

SDZ21A/0013

MURPHY+SHEANON

Horticulture & Landscape Architecture

Response to Request for Further Information

Planning Application No: SDZ21A/0013

Decision Order Number: 1020

For

New Post Primary School

At

Kishogue Cross, Griffeen Avenue, Lucan, Co. Dublin

142-GCC-RFI-01

NOVEMBER 2021

Introduction

A planning application was submitted by Reddy Architecture and Urbanism on behalf of their client The Department of Education to South Dublin County Council for the construction of a new post-primary school at Kishogue Cross, Griffeen Avenue, Lucan, Co. Dublin. The planning application number is SDZ21A/0013.

South Dublin County Council has issued a request seeking additional information concerning this planning application (Decision Order Number 1020, dated 27 Jul 2021). This request includes landscaping related items. This document seeks to communicate the design actions undertaken by Murphy+Sheanon Landscape Architects in collaboration with the Multi-Disciplinary design team to address these RFI items.

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

- RFI Item 5
- RFI Item 6
- RFI Item 7
- RFI Item 8

This response document should be read in conjunction with the following landscape drawings included with this RFI response:

Drawing/Document Title	Drawing/Document Description
142-GCC-DD-01 (REV C)	LANDSCAPE PLAN
142-GCC-DD-02 (REV B)	LANDSCAPE DETAILS
142-GCC-DD-03 (REV A)	PLANTING PLAN
142-GCC-DD-04 (REV A)	TREE MITIGATION PLAN
142-GCC-DD-05 (REV A)	PROPOSED SUDS MEASURES

Landscape Architects Responses

[Note: RFI text is indicated in *blue italics*]

Item 5

There is a lack of SuDS (Sustainable Drainage System) shown for the proposed development. Natural SUDS features shall be incorporated into the proposed drainage system. The SUDS shall be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022. The applicant is requested to show further proposed SuDS features for the development such as, grass areas, tree pits, channel rills, swales and other such SuDS and show what attenuation capacity is provided by such SuDS.

Response to Item 5

Murphy Sheanon has worked in conjunction with Waterman-Moylans Civil Engineers to address this item. Please refer to the Waterman Moylan RFI response report and associated drawings. The landscape plans have been revised to align with the additional SUDs measures that have been proposed.

In summary, the following SUDs elements have been proposed in the revised scheme;

- **Permeable Paving**
In the form of permeable block paving, porous asphalt and etpour safety surface.
- **Swale**
A Bio Swale has been proposed along the southern site boundary, with an appropriate plant mix specified.
- **Bio-retention Systems**
Several bio-retention areas (aka rain gardens) have been added to the scheme, with an appropriate plant mix specified.
- **Tree Pits**
Structured tree pits have been proposed in hard landscaped areas of the scheme.
- **Green Roofs**
Please refer to Architects and Engineers drawings for further information relevant to green roof coverage.

Please refer to the following drawings that have been included with this RFI response;

- 142-GCC-DD-01 - Landscape Masterplan
- 142-GCC-DD-03 - Planting Plan
- 142-GCC-DD-05 - Proposed Sustainable Urban Drainage Systems

Item 6

It is proposed to remove all trees and hedgerows located within the application site boundary in order to facilitate the proposed development. This will include the removal of 38 trees and five groups of trees/hedgerows and the part removal of three groups of trees/hedgerows. The current proposal will have a significant negative impact on existing trees, hedgerows and associated biodiversity within the development site area. Every effort should be made to retain existing trees and woodlands where possible as this network of existing trees and woodlands provides corridors for biodiversity and habitats for existing flora and fauna. The response should include: (i) a revised layout to reduce the impact of the proposed development on the existing trees and hedgerows. (ii) demonstrate that sufficient compensation for the loss of trees/hedgerow/habitats will result on the foot of this development.

Response to Item 6

We have undertaken a further review of the Arborist's survey and reports and have identified 4 additional trees that can be retained. This is in addition to the retention of approximately 47% of tree group G184 along the eastern boundary of the site.

We have prepared a Tree Mitigation Plan as part of this RFI response. This plan highlights all existing trees and tree groups to be retained and removed along with details of the proposed new tree planting. A total of 92 new trees were proposed in the planning application. We have added a further 47 new trees to the scheme as part of this RFI response. A total of 139 new trees are now included in the landscape design proposal. 11 different tree species are proposed.

Please refer to the following drawings that have been included with this RFI response;

- 142-GCC-DD-03 - Planting Plan
- 142-GCC-DD-04 - Tree Mitigation Plan

Item 7

The Public Realm Section considers that the proposed development will have a significant impact on the existing green infrastructure and will result in the loss of significant existing hedgerows and tree within the development site. The applicant is requested to submit revised plans to include the following: (i) Significantly reduce the impacts of the development on existing green infrastructure within the proposed development site (ii) Demonstrate how natural SUDS features can be incorporated into the design of the proposed development (iii) Submit green infrastructure proposals that will mitigate and compensate for the impact of the proposed development on this site. These proposals should include additional landscaping, SUDS measures and planting for carbon sequestration and pollination to support the local Bat population. The response should include revised layout and drawings.

Response to Item 7

We have undertaken the following modifications to the landscape proposal to address the above items. These modifications have been undertaken in collaboration with the civil engineers - Waterman Moylan;

- Bioretention areas/rain gardens have been added to the landscape proposal with an appropriate planting mix added. The main Bioretention area is located at the centre of the development and measures 95sqm.
- A Bioswale has been added to the scheme with an appropriate planting mix added.

The location of these areas and measures is indicated on the revised landscape plan, planting plan. We have also provided an additional plan detailing the SUDs measures that have been proposed for the site and the location of same within the revised scheme.

Please refer to the following drawings that have been included with this RFI response;

- 142-GCC-DD-01 - Landscape Masterplan
- 142-GCC-DD-03 - Planting Plan
- 142-GCC-DD-05 - Proposed Sustainable Urban Drainage Systems

The above measures are recognised as ecologically sound, wildlife-friendly solutions and, following the first full growing season, will begin to provide habitat cover/environment for amphibian life, insects & small animals and will aid greatly in the promotion of biodiversity within the site.

Item 8

There is a lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide a fully detailed landscape masterplan with full works specification and a fully detailed planting plan 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/elevations and details, detailed design of SUDs features including swales, permeable paving, green roofs and integrated tree pits etc.

Response to Item 8

The planning application incorporated the planting plan within the main landscape plan. We have now created a separate planting plan and planting schedule.

We have added the following drawings to the landscape planning pack. These are included with this RFI response in addition to the previously submitted drawings:

- 142-GCC-DD-03 - Planting Plan
- 142-GCC-DD-04 - Tree Mitigation Plan
- 142-GCC-DD-05 - Proposed Sustainable Urban Drainage Systems

[END]