

8th November 2023

Land Use, Planning & Transportation Department
South Dublin County Council
County Hall
Tallaght
Dublin 24
D24 A3XC

RE: Warehousing / Logistics and Office Development - Calmount Road & Ballymount Avenue, Dublin 12
CLIENT: Blackwin Ltd.
PLANNING REGISTER REFERENCE: SD22A/0099
COMPLIANCE WITH CONDITION 15

Dear Sir/Madam,

I write in reference to the above planning permission. The following is a response to condition number 15 which is relevant to Landscape Architecture. The text of this condition is as follows:

Condition 15. Green Space Factor.

The applicant has not achieved the appropriate Green Space Factor of 0.5 for the site. Prior to the commencement of development, the Applicant shall liaise with the Public Realm department to determine what additional measures can be provided. Following this and prior to the commencement of development, the applicant shall submit these details for the written agreement of the Planning Authority.

RESPONSE:

Please find enclosed the following documentation:

- Updated landscape masterplan (Sheet no. 1878_PL_P_00, Revision D - showing all landscape measures and the omission of green walls due to Condition 4 of Fire Safety Certificate)
- Updated Architectural Elevations (showing the omission of green walls due to Condition 4 of Fire Safety Certificate)

The undersigned consulted with Laurence Colleran via video call on 8th March 2023 and discussed this in detail with reference to the plans. In our discussion we explained that we had almost fully maximised the opportunities on the site for green and blue infrastructure. Mr. Colleran advised that we should submit the plan with the greatest possible enhanced measures to demonstrate how the requirements of the above condition has been addressed.

All of the green infrastructure measures included in the development were previously set out and described in detail in the planning application submission at Clarification of Further Information stage, in the Landscape Architect's Report prepared by this office in November 2022.

The additional measures that have been incorporated into the landscape design proposals over and above those included in the drawings submitted for planning at CFI stage to enhance the Green Space Factor, biodiversity and ecology values of the site include the following:

- Additional Street Trees: As well as the previously proposed structural trees, new native trees - Birch, Alder, Hazel - are proposed along the main avenues of the site, more than doubling the number of street trees. The trees will be planted into the swales, which will also enhance bioretention and bioattenuation on the site. This intervention creates a less formal and more naturalistic aesthetic which will complement the native wildflower ground cover in the swales. [Note that these have been coordinated with public lighting and trees are not less than 5m from poles.]
- Miyawaki Style woodland: Enlarged Miyawaki Style woodland areas which contribute to GSF (SDCC CDP 2022-28 Policy GI5 Objective 4) and Climate Action / Tree management Strategy (SDCC CDP 2022-28 Policy GI5 Objective 3).
- Tree & Plant Quantities: Increases in tree numbers and planted areas wherever possible through increases in planting density.
- Specification enhancements with regard to biodiversity and native plants will be included in the detailed design for the site.
- Bird & Bat Boxes located as advised by the Project Ecologist (Enviroguide).
- Wildflower Seed Mixes are all native provenance.
- Adjustments to SuDS Design have resulted in some additional opportunities for bioretention, bioattenuation, native planting, etc. At the detailed design level, the swales now include additional check dams to improve bioretention and have been detailed to maximise rooting space for planting.

The omission of Green Walls is due to the fire safety certificate for unit 1 - Condition 4 of the FSC excludes the provision of a green wall on the building. Enclosed there's an updated Green Space Factor Calculator Sheet which shows that even though the Green Factor Numerator is slightly slower, the omission of green walls does not impact the Green Space Factor Final Score, as it is the 0.35 as the previously submitted sheet.

We trust that the foregoing is in order. Please do not hesitate to contact us with any queries.

Yours sincerely,



Joana Beites, Assistant Landscape Architect
For & on behalf of Murray & Associates

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ENCL:

- Landscape Masterplan: Sheet no. 1878_PL_P_00, Revision D
- Architectural Elevations:
 - o 5no. Sheets - PA-410, PA-420, PA-454, PA-455, PA-459
- Green Space Factor Calculator Sheet