

Date: 20<sup>th</sup> January 2022  
Project No: 17-064  
Project: Aderrig Phase 2

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

Re: Clarification of Additional Information

### Introduction

The Clarification of Additional Information contained the following items which have been addressed in the prepared Landscape plans and details by Doyle + O'Troithigh Landscape Architecture Ltd.

*2. The Planning Authority is not satisfied with the response to Item 2 of the Additional Information request:*

*(1) The provision of Street trees along Linear Park Road (Avenue), integral to the street, has not been achieved and the response to the AI request is not satisfactory. In order to achieve street trees that are integral to the street, the applicant is requested to provide the following:*

*(a) Additional space for tree planting integral to the street;*

*(b) Move the footpath to the rear of the car parking so street trees can be integral to the street;*

*(c) Provide parallel parking along Linear Park Road (Avenue) with integrated street trees every two or three car parking spaces.*

*The applicant is requested to provide revised plans in accordance with the above.*

*(2) The applicant is requested to set out the details of the SuDS measures to address water quality, amenity and biodiversity and to show what attenuation capacity is provided by SUDS. SuDS tree pits should be provided.*

*(3) The details provided for the play spaces are unclear. The proposed items are not consistent with what was requested. The applicant is requested to provide details of unstructured plan, as well as details of how play items are to be landscaped into the scheme*

In response to item 2 1(a) (b) and (c) the following has been undertaken. The number of parking spaces to the Linear Park Road has been reduced allowing for the provision of  
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large island with a width of 3500-4400mm and depth of 4800mm (See landscape Drawings LD-01-CFI for details). Coupled with the reduction in parking numbers to facilitate larger islands for planting the public pathway has been relocated to the rear of the planted islands and parking bays. Both these measures have been developed in a direct response to items 2(a) and (b). The revised layout is illustrated in Landscape Plan LP-01-CFI which also notes that the required lighting for the Linear Park Road has been provided as part of the Aderrig Phase 1 development and is located on the eastern pathway of the Linear Park Road.

In response to item 2.1 (c) draft plans of the revised parking, planting islands and footpath location were issued to South Dublin County Council during the week of the 10-14th of January. Following the issue of these work in progress drawings a review meeting was held with South Dublin County Council Planning and Parks Departments. During this meeting it was agreed that the proposals presented were acceptable. Therefore, the provision of parallel parking to the Linear Park Road has not been developed further as the perpendicular parking, pathway arrangement and larger tree planting islands have been agreed in principle as part of the 14th of January preplanning meeting.

For details of the Landscape Site Plan indicating the location of the public pathway and large planting islands between the parking bays to the Linear Park Road see drawing LP-01-CFI, for details of the bio retention tree pits and larger planting islands see Landscape Detail LD-01-CFI.

In response to Item 2.2 and the details of the SUDS measures to the address water quality, amenity, and biodiversity, with the Project Engineers we have reviewed the site lands and proposed a series of swales and bio retention tree pits across the site. The SUDS measures will filter and attenuate surface water from the roads and pathways across the site lands.

The details of the bioretention tree pits have been developed following receipt of information from South Dublin County Council Parks Department. The details are illustrated on Landscape Drawings LD-01-CFI for the tree pits and LD-02-CFI for the swales. The planting mix proposed for the swales has been included on drawing LD-02-CFI. As part of the preplanning meeting on the 14<sup>th</sup> of January it was agreed that the planting mix for the islands and bio retention tree pits would be agreed as part of a compliance submission post planning.

In response to item 2.3 and the provision of play. Following consultation with South Dublin County Council Parks Department a booklet of information was issued to Doyle + O'Troithigh detailing elements of play which would be acceptable. In line with this we have revised the layout and type of the play provision in the central open space. See

Landscape Plan LP-02-CFI for details of the location and type of unstructured play which is now proposed within the central open space of the Aderrig Phase 2 lands. The plan LP-02-CFI also includes two sections which have been prepared to illustrate how the proposed play elements will be landscaped within the scheme.

The drawings prepared and noted below, provide a detailed response to the items raised under the sections 2.19a) (b) and (c), 2.2 and 2.3 of the Clarification of Additional Information.

**Drawing Type : Plans**

Dwg	Title	Rev	Scale	Size
LP-01-CFI	Landscape Plan		1:500	A1
LP-02-CFI	Landscape Plan Open Space and Play Area		1:150 1:50	A1

**Drawing Type : Details**

Dwg	Title	Rev	Scale	Size
LD-01-CFI	Hardworks Landscape Bioretention Tree Planting Islands		1:25	A1
LD-02-CFI	Hardworks Landscape Grass Swale		1:20	A1

Yours sincerely



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Daithi O'Troithigh  
doyle + o'troithigh landscape – architecture

**Status: Clarification of Further Information**  
**Project: Adamstown Aderrig Phase 2**

**Client: Quintain Ireland.**

**Drawing Type : Plans**

Dwg	Title	Rev	Scale	Size
LP-01-CFI	Landscape Plan		1:500	A1
LP-02-CFI	Landscape Plan Open Space and Play Area		1:150 1:50	A1

**Drawing Type : Details**

Dwg	Title	Rev	Scale	Size
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**Document Type : Cover Letter**

Dwg	Title	Rev	Scale	Size
-	Clarification of Additional Information Cover Letter		-	A4

## SDCC CFI RESPONSE: CIVILS TECHNICAL SUMMARY

This document serves as a supplementary response to the Landscape Architects proposal for the SDCC CFI (Received 2021/11/03) item:

### SDCC:

2. The Planning Authority is not satisfied with the response to Item 2 of the Additional Information request:

(2) The applicant is requested to set out the details of the SuDS measures to address water quality, amenity and biodiversity and to show what attenuation capacity is provided by SuDS. SuDS tree pits should be provided.

### Civils Response:

This site is not required to provide on site attenuation as per the SDCC guidelines for the Adamstown Strategic Development Zone (ASDZ), all surface water is attenuated offsite at the Lucan Golf Course Attenuation Pond north of the subject site. Any SuDS features proposed for the development are for the improvement of bio-diversity and overall aesthetic value within open shared spaces for the individual and family.

It is proposed to provide the following Sustainable Urban Drainage Systems (SuDS) measures within the site:

1. Waterbutts in back gardens – 200ℓ capacity each
2. Bio-retention tree pits – to be connected to the main surface water network with the streets
3. Swales within open green space areas throughout the site where practically possible

The total attenuation capacity of these SuDS measures are shown in the table below:-

SuDS Feature	Quantity	Storage Attributes	Attenuation Capacity
Waterbutt	170	200ℓ each	34 m <sup>3</sup>
Bio-retention tree pit	31	<ul style="list-style-type: none"> <li>• 500mm treatment depth with void ratio of 30%</li> <li>• Surface area of 1.5m<sup>2</sup></li> </ul>	35m <sup>3</sup>
Swale	10	<ul style="list-style-type: none"> <li>• 500mm treatment depth with void ratio of 30%</li> <li>• Surface area varies for each, total = 78.15m<sup>2</sup></li> </ul>	9.4m <sup>3</sup>
<b>Total</b>			<b>75.4 m<sup>3</sup></b>

As noted in the Site Investigation report completed by Ground Investigation Irelands for the development in 2018, “the water level dropped too slowly to allow calculation of ‘f’ the soil infiltration rate”. The site’s soil conditions are not suitable for surface water permeability, due to this, permeable paving and filter drains have not been proposed for the development. This principal has been used throughout various other developments within the ASDZ.

Integration of the above-mentioned SuDS is considered adequate for improving the amenity and bio-diversity enhancement of the development whilst treating the surface water runoff quality and quantity at source. As the site does not require attenuation on-site and is rather attenuated in the Lucan Golf Course Attenuation Pond, no further attenuation systems are proposed for the development.

Please refer to Landscape Architects plans for details of the of tree pits and swales, and the location of thereof. For further typical details of the 3N<sup>o</sup> Sustainable Drainage Systems please refer to the attached Waterman Moylan Drawing N<sup>o</sup>s 20-108-P217.