

Date: 29<sup>th</sup> September 2021  
Project No: 17-064  
Project: Aderrig Phase 2

Reg. Ref. SDZ21A/0014  
Decision Order No. 1031

Re: Request for Additional Information

### Introduction

The Request for Additional Information item 2 and 3 have been responded to in part as follows.

### Item 2.1 – Tree Pits / Root Protection

*2. 1. The applicant is advised that the Public Realm Section has assessed the proposed development in accordance with the policies and objectives of the Planning Scheme and with best practice guidelines. The Planning Authority and Public Realm appreciate the high level of engagement on the issue of street trees. The following further information is required:*

*(a) Location of Street Trees-Linear Park Road In accordance with Item No.1, street trees along Linear Park Road to be provided fully in Public Areas and not between private or management company driveways. All Street Trees planted within the Public Realm shall have suitable tree pits that incorporates SuDS features. They should also incorporate root deflectors to ensure roots do not lift driveways and measures to ensure trees cannot be hit by vehicles entering or exiting parking bays. Suitable tree grilles should also be proposed. Full details of these measures are required to be submitted.*

*(b) Location of street trees Home zone 1,2,3. All proposed street trees in these areas to be planted in SuDs Tree pits including sufficient growing medium and suitable root deflectors to ensure roots do not interfere with driveways. Tree pits should also contain measures to protect the trees from damage by vehicles. Suitable tree grilles will also be required. The applicant is requested to submit full details of these measures.*

*(c) Location of Street Trees Side Street 2 and 3 and 4. A high quality of Street Tree planting is required in these areas to strengthen Green Infrastructure links. The Public Realm section and Planning Authority appreciate that an innovative solution has been proposed with an additional strip for tree planting along the public footpath but concerns remains. The tree canopies and roots are still up to 50% on property not taken in charge by the Council which threatens the long-term viability of the trees. The trees are also at risk from vehicles using the car parking spaces*

*To mitigate the concerns, the applicant is requested to show the proposed street trees in their current location incorporating SuDs Tree pits including sufficient growing medium and suitable root deflectors to ensure roots do not interfere with driveways. Tree pits should also contain measures to protect the trees from damage by vehicles. Suitable tree grilles will also be required. The trees proposed for grass margins do not require SuDs tree pits, root deflectors, protection measures or tree grilles.*

In response to Item 2.1 on the detailing of the tree pits and the protection of the trees, doyle + o'troithigh have prepared the attached drawings **17-064 RFI LD-01-FI** and **17-064 RFI LD-02-FI**.

The revisions made to the tree pits in response to the Request for Additional Information have been prepared in consultation with the project Engineers and South Dublin County Council Public Realm Department. The drawings **17-064 RFI LD-01-FI** and **17-064 RFI LD-02-FI** detail the tree pits within the pathway areas and soft landscape islands between the carparking spaces to the home zones, side street and Linear Park Road. The tree pits detailed in the attached drawings have been revised and amended to include the following

1. All tree pits in paved / hard surface areas have been fitted with 1200x1200mm tree grilles which are suitable for pedestrian and vehicular traffic
2. All tree pits in paved / hard surface areas now include tree guards which provide protection to the trees from vehicles.
3. All tree pits in both hard surface areas and within the islands between the parking bays on home zones, side streets and Linear Park Road have been fitted with roof deflectors, these deflectors will prevent the roots from potentially lifting the surrounding surfaces, removing the potential for trips developing as a result of tree root heave.
4. The surround of the tree pit root growing medium has been wrapped in a root barrier, the service routes adjacent to the tree pit have also been proposed to be surrounded in a root barrier, these root barriers will provide a secure separation between the growing tree roots and the adjoining services. The wrapping of the growing medium and services in a root barrier prevents the tree roots for accessing and causing damage to services.

During the RFI process a draft of the proposed measures noted in 1,2,3 and 4 above were issued to South Dublin County Council Public Realm for review, on Monday the  
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20<sup>th</sup> of September Doyle + O'Troithigh had a review meeting with South Dublin County Council Public Realm during which the issued draft drawings were reviewed, and alterations were made to the tree pits in line with the requirements and recommendation of South Dublin County Council. The alterations discussed as part of this meeting are illustrated on the attached **17-064 RFI LD-01-FI** and **17-064 RFI LD-02-FI** drawings.

The current proposals allow for the tree pits to be positioned in close proximity to the site services without impacting on the tree or the sub surface services. While the competition for space within the streets between trees and service requirement places significant pressure on the ability to provide street trees, these measures allow for a great volume of trees to be provided as part of the development.

All items 1-4 have been provided in response to RFI item 2.1(a), 2.1(b) and 2.1(c)

### **Site Layout Plan / Location of Street Trees**

In response to item 2.1(a) (b) and (c) on the location of street trees, the competing requirements of housing typology, parking, underground services and planting limit the scope to change the site layout plan. However, it is considered that the incorporation of the technical details in relation to tree pits and protection measures as outlined will enable the street trees to be successful and for their ongoing maintenance as the development matures.

As addressed under Item 1 above, it is not proposed to change the perpendicular parking arrangement on Linear Park Road and the case is made why this road meets the requirements of the Planning Scheme in relation to "Avenues". This case is based on the particular housing environment created relative to the Linear Park and the relatively low level of traffic movement on this link. Please refer to Atkins Response to Item 1.

In this context, the arrangement of street trees has been provided to suit the particular housing typology and the placement of car parking and footpaths. To the Linear Park Road the arrangement of the street trees has been developed to provide regular tree planting to Linear Park Road within the landscaped islands which have been employed to divide the parking bays. These trees will have a direct relationship with and visual presence on the Linear Park Road and together with the trees planted on the Linear Park side of the Linear Park Road will work together to develop the Linear Park Road as a tree lined avenue as per sections 3.11.2 of the Adamstown Street Design guide. The size and species of trees can be reviewed and agreed with South Dublin County Council Public Realm Department.

In relation to the Side Streets (and Homezones), the layout has been developed to comply with the Adamstown SDZ and section 3.11 of the Adamstown Street Design Guide. For example, Section 3.11.3 recognises that *'the placement of trees will be dependent on on-street parking'* In recognising the more constrained nature of these streets, the Guidelines notes that *'Placement should be maximised by opportunistic placements in areas such as between sections of parking bays and within verges'* (Section 3.11.3).

Therefore, there are no specific requirements contained within the Adamstown SDZ and the Adamstown Street Design Guide section 3.11 Street Trees, which require the street trees be located fully within public areas.

In terms of the management and maintenance of the street trees, it is considered that in all case the trees are accessible and maintainable. Where trees may oversail "private" lands, in all cases the "private" lands are accessible to the public. There will be no demarcation of these verges, footpaths and parking spaces which will be within management company areas. Therefore, the intention in this instance is that these street trees and the landscape islands in which they stand are offered for taking-in-charge by the Local Authority. With a direct connection from each landscape island to the public pathway there is no requirement to access third party lands to gain access to the surround of the trees. If the taking in charge of the street trees within the landscape islands is not acceptable the trees can and will be held and maintained by the Management Company responsible for the overall development.

#### Item 2.2 - SUDs

In response to item 2.2, The requirement for all street trees to incorporate SUDS measures will require a review with South Dublin County Council Public Realm and Drainage Sections. The tree pits in the public realm which have been proposed as bio retention tree pits are illustrated in Landscape Plan **17-064 LP-01-PP**.

#### Item 2.3. – Play Areas

*The applicant is requested to provide details on the total number and location of play opportunities in the area; the age range they are appropriate for and whether they are universally accessible. The applicant is requested to engage with the Public Realm section in relation to the masterplan for the Aderrig area and consider providing play proposals as part of the landscape scheme for the proposed development. The applicant shall consider the provision of additional universally accessible equipment within the play proposals for the development. Additional details, specifications and images need to be provided in relation to the proposed playground(s) and play space(s) for the development. All play*

*equipment should be of predominantly natural materials with unstructured play included in the proposed design. The applicant should consider the use of engineered woodchip as playground surfacing material.*

As part of the review meeting with South Dublin County Council Public Realm Department on Monday the 20<sup>th</sup> the drawings **17-064 PM-01-PP** which was submitted as part of the Aderrig Phase 2 planning application was reviewed with RFI item 2.3 . It was agreed that a plan detailing the location of the play / amenity areas proposed for Aderrig Phase 1 and 2 along with the items of equipment being proposed would be prepared in response to item 2.3 of the RFI. Following the meeting Doyle + O'Troithigh prepared the attached plan **17-064 OPM-01-FI** and detail **17-064 OPM-02-FI** drawings in response to item 2.3.

### Conclusion

We trust that the above is acceptable and look forward to your decision in due course.



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