

Project Title:
Residential Development, Nulgrove Avenue, Rintarham, DUBLIN 14

Project No.
362

CLIENT
SIRIO HOMES

Sheet No. 1

Date of Issue:	Day	Month	Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
Checked By: CS/DM																																
Drawing No.																																

Drawing Title	Scale	Size	Revisions
362-DD-01 LANDSCAPE DESIGN PLAN	1:125@A1	A1	B
362-DD-02 PLANTING PLAN	1:125@A1	A1	B
362-DD-03 SECTIONAL ELEVATIONS	AS SHOWN@A1	A1	B
362-RF-10827 Response to Request for Further Information	N/A	A4	

Distribution	Number of copies/media type
Architect	Horan Rainford Architects
Project Manager	
Quantity Surveyor	
Civil Engineers	PUNCH Consulting Engineers
Services Engineers	METEC
Fire Consultant	
Health & Safety	
Planting	McCutcheon Halley
Contractor	
Other	
Client	SIRIO HOMES
Issued By:	Murphy Sheanon Horticulture & Landscape Architecture
Purpose:	P=Preliminary / I=Information / PL=Planning / Co=Comment / T=Tender / C=Construction / A=As Built
Media Types	P=Paper / E=Email / C=CD Rom

MURPHY + SHEANON

Horticulture & Landscape Architecture

Response to Request for Further Information

Planning Application No: SD21A/0101

Decision Order Number: 0827

**For
Proposed 28 Unit Residential Development
At
Nutgrove Avenue, Rathfarnham, Dublin 14.**

362-RFI-0827

September 2021

Introduction

A planning application was submitted by McCutcheon Halley Planning Consultants on behalf of their client Sirio Investment Management Ltd. t/a Sirio Homes to South Dublin County Council for the construction of a new residential development comprising of 28 apartments at Nutgrove Avenue, Rathfarnham, Dublin 14. The planning application number is SD21A/0101.

South Dublin County Council has issued a request seeking additional information concerning this planning application (Decision Order Number 0827, dated 21 Jun 2021). This request includes landscaping related items. This document seeks to communicate the design actions undertaken by Murphy+Sheanon Landscape Architects in collaboration with Horan Rainsford Architects and Punch Consulting Engineers to address these RFI items.

The RFI items this report seeks to address are as follows;

- RFI Item 1 (3)
- RFI Item 2 (2)
- RFI Item 3 (4)

Landscape Architects Responses

Item 1 (3)

The footpath to the front of the development is split between a proposed walkway and the existing public footpath. This may lead to pedestrian confusion and lead to traffic hazard, particularly at the proposed vehicle access. Where the proposed footpath enters the carriageway before the stop line it should be possible to develop a combined pedestrian walkway across the front of the development to create greater than 1800mm wide footpath. A revised layout is requested showing pedestrian routes within and to the front of the development.

(a) The minimum width of footpaths should be 1.8m wide to aid mobility impaired users.

(b) The footpath layout should provide adequate connectivity around development and footpaths on the main road.

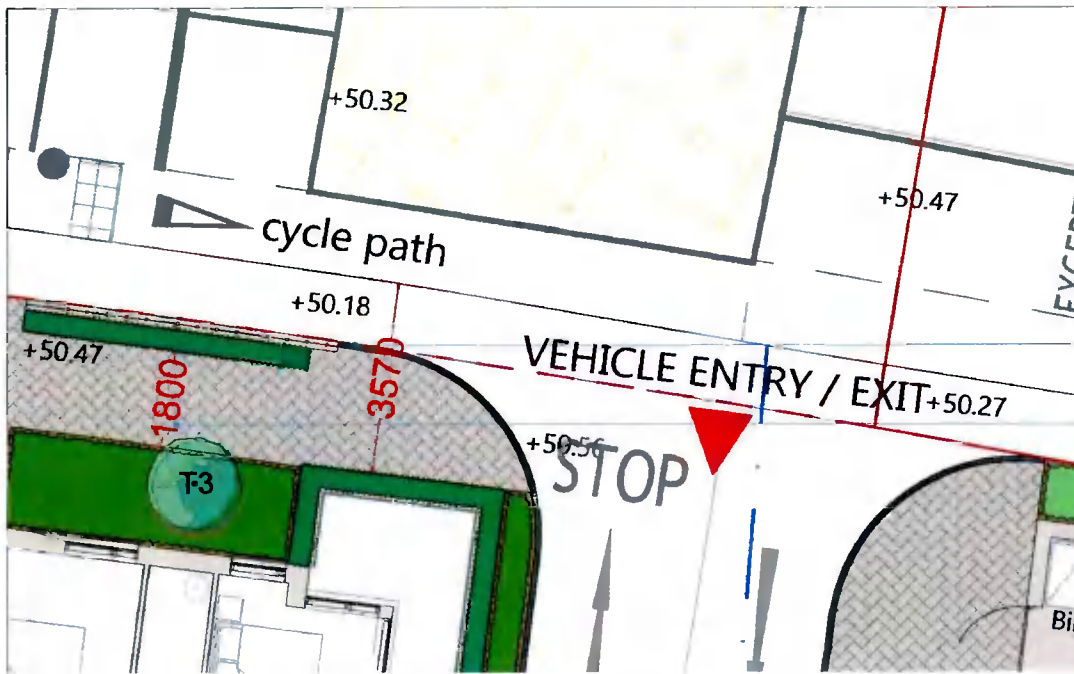
Response to Item 1 (3)

The footpath to the front of the development has been widened to 1800mm. As a consequence, we have made the necessary adjustments to the soft and hard landscaping treatments to accommodate these changes.

Please refer to the following drawings submitted with this response for more information related to this area and what we have proposed.

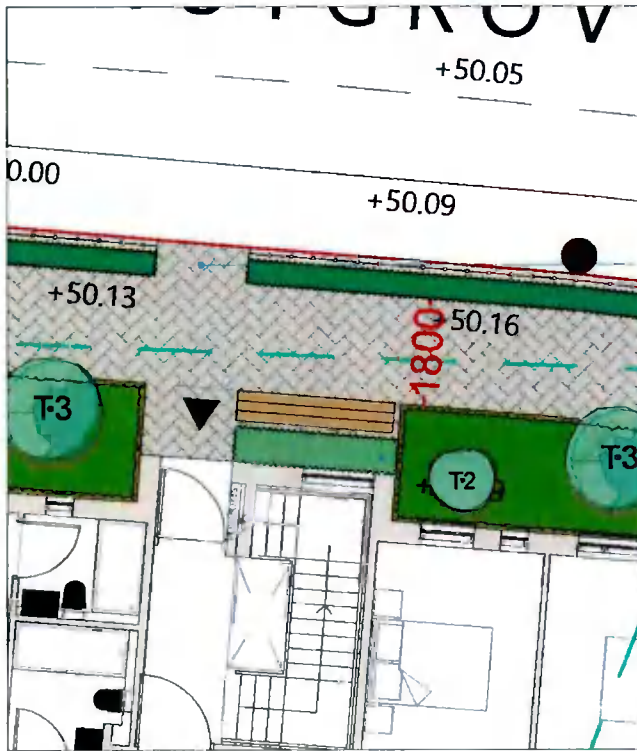
- **362-DD-01 – Landscape Plan (Revision B)**
- **362-DD-02 – Planting Plan (Revision B)**
- **362-DD-03 – Sectional Elevations (Revision B)**

See also the following extracts from the above drawings illustrating the modifications made:



PROPOSED FOOTPATH MERGES WITH EXISTING PUBLIC FOOTPATH FOR A COMBINED PEDESTRIAN WALKWAY

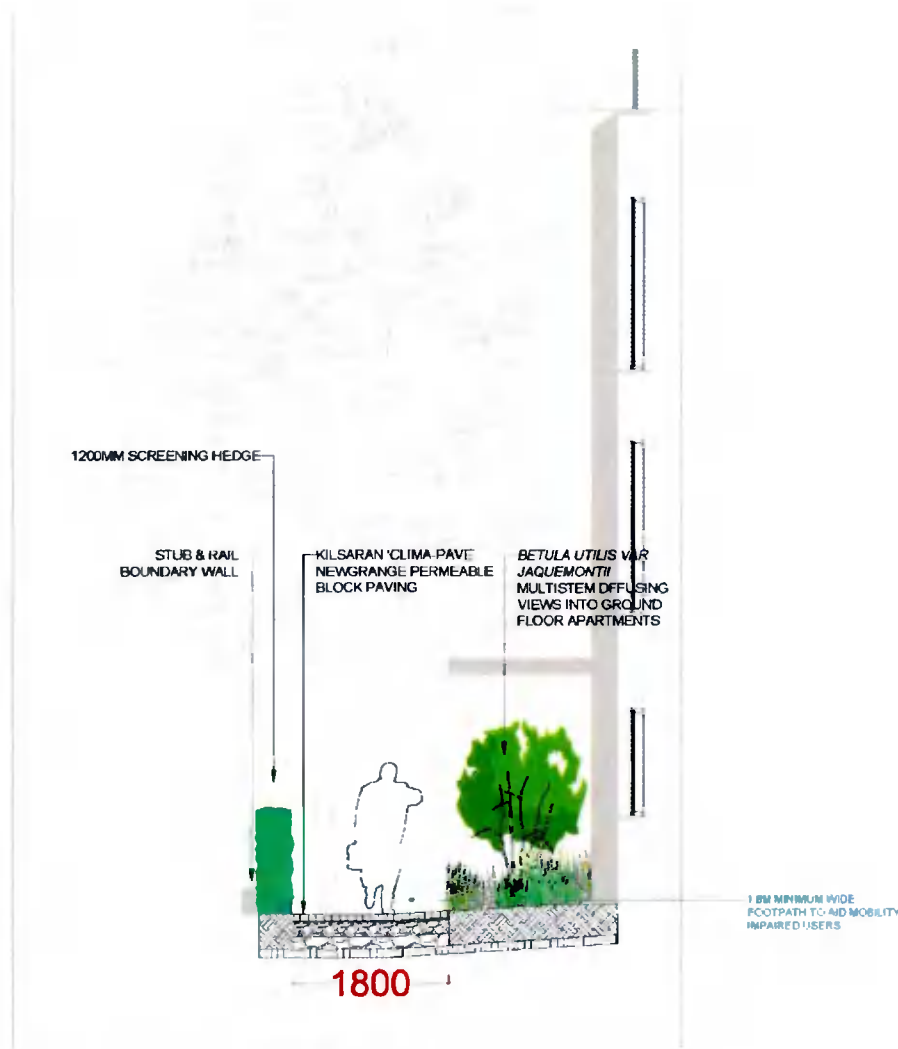
1.8M MINIMUM WIDE PATH TO AID MOBILITY IMPAIRED USERS



CONNECTION BETWEEN PROPOSED FOOTPATH ON NEW DEVELOPMENT AND FOOTPATH ON THE MAIN ROAD

500MM BUXUS HEDGING BEHIND PUBLIC BENCHES

Above: Extracts from Landscape Plan (362-DD-01) showing adjusted paths widths and planting bed widths.



Above: Extracts from Sectional Elevations (362-DD-03) showing adjusted paths widths and planting bed widths.

Item 2 (2)

The applicant is requested to address the following matters in relation to the standard of accommodation that would be provided to ensure a satisfactory living environment for prospective residents:

(2) Sections 3.37 of the Apartment Guidelines (2020) states that a minimum depth of 1.5m is required for balconies. The wrap-around balconies in the current form do not meet the 1.5m depth. The applicant is requested to provide revised plans demonstrating that each balcony meets this requirement.

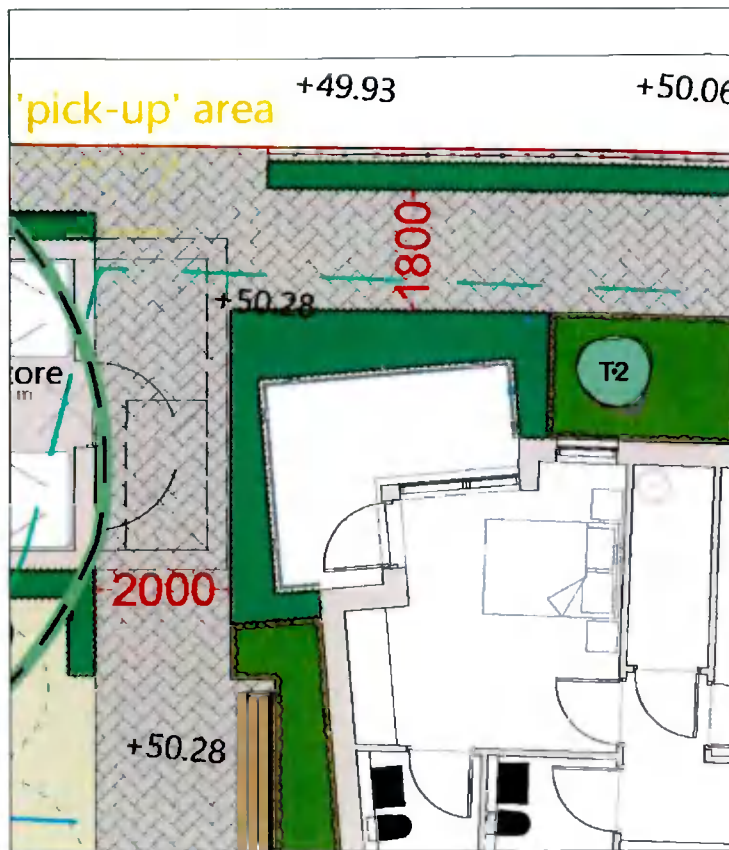
Response to Item 2 (2)

Horan Rainsford Architects have provided a revised layout to address the above concerns. The revised layout includes increasing the depth of the balconies. Murphy+Sheanon have updated the Landscape plan to reflect these changes and have adapted the planting around the balconies, increasing the privacy screening measures.

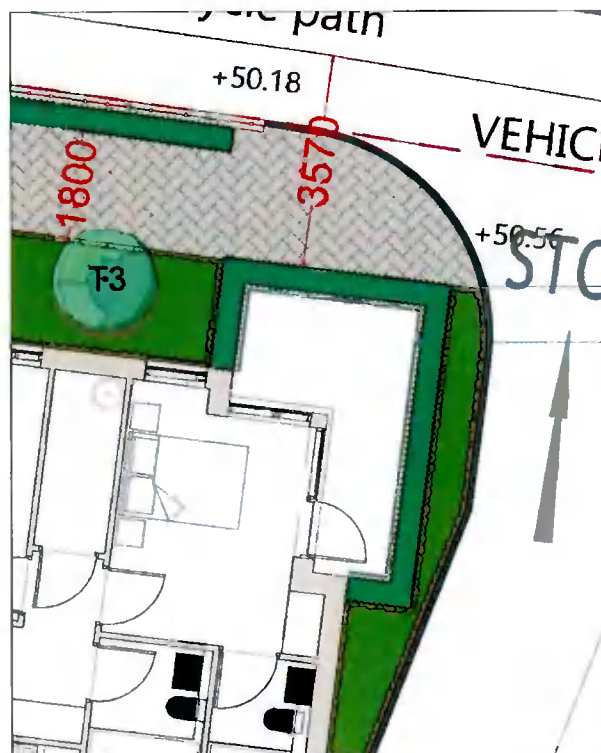
Please refer to the following drawings submitted with this response for more information relating to these areas and what we have proposed.

- 362-DD-01 – Landscape Plan (Revision B)
- 362-DD-02 – Planting Plan (Revision B)
- 362-DD-03 – Sectional Elevations (Revision B)

See also the following extracts taken from the above drawings, illustrating the modifications made:



1.2M PORTUGUESE LAUREL HEDGING SCREENING WIDTH OF HEDGE EXTENDED
INTERNAL WIDTH OF TERRACE/BALCONY INCREASED TO 1500MM



1.2M PORTUGUESE LAUREL HEDGING SCREENING
INTERNAL WIDTH OF TERRACE/BALCONY INCREASED TO 1800MM
ALONG THE NORTH, THIS AREA ACCOUNTS FOR THE 55Q M AREA GUIDANCE THE EXISTING WAYLEAVE PROHIBITS AN INCREASE OF TERRACE WIDTH TO THE EAST, HOWEVER THIS AREA FACILITATES TERRACE/BALCONY ACCESS AND PROVIDES ADDITIONAL AMENITY AND DUAL ASPECT TO THE APARTMENT

Above: Extracts from Landscape Plan (362-DD-01) showing changes in balconies and soft landscaping.

Item 3

Given the proposed siting of the bin storage unit, in particular on the north-western side of the site in close proximity to an existing residential property and a proposed toddler play/seating area, that would be visible from the street, the applicant is requested to submit the following information:

- (1) A waste management plan and measures to prevent access from non-residents given the proximity of the storage units to the street.
- (2) Details of the capacity of the bin storage units to accommodate enough bins, including general waste, recycling, and organic waste, for the number of units proposed and to comply with waste management standards.
- (3) Details of the design of the storage units to include ventilation and measures to reduce odours.
- (4) Details of screening to reduce the visual impact.

Response to Item 3

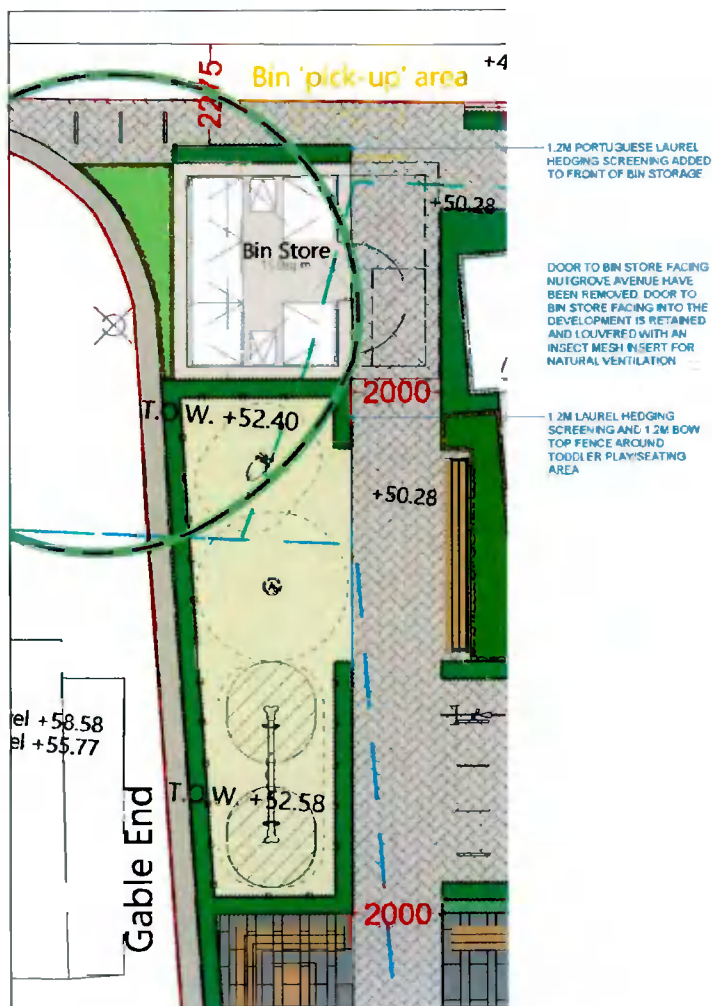
Horan Rainsford Architects have provided a revised layout to address the above concerns. The revised layout includes moving the doors to the bin storage away from the front of the development to prevent non-residents from having easy access. In response to this, Murphy+Sheanon have updated the landscape plan to include an evergreen hedge to the north of the bin storage as a screening measure to reduce visual impact. This treatment has also been applied to the bin-store located to the north-east of the site.

Screening measures taken around the proposed toddler play/seating area include hedging and bow top fencing around the perimeter. Examples of this can be seen in the images below.

Please refer to the following drawings submitted with this response for more information related to this area and what we have proposed.

- 362-DD-01 – Landscape Plan (Revision B)
- 362-DD-02 – Planting Plan (Revision B)

See also the following image of the above drawing, illustrating the modifications made:



LEFT: Extracts from Landscape Plan (362-DD-01) showing changes to bin storage and proposed screening around bin storage.

[END]