FAO: Linda McEllin.

VAT No. 9555975 V

Brock McClure
Planning & Development Consultants
63 York Road
Dún Laoghaire

June 9th 2026

Re : . 26/60248 - Pousterle Limited (Southgreen, Kildare)
Application for residential scheme of 146 no. residential units

Further Information Request – Landscape items

Please find further information and revised plans following liaison with the design team as requested in response to various items outlined in the further information request.

FI items 1 (a, b & c):

Re-examination of east–west greenway route to the north of the site.

The landscape plans attached now reflect the updated architects site plan layout in relation to he re-positioned and re-aligned east-west greenway route and linkage to further infrastructure to the east. As requested in 1(b), there are permeability links now incorporated from the proposed residential estate, and as per 1(c) there are proposed permeability linkages to the F1 zoned Amenity lands to the north. New native hedging divisions along the northern boundary, extensive tree planting and biodiverse planting for corridor effect have been modified accordingly along the northern boundary area.

FI items 3 (a):

Re-examine the alignment of the long internal stretches of roadway running north-south through the development.

The landscape plans attached now reflect the updated architects site plan and engineering solution for the re-positioned and re-aligned north–south access road.

FI items 6 :

Cycle track on Southgreen Road, - confirm and identify how the unidirectional cycle track and footpath will be delivered on both sides of the Southgreen Road as part of the proposed development. The Applicant is requested to note that the promotion of active travel and connecting cycle and footpaths is essential to address the modal shift and mitigate against the bridge crossing infrastructure deficiency.

The landscape plans now reflect the updated site plan which provides for the requested cycle track and footpath routes. The landscape plans also include a new native hedgerow along the western boundary of South green road, comprising native mixed hedgerow planting, with larger tree planting of Hawthorn (Crataegus monogyna) and Fastigiate Oak (Quercus robur Fastigiata) trees at intervals for upper level framing, boundary definition and biodiversity.

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FI items 8 :

Clarification in relation to the existing Attenuation area along the Southgreen Road and request for removal of fence.

The functions of this existing attenuation area have been established by the engineering team and it is now proposed to remove the timber chain-link perimeter fence as requested. The area will function as a low maintenance biodiversity area. The previous proposed new hedge adjoining South green road has been removed to facilitate passive supervision of this area. Please refer to brock McLure Planning consultants full response and existing photographs of this area.

FI items 11 (c&d) :

The Applicant is requested to remove item 1 and item 8 from their playground in the Landscape Plan (Sheet 11) The Applicant is requested to remove the proposed Calisthenics units labelled items C3 and C4 in the Landscape Plan (Sheet 11).

Landscape plans have been adjusted as requested and items as listed have been removed from all sheets and play area detail sheet.

FI items 4 (c&d) : *Hedgerow removal and Mitigation planting. Where removal is unavoidable it must be clearly and satisfactorily demonstrated to the Planning Authority. In any event, removal shall be kept to an absolute minimum and there shall be a requirement for mitigation planting comprising a hedge of similar length and species composition to the original, established as close as is practicable to the original and where possible linking to existing adjacent hedges.*

Please also refer to Brock McLure planning consultants response letter and DNV Ecologists report.

Following a meeting to discuss hedgerows with Mary O Conner (KCC Ecologist), Patricia Hyland (Senior Executive Planner) and Michael Yallop (KCC Parks Department) on May 13th 2026, considerable effort has been made to incorporate new hedgerows and a hierarchy of planting and biodiversity enhancement measures in light of the extent of existing hedgerows deemed necessary to remove, taking on board the comments received.

As requested in the above meeting, - hedgerows, treelines, SuDS features and open space should function together as a coherent ecological network. Priority should be given to the early establishment of retained and replacement hedgerows / treelines in advance of, or at the earliest practicable stage of development. These areas should be clearly identified on the landscape and construction drawings, fenced off before works commence, and protected throughout construction. New planting should comprise a diverse mix of native species of local provenance, with a mixed age structure where feasible, including selected heavier-standard shrubs and trees to provide faster structure and visual integration, in line with good practice on hedgerow management and establishment.

Regarding hedgerow removal, the comments and request for further hedgerow retention was thoroughly reviewed with the design team, but given the sloping site and the wide range of levels, together with the particular location the main east-west central hedgerow within the site, its retention would render the alteration of levels to achieve the required densities and infrastructure impossible to achieve. Similarly for the north south hedgerows along Southgreen road, due to proposed cycle-track / pathways and infrastructure requirements it was not possible to retain this hedgerow.

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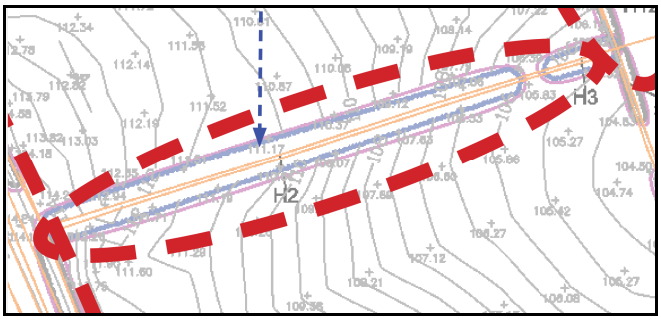
There is a short section of hedgerow to the south east of the site near the ESB property which will be removed also, again due to the proximity of dwellings and the necessary alteration of levels in this area. All other boundary hedgerows are retained.

In terms of specific individual existing hedgerows :

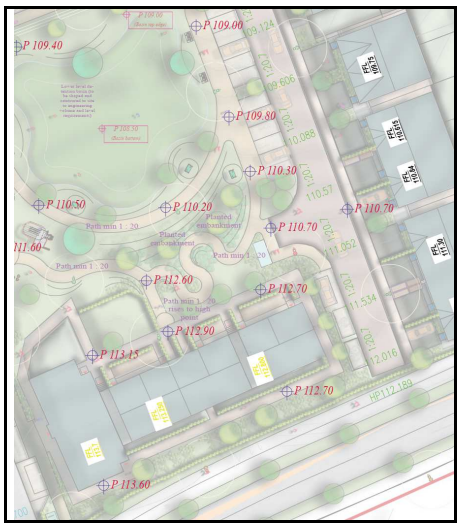
Centre site hedgerow.

This was reviewed again particularly in relation to the existing and proposed site levels. To retain this hedge would result in loss of units both to the west and east of the site. Only part of the hedgerow in the centre section is presently located in open space.

On plan view only, this looks as if it could be retained, but in reality the issue is that the levels and the restrictions that the retention of the hedgerow would apply to the various areas around it. On examining the survey levels compared to the proposed levels drawings for the open space below any sections of this hedgerow to be retained this would have implications for the adjacent road and parking to the south of it, its alignment and gradients, passive supervision of the open space accessible access through the open space, the upper level units to the east, the detention basin which already has occupied much of the lower level area in the open space and the required north-south running main access road and linking pedestrian access which needs also to cut through the hedgerow. Essentially even if levels permitted, only fragments of the hedgerow would be left when the various infrastructure to make the site work is taken into account. Essentially the corridor effect would be lost.

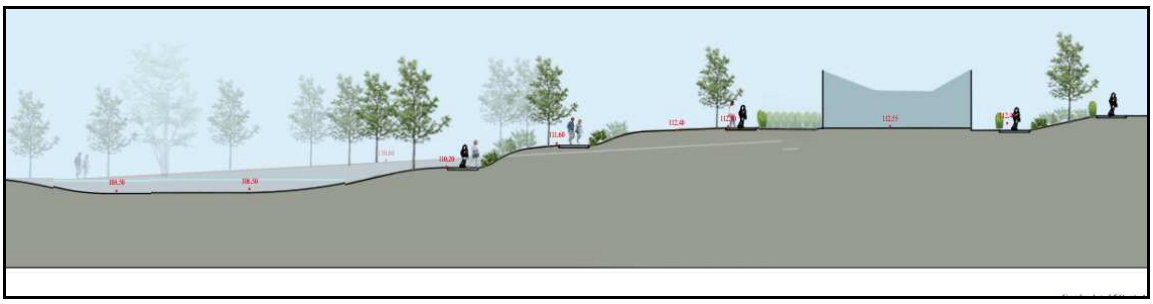


Principal existing hedgerow and existing levels.



Proposed Open space levels

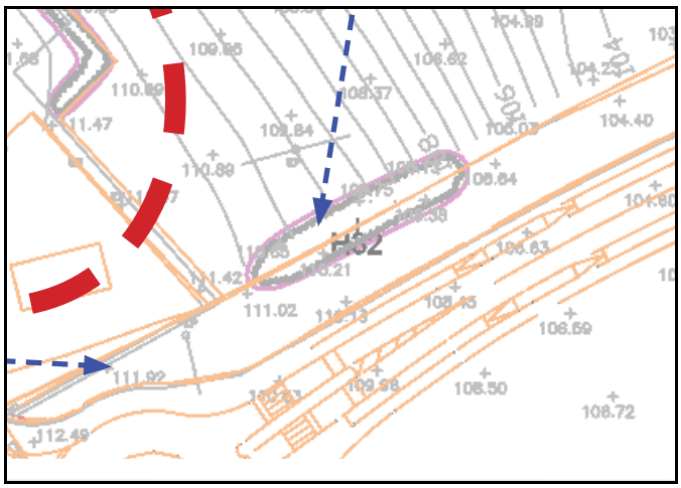
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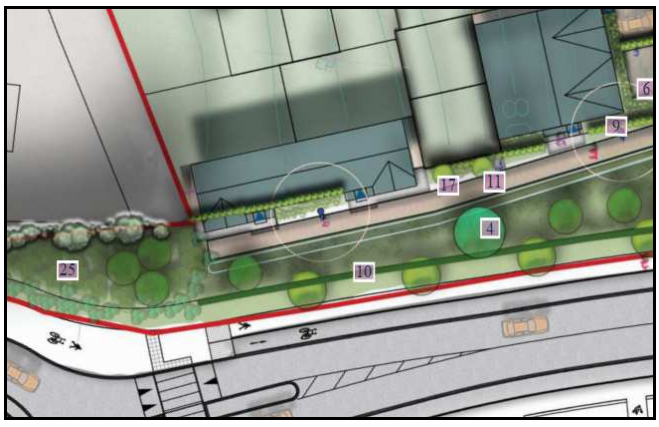
Proposed Central open space section to illustrate proposed levels

Hedging at Link road to south of site.

This short section of hedgerow would be impossible to retain without loss of density or unit positions with a ripple effect across the site in terms of density and infrastructure.



Survey extract (Southern hedgerow)



Proposed plan extract (southern area)

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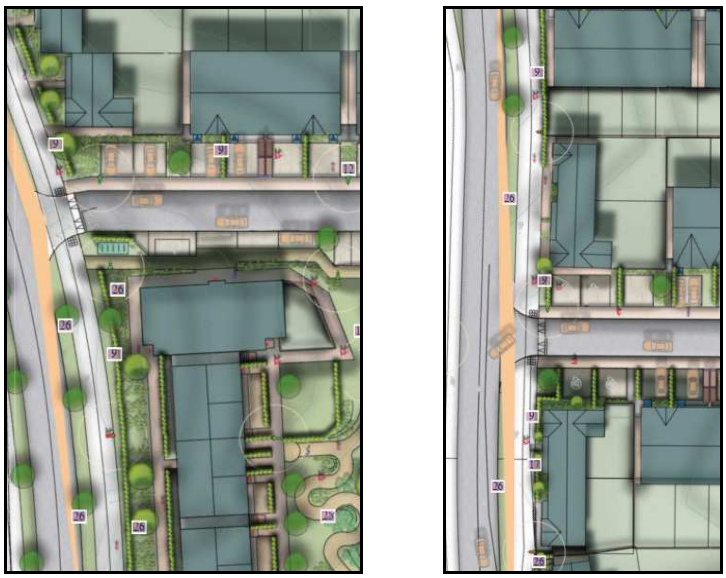
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Hedgerows adjoining Southgreen road east and west

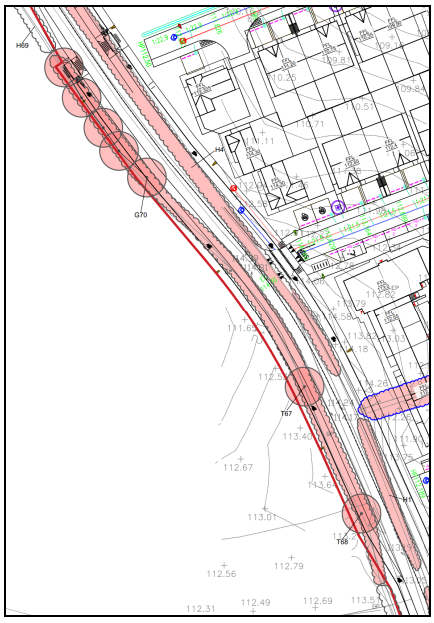
Infrastructure requirements, levels and sightlines in particular, as shown in yellow below necessitate the removal of hedgerows in this location.



Proposed Plan illustrating sightline requirements

Hedgerow to west of Southgreen road.

This is similarly not possible while accommodating the necessary cycle track / footpath dimensions required. As the hedgerow varies in width and position, there is no constant setback along the roadside.



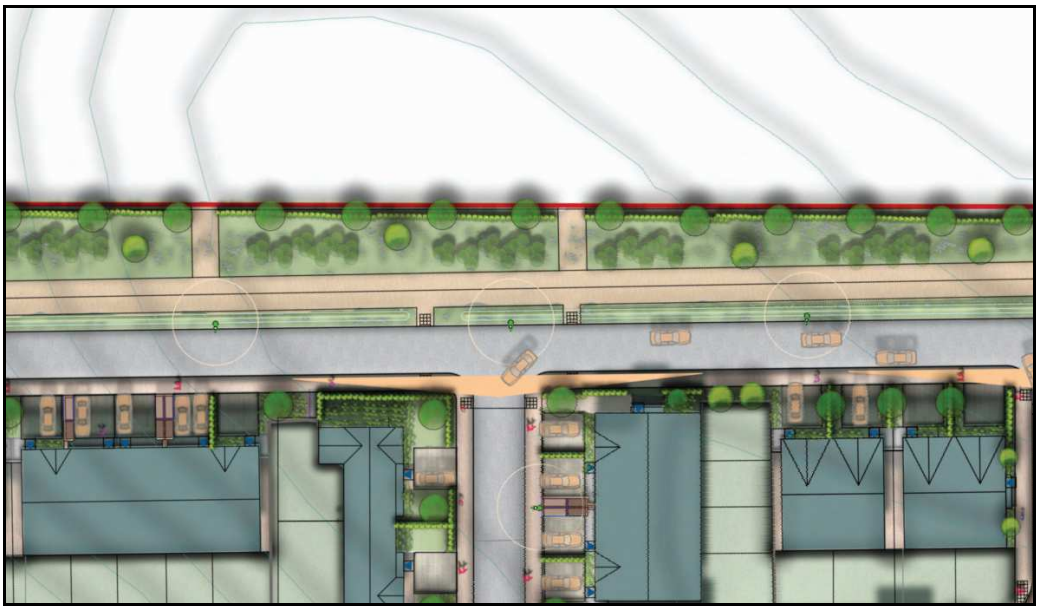
Varying hedgerow lines in relation to road alignment – Southgreen road.

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Mitigation measures.

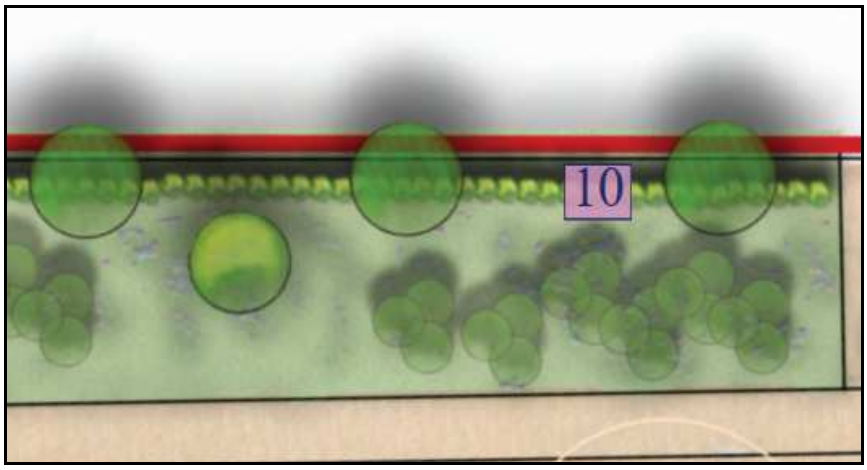
In terms of mitigation measures, a suite of proposals has been developed with new hedgerows and biodiversity elements incorporated.

As a mitigation measure, substantial additional hedgerows, and a comprehensive scheme of tree planting is proposed for the site. To compensate for the loss of the corridor effect of the east-west running existing hedgerow to be removed, a new hedgerow is proposed for the northern boundary running the full east-west width of the site for similar effect. This will be a mixed native biodiverse hedgerow, supplemented with additional tree planting at intervals consisting of hawthorn trees, with various other focal point trees at intervals for repetition and unity.



Length of new native hedgerow to northern boundary : 236metres long

In addition the margin between the northern hedgerow and the site access road will be planted with irregular drifts of native an biodiverse mix whip planting clusters at intervals, the intervening ground to be seeded with a species rich low maintenance wildflower sward area. This will provide but open and closed areas in close proximity to the east west new corridor.



Native tree and understory planting ; 1150 sq metres area

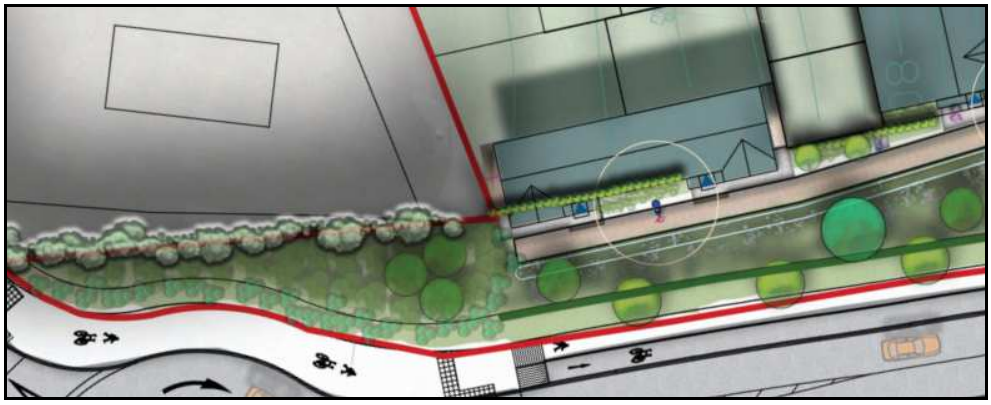
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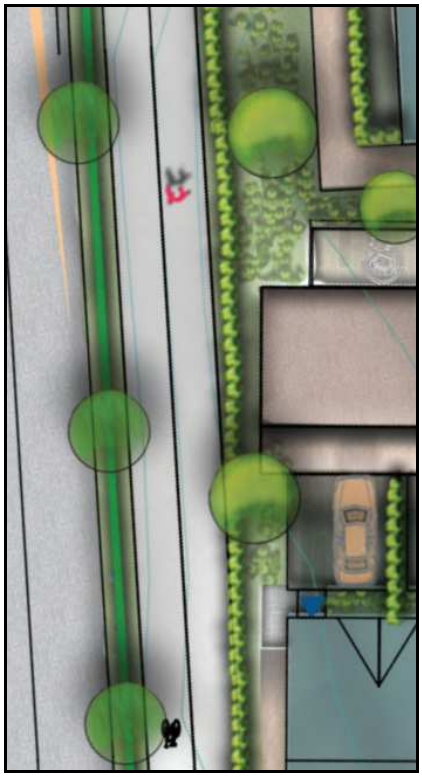
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For the southern boundary of the site a new hedgerow will be planted along the full length, to consist of a mixed native hedge as per the northern boundary which offers visual separation with from the adjoining link road while also facilitating a biodiversity corridor. This is supplemented with more formal interval street tree planting to the link road margin. The embankment of the site will be planted with a combination of native mixed whip planting drifts, lower level shrubbery mixed planting and linking areas to be seeded with a species rich low maintenance wildflower sward.



Length of new native hedgerow : 137 metres long

Hedges will be also continue along the western roadside boundary of the site, fronting the development to Southgreen road. These will be more managed and formal.



Length of new hedge (eastern side of Southgreen rd) : 186 metres long

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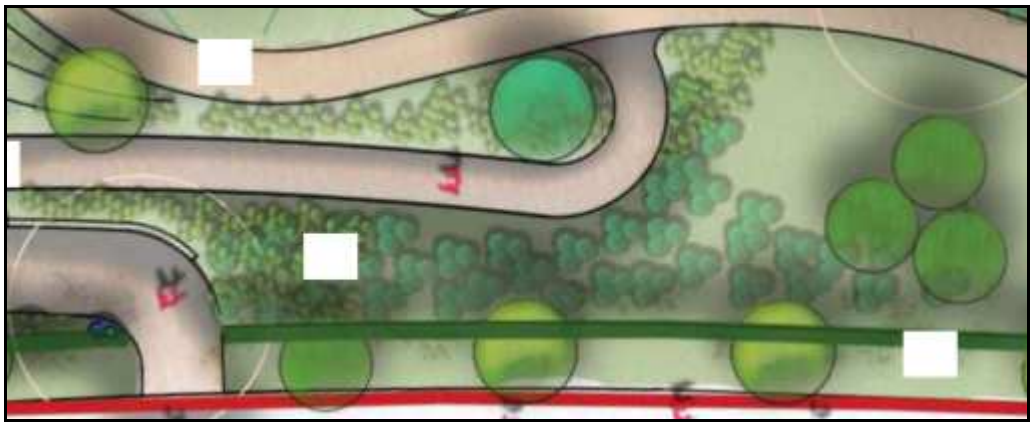
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In addition, the eastern boundary adjacent the southern open space. will be supplemented with drifts of native informal whip planting facilitating a biodiversity corridor to the south-east embankments.



Biodiverse whip planting areas : Native tree and understory planting ; 615sq metres area

Areas of new biodiverse low maintenance planting to naturalise on slopes along southern boundary :



Biodiverse whip planting areas : Native tree and understory planting : 196 sq metres area

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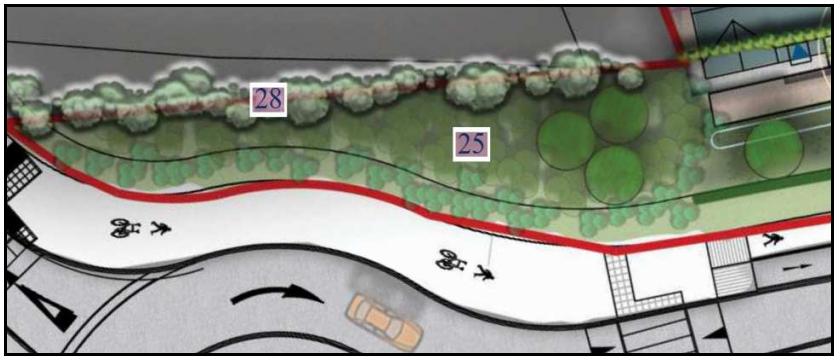
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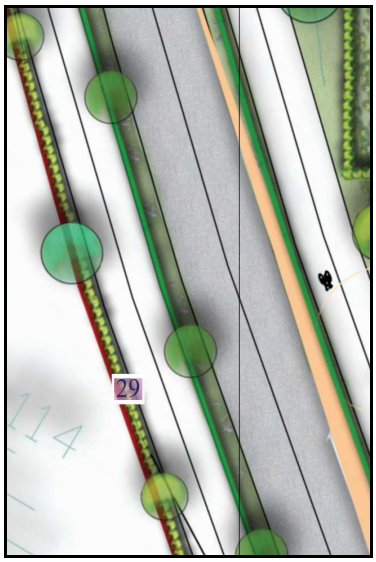
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Area of new biodiverse low maintenance planting to naturalise in offset area at ESB area to south-west of site :



Biodiverse whip planting areas : Native tree and understory planting ; 207 sq metres area

New replacement hedgerow to the west of Southgreen road. The landscape plans include a new native hedgerow along the western boundary of South green road, to the west of the cycle track, comprising native mixed hedgerow planting, with Hawthorn (Crataegus monogyna) and Fastigiate Oak (Quercus robur Fastigiata) at intervals for upper level framing, boundary definition and biodiversity.



Length of new native hedgerow Southgreen rd west : 160 metres long

As requested, selected zones have been designated for advanced planting as construction commences once the relevant re-grading is complete. (Please refer to areas marked on attached landscape plans). These areas are separate from the main construction activity, to be planted in advance, and consist of a range of plant sizes and hierarchy with advanced tree stock specified as requested.

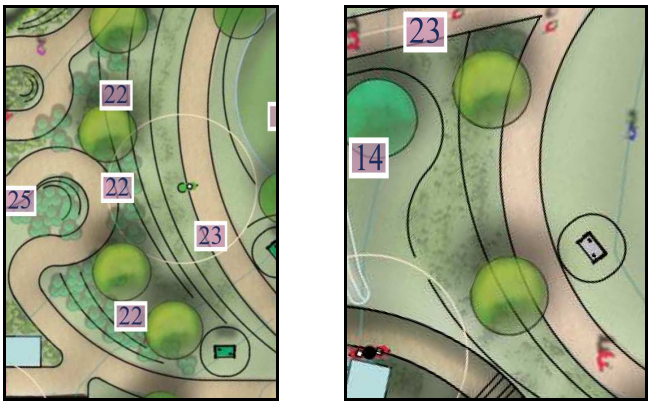
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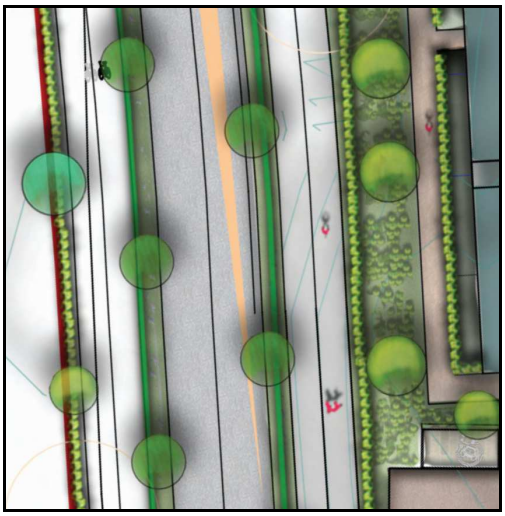
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In addition there are various areas of infill planting on sloped areas within the site together with numerous areas to be seeded and managed with a wildflower pollinator friendly species rich meadow effect.



Additional areas of native whip planting on sloped areas and infill species rich grass areas

Along south green road margins, a new low hedge is proposed for the margins on both sides of the road to separate the footpath / cycle tracks from the carriageway. A native Holly hedge (Ilex aquifolium) is proposed for these locations, inset into species rich margins, to be maintained at a height of 8oomm maximum.



Low buffer Margin hedging along Southgreen road. – Length 356 metres

Importantly also are the large quantity of trees (over 280 no,) proposed for the site, which when combined with the above replacement planting will have a very positive effect. The extent of new planted hedgerows and supplementary native / naturalized planting will outweigh the extent of hedgerow removal and futureproof the incorporation of biodiversity through the development.

Trusting this is to your satisfaction.

Yours sincerely,

Anthony Ryan.
B.Agr.Sc. (L.Hort) M.L.Arch.

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