and appropriate green infrastructure.

(iii) The integration of the objectives and actions of the BMP into the overall project Construction Management Plan shall be clearly outlined and demonstrated.

(iv) The BMP will clearly indicate how the implementation of the BMP will be monitored, with appropriate remediation measures where shortfalls may occur.

(c) An Ecological Clerk of Works (ECoW) shall be appointed to oversee the day to day operation and implementation of the agreed BMP and its actions. The ECoW shall liaise throughout the pre-construction and the construction phase with the Planning authority's Heritage Officer.

(d) The ECoW shall liaise closely with other project construction teams, particularly (but not restricted to) the lighting design team and the landscape design team. This is to ensure maximum protection for existing and proposed habitats and the protection of protected species including bats, otters and crayfish.

Response

(a) Please see enclosed cover letter and drawings prepared by Murray & Associates Landscape Architecture in respect of Green Infrastructure links between the Grand Canal Park and the Railway Corridor:

- 1738_PLC_P_00 Masterplan
- 1738_PLC_P_01.1 Masterplan – 01/02
- 1738_PLC_P_01.2 Masterplan – 02/02
- 1738_PLC_P_04.1 Soft Landscape Plan – 01/02
- 1738_PLC_P_04.2 Soft Landscape Plan – 02/02
- 1738_PLC_D_01 Soft Landscape and SuDS Details

These details have been submitted and approved by the Planning Authority in respect of condition 6 regarding Green Infrastructure. Copy of letter of compliance from the Planning Authority in respect of 6 enclosed for ease of reference.

(b) Please find enclosed Biodiversity and Habitat Management Plan (BHMP) prepared by Neansaí O'Donovan, Project Ecologist, MKO Planning and Environmental Consultants in respect of the permitted development site. MKO's Project Ecologist can be contacted via email: nodonovan@mkoireland.ie or telephone: 091-735611.

(c) Neansaí O'Donovan, Project Ecologist, MKO has been appointed as Ecological Clerk of Works for the duration of works on site.

(d) Noted.

Yours Sincerely



Lianna Slowey
Town Planner