



25th March 2024

Planning Department,
South Dublin County Council,
County Hall Tallaght,
Dublin 24,
D24 A3XC.

AYG Landscape Consultants,
The Glades,
Old Grangewood,
Monasterevin,
Kildare.
W34YV18.

RE: Landscape Scheme for development comprising 189sq.m of warehouse space and 89sq.m of ancillary office space at Bluebell Avenue, Bluebell Industrial Estate, Dublin 12

To whom it concerns,

This letter has been prepared in response to a condition of planning permission recently granted for the above proposed development to accompany the Landscape Plan drawing No;240412 and should be read in conjunction with this landscape plan.

AYG Landscape Consultants was commissioned by J Taylor Architects LTD, lead designer, to complete the attached landscape plan drawing No. 240412, this supporting Landscape Design Statement and 5 year management plan for the proposed development, located at Bluebell Avenue, Bluebell Industrial Estate, Dublin 12 under Condition 5 of the grant of planning, as follows:

5. Landscape Plan Prior to the commencement of Development, a fully detailed landscape plan shall be submitted and agreed with the Public Realm Section, with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section.

The landscape Plan shall include hard and soft landscaping including levels, sections and elevations in addition the applicant is requested to submit a fully detailed Planting Plan for boundary planting/hedgerows for the development. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion of the development, whichever is the sooner.

Details shall include: (i). a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted; (ii). location, type and materials to be used for hard landscaping including specifications, where applicable for: a) permeable paving 3 b) tree pit design c) underground modular systems d) Sustainable urban drainage integration (iii). a schedule detailing sizes and numbers/densities of all proposed trees/plants; (iv). specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and (v). types and dimensions of all boundary treatments.

All soft landscaping shall have a written five-year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced.

REASON: To ensure that the development achieves a high standard of design, layout and amenity and makes provision for hard and soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive public realm in accordance with relevant policies in the CPD 2016-2022.

Organisation

AYG is an established landscape consultancy business, with a wide range of domestic and commercial projects across Ireland. James Comiskey has designed award winning show gardens in Irelands premier garden design shows; Bloom and the Mallow Garden Festival. In 2013 James Comiskey was awarded a Silver Gilt Award at the Royal Horticultural Society Flower Show Birmingham which was followed by a Bronze Award in 2016 at RHS Tatton Park Flower Show Manchester. AYG has a proven track record in delivering landscape design solutions for a wide range of commercial sector clients in Ireland.

Methodology

The site was surveyed by qualified Landscape Architect James Comiskey on 28th February 2024. The design of the proposed development has been prepared with regard to all relevant statutory and best practice requirements, specifically with regard to the South Dublin County Council Development Plan (CDP) (2022-2028), and Uisce Eireanns; Water Infrastructure Standard Details- RESTRICTIONS ON NEW TREES / SHRUBS PLANTING ADJACENT TO WATER MAINS.

Policy Context

The following key policies from the CDP have informed the landscape plan for the proposed development of the new 4 new houses at, Corbally Close, Citywest, Dublin 24:

Policy NCBH2 Objective 1: To support the implementation of the National Biodiversity Action Plan (2017-2021) and the All-Ireland Pollinator Plan (2021-2025) and to support the adoption and implementation of the South Dublin County Biodiversity Action Plan (2020-2026).

Policy NCBH10: Invasive Species Protect against and prevent the introduction and spread of invasive species within the County and require landowners and developers to adhere to best practice guidance in relation to the control of invasive species.

Policy GI2: Biodiversity: Strengthen the existing Green Infrastructure (GI) network and ensure all new developments contribute towards GI, in order to protect and enhance biodiversity across the County as part of South Dublin County Council's commitment to the National Biodiversity Action Plan 2021-2025 and the South Dublin County Council Biodiversity Action Plan, 2020-2026, the National Planning Framework (NPF) and the Eastern and Midlands Region Spatial and Economic Strategy (RSES).

Technical Response

Methodology

As part of our landscape proposal AYG carried out the following key tasks:

1. Desktop study to establish site context and project overview, specifically in relation to the current South Dublin County Development Plan (CDP) (2022 to 2028).
2. Site walkover survey undertaken across the site (including assessment of existing vegetation in relation to the surrounding landscape and site context); and,
3. Preparation of requested landscape plan and this written landscape design statement.

Landscape Proposals

The following elements informed by the key policies identified in the CDP will form the overall landscape proposal which are included in the Landscape Plan; drawing No:240412

- Proposed native Irish Hedera Helix as ground cover and green wall.
- Proposed Amelanchier Candensis 3 meters away from underground infrastructure.
- Inclusion of plant material with shallow roots in close proximity to underground infrastructure.
- Proposed green-wall to enhance biodiversity.
- The exclusion of invasive plant material as outlined by the Department of Agriculture, Food and the Marine.

In this context the landscape design element of the proposed development will form a key part of the overall residential design. The landscape design has been carefully developed taking account of the site setting of the development and surrounding properties, best practice guidance, and all relevant South Dublin County Council development objectives. Therefore, from a landscape and visual perspective, the proposed development will integrate into the area, as demonstrated in the attached the Landscape Plan for the proposed development.

Yours faithfully,
For and on behalf of AYG,
James Comiskey,
Director

Drawing Schedule

Drawing Ref.	Title
240212	Landscape Plan
240212.1	Annual Landscape Maintenance Schedule

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