

Parks & Public Realm Department,  
South Dublin County Council,  
County Hall, Belgard Square North,  
Tallaght  
Co. Dublin

4<sup>th</sup> September 2024

**Reg Ref:** SD22A/0342

**Applicant:** Riverside Projects Limited

**Development:** Construction of a four-storey apartment block ( 4224 sq.m) consisting of 58 age friendly residential units comprising 20 one bedroom units and 38 two bedroom units with associated private balconies, associated lift and stair cores, entrance lobby, and circulation space; Provision of a community facility (99.3 sq.m) and ancillary accommodation including refuse store (26.9 sq.m), cycle store (36 sq.m), plant room (46.2 sq.m), sub-station (14 sq.m), switch room (16 sq.m), landscaped public open space (907.4 sq.m) and communal open space (1225.6 sq.m), and 30 car parking spaces and 80no. cycle parking spaces to serve the development; Vehicular access to the development will be provided via an upgraded entrance from Tay Lane with a minor pedestrian access provided from Eaton Drive to facilitate direct linkages to the town centre; Planning permission is also sought for all ancillary site and development works above and below ground to facilitate the development including the provision of internal access roads and pedestrian / cycle pathways and linkages, boundary treatment, public lighting, hard and soft landscaping, services, rooftop PV panels and associated signage

**Location:** Lands located to the east of Tay Lane, Newcastle Road, Rathcoole, Dublin 24

#### **COMPLIANCE WITH CONDITIONS no.9, no.10 and no.12**

A Chara,

Please find enclosed our response letter addressing the landscape-related matters and demonstrating compliance with conditions 9, 10, and 12 of the Grant of Permission for the above-mentioned development.

The enclosed files include:

- 21149\_GRC - Rathcoole Housing- Green factor calculator
- 22149\_TS\_01 - Tree survey - Site Visit.
- 21149-LP- Tree Protection + Drainage Services
- 21149-LP-Rathcoole Housing- Birds, Bats and Bugs
- 21149\_LP-GIP - Green Infrastructure Plan

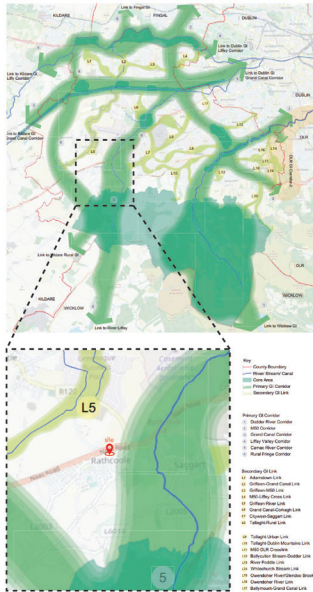
**9. Green Infrastructure and Green Space Factor (GSF)**

Prior to the commencement of development, the applicant shall demonstrate how they intend to reduce fragmentation of existing green infrastructure in accordance with the quoted policies and sections of the South Dublin County Development Plan 2022 – 2028. The applicant shall provide a green infrastructure plan showing connections through the site and connections to wider GI network.

**REASON:** In order to ensure the protection and enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the design process in accordance with relevant policies of the CDP 2022-2028.

**Condition 9: Green Infrastructure and Green Space Factor**

SDCC Development Plan



Green strategies plan



**Image 1 - Green Infrastructure Masterplan**

**Retention of Existing Trees**

A key feature of the project is the retention of the mature trees bordering the Naas Road. These trees are not only a significant visual and acoustic screen for the development but also serve as critical habitats for local wildlife, including various species of birds and bats. Their preservation is a priority, recognizing their role in supporting biodiversity and contributing to the area's ecological network.

**Revitalization of the Stream**

The stream located to the west of the site will be exposed and revitalized to create a new ecological corridor. This initiative aims to transform the stream into a thriving habitat for aquatic and terrestrial species, enhancing biodiversity and promoting a balanced ecosystem. The introduction of native plant species along the stream will provide food and shelter for wildlife, further enriching the site's ecological tapestry.

**Permeable Design Approach**

The design of the development emphasizes permeability, both in its physical structure and its ecological integration. The use of permeable paving materials will facilitate natural water infiltration, reducing surface runoff and aiding groundwater recharge. The incorporation of grass areas, wildflower meadows, and pollinator planting mixes will create a mosaic of habitats that support insects, birds, and other wildlife. Native screening hedges will be strategically placed to enhance privacy while providing corridors for wildlife movement.

**Green Roof Implementation**

The buildings within the development will feature green roofs, which serve multiple sustainable purposes. These roofs will provide foraging habitats for bats and pollinators, offering a sanctuary in an urban setting. The vegetation will also help in regulating building temperatures, reducing the urban heat island effect, and improving air quality.

The development achieves the required Green Factor by retaining existing mature trees, opening the water body, and ensuring site permeability. These elements enhance biodiversity and natural water management, contributing to the project’s ecological value.

User input indicated by Orange fields

User Input	
Zoning lookup	Minimum GI Score
Res	0.5

1. Enter Development Site Area m <sup>2</sup> HERE ▶		4745	
Surface Type (see tab for detailed descriptions)	Factor	Proposed	Factor Values
1. Short Lawn	0.5	253	75.9
2. Tall Lawn (wild, not mown)	0.5	338	278
Farmable Paving	0.3	1,362	289.6
Vegetation		0	0
4a. Vegetation -Shrub below 30m	0.4		0
4b. Vegetation -Shrub / Hedge/row above 30m	0.5	128	53
6c. Vegetation-pollinator friendly perennial planting	0.5	351	265.5
6d. Vegetation-dense/ned hedge/row	1.2	0	0
Trees:		0	0
5a. New trees	0.8	1,000	840
5b. Prepared trees	1.2	800	720
7. SuDS intervention (rain garden, bio-swale)	0.6	32	45
Green roof		0	0
9a. Green Roofs - intensive green roof (substrate is 1 metre or greater in depth)	0.7		0
9b. Green Roofs - Extensive green roof (less than 1 metre in depth)	0.6	1,120	672
10. Green wall	0.6	0	0
11. Retained Open Water	2	25	50
12. New open water	1.5		0
<b>Total Equivalent Surface Area of Greening Factors</b>		<b>5,317.400</b>	
	<b>Green Factor</b>	<b>1.120</b>	
Minimum Required GI score	Final GI score	Result	
0.5	1.120	PASS	

**Image 2** - Green factor calculator extract

**Condition 10: Implementation of Birds and Bat Boxes**

**10. Tree Protection**

All recommendations contained within the submitted Tree Report prepared by Gannon & Associates shall be implemented. A site meeting between all relevant parties (Arborist, Landscape Architect, Foreman, Parks Dept., possibly Project manager) shall be organised before the start of development on site to agree all matters. All remaining trees on the site shall be retained and shall be protected from damage for the duration of the works on site, to the satisfaction of the Planning Authority in accordance with BS 5837: 2012 and as per the submitted Tree Protection Plan (21149\_TP\_01). The cell-web no-dig paths shall be constructed in accordance with the standards in order to prevent damage to trees to be retained. All existing trees/hedges to be retained shall be enclosed by stout protective fencing, as per the Arborists report, located at a suitable distance as detailed in BS: 5837 – 2012 - ‘Trees in Relation to Construction’. This protective fencing shall be erected before any materials are brought onto site and prior to the commencement of any works associated the proposed development. The protective fencing shall be maintained intact and in good order for the duration of the construction works. Any damage caused to the protective fence shall be repaired immediately. No materials shall be stored, no rubbish dumped, no fires lit and no buildings erected inside the protective fence(s), nor shall any changes in ground level be made within the fence(s) unless previously agreed in writing by the Planning authority.

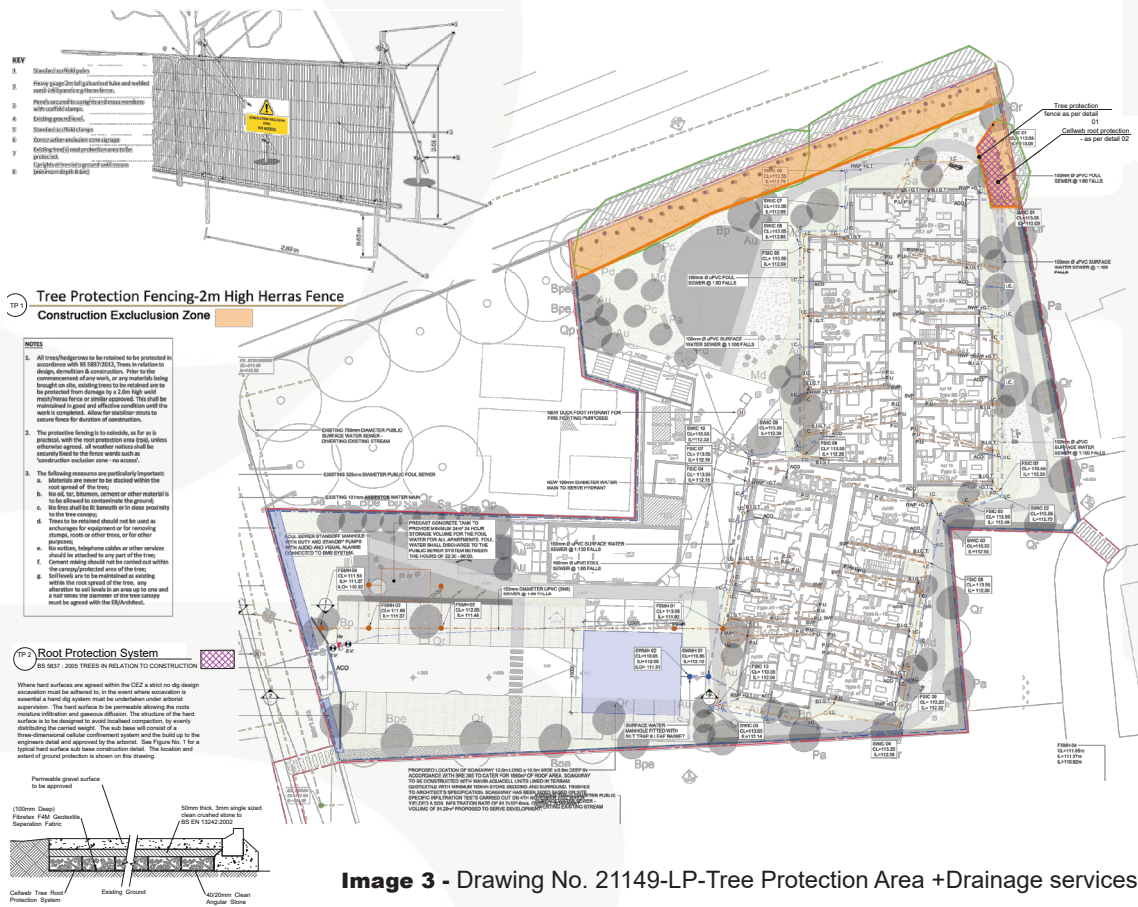
In the event that trees become damaged or otherwise defective during construction period, South Dublin County Council shall be notified as soon as reasonably practicable and remedial action agreed and implemented at the developers own expense. Any necessary tree felling and surgery works shall be agreed on-site with South Dublin County Council prior to the commencement of the development.

The proposed location of the site compound, and the exact routes of all water mains, foul and surface water sewers shall be marked out on site, and agreed with South Dublin County Council prior to the commencement of any works on site, so as to minimise damage to trees which could result from excavation works, storage of materials and construction of temporary access roadway.

Regarding tree protection before and during construction, a meeting was conducted between our team and the site manager, with the details documented in the attached drawing 22149\_TS\_01 - Site Visit, as agreed with the Parks Department, Laurence Colleran.

During the site visit, our objective was to reassess the feasibility of retaining the existing trees on-site. The drawing 22149\_TS\_01 - Site Visit also includes the proposed tree protection fencing and the designated area excluded from construction activities. Where hardscape works are proposed within these exclusion zones, we propose a Cell Web root protection system, as detailed in Drawing No. 21149-LP-Tree Protection Area + Drainage Services, specifically in Detail 2.

Additionally, Image 3 illustrates the proposed water mains, foul, and surface water sewers, which include the relocation of a foul sewer outside the Construction Exclusion Zone (CEZ).



**Condition 12: Implementation of Birds and Bat Boxes**

**12. Bird and Bat Boxes**

Prior to the occupation of the buildings a scheme to provide bird boxes and bat boxes/tubes on the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the buildings are occupied and thereafter maintained.

**REASON:** To encourage wildlife on the site

Please find enclosed Drawing No. 21149-LP-Birds, Bats and Bugs, which illustrates the implementation of bird and bat boxes within the Rathcoole development. These installations have been proposed following the guidance provided in the “Landscaping and Biodiversity Guide” by Clúid Housing, aiming to enhance local biodiversity and support wildlife habitats.



**Image 4 - Drawing No. 21149-LP-Birds, Bats and Bugs**

**Bat Boxes**

To provide suitable roosting sites for bats, three bat boxes will be installed as high as possible within the existing mature trees on-site. These boxes will be positioned in a circular arrangement around the trunk, ensuring maximum exposure to different micro-climates and enhancing the chances of occupancy by different bat species. This strategic placement will help accommodate various species, promoting their conservation and encouraging them to thrive in the area.

**Bird Boxes**

Bird boxes will be integrated into both existing and newly constructed walls throughout the development. By carefully selecting locations that mimic natural nesting sites, these bird boxes aim to attract a variety of bird species, offering them safe nesting spaces and promoting avian diversity within the community.

**Additional Bug and Bee Hotels**

To further enrich the habitat, additional bug and bee hotels will be installed within the wildflower meadow buffer zones and on the green roofs. These structures are designed to attract beneficial insects, such as pollinators and natural pest controllers, thus enhancing the ecological balance of the site. Placing these hotels in accessible areas will allow residents to admire and interact with local wildlife, fostering a connection with nature and supporting environmental education initiatives.

## Conclusion

The proposed development successfully meets the requirements for both green infrastructure and the Green Factor Calculator. We achieve this by retaining mature trees, opening the water body, and using permeable surfaces throughout the site.

Additionally, the integration of bird and bat boxes, along with bug and bee hotels, underscores our commitment to creating a diverse and sustainable environment within the Rathcoole development. By following the recommendations of the "Landscaping and Biodiversity Guide," we aim to contribute positively to the local ecosystem, providing essential habitats for a variety of species and encouraging wildlife conservation.

Thank you for your attention to this matter and look forward to your response

Yours sincerely,

Jonathan Gannon

*Principal Landscape Architect,*

*B.Ag.Sc Landscape Architecture,*

*LL.M Environmental Law*

*M.I.L.I Member of the Irish Landscape Institute*