

CUNNANE STRATTON REYNOLDS

Ref: 21503/AMF

South Dublin County Council  
County Hall  
Tallaght  
Dublin 24  
D24 YNN5

08 April 2022

To Whom it May Concern

**RE: Hayden's Lane, Adamstown, Lucan. Ref: SD21A/0359  
Response to Additional Information Request - Landscape Submission.**

Further to the above request for Additional Information dated 24<sup>th</sup> February 2022 we respond below to the relevant points as listed by South Dublin County Council.

Reference should be made to the following amended drawings and reports:

- 21503-1-105 RevA Landscape Masterplan
- 21503-1-108 Play Area - Play Equipment
- 21503-1-203 Section C
- 21503-1-901 Tree Pit
- Tree Survey Report RevA
- 21503A-T-101 Tree Classification & Constraints
- 21503A -T-102 Arboricultural Impact Assessment
- 21503A -T-103 Tree Protection

Relevant extracts from AI Request stated in italics below:

*7. SDCC's Public Realm Section request the following additional information:*

*(a) A revised and fully detailed landscape plan, proposals and details that addresses the main concerns outlined above, i.e.*

*(i) Retention of the mature willow tree (T013) with bat roost potential. Appropriate measures such as no dig solutions and/or revised path layout to be proposed. It is important that every effort is made to retain as much of the existing mature planting.*

*(ii) Incorporation of additional street trees within the car parking areas to break up hardstanding. SDCC require street trees every 5 perpendicular car park spaces.*

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*(iii) SuDS bioretention Tree pits to be installed in trees within /draining areas of hard standing. Tree Pits to incorporate SuDS bioretention features and sufficient growing medium. SuDS details need to show how the water drains from the road/pavement hard surface into the SUDS tree pit, clearly outlining how SuDS features within the tree pits will function. The applicant is requested to contact Public Realm section for tree pit details and refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022'.*

*(iv) Landscaping details of the conveyance swale referred to on Drainage Drawings to be included in the landscape plans. This swale should also act as an attenuation feature, holding water back close to where it falls and creating opportunity for habitat. Planting proposals are required, for example, riparian wildflowers.*

*(v) Planting plan and section through southern attenuation swale showing profile and planting on southern side for safety reasons. Refer, 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022'.*

*(vi) Proposed external lighting to ensure there is no conflict with proposed tree planting and light is not cast onto areas of ecological sensitivity.*

*(vii) Removal of the proposed timber post and rail fence along the southern boundary of the site with the Parkland and removal of the proposed fencing alongside the perimeter dry ditch to allow access for maintenance.*

#### CSR Responses to 7a:

- (i) Refer to drawing 21503A -T-103. Tree T13 is now shown to be retained. No-dig detail for works within RPZ provided.
- (ii) Refer to drawing 21503-1-105. Additional street trees and bioretention planting zones have been provided to break up parking bays. In order to achieve a viable number of parking bays within the scheme, a maximum run of 6no. parking bays has been achieved, which we expect would be considered acceptable to the Public Realm Section in this case considering the constrained nature of the application site as well as the significant number of other proposed trees softening the parking area.
- (iii) Refer to drawing 21503-1-901 (also refer to drainage drawings). Following co-ordination between CSR and RMA and in accordance with the SDCC SuDS Design Guide (2022), proposals show a series of connected bioretention tree pits adjacent hardstanding areas.
- (iv) Refer to drawing 21503-1-105 & 203. Masterplan layout and cross-section drawing shows minimal intervention to existing ditches surrounding the site as these will be used as natural depressions for storm attenuation. Existing topsoils will be retained making use of existing natural seedbanks. Where minor grading is necessary (e.g southern ditch culvert) the existing topsoils will be stripped, stored, and reused to make use of existing seedbanks. An area of standing water will be provided by the

dam effect created by the culvert. Pockets of riparian flora are proposed as indicated on drawing 21503-1-105.

- (v) Refer to drawing 21503-1-105. This drawing shows an indicative lighting strategy for the site. Low bollard lighting will be provided on the site edges to be designed in accordance with BCT Lighting Guidelines 2018 to ensure the lighting scheme is sensitive to bats and other nocturnal wildlife.
- (vi) Refer to drawing 21503-1-105. Low timber fencing has been omitted from proposals and replaced at the southern attenuation ditch by a predominantly native fruit and nut hedge for added safety (edge protection), biodiversity, and amenity (foraging).

*7(b) In relation to bridge design, detail including section of the proposed crossing of the water feature. This is indicated as an earth bank in the landscape plan and as a bridge in the cross-section on page 11 of the Landscape Rationale. Although SDCC do not normally fence off watercourses in Parkland, the proposed flat bar metal railing boundary treatment could continue beyond the site access to the site for a short stretch along the water feature where it interfaces with the public open space to create an access feature.*

CSR Responses to 7b:

Refer to drawings 21503-1-203 & 21503-1-105. The cross section has been amended and clarified to show this crossing as a culvert. The railings have been extended partly along the top edge of the ditch as an entrance feature.

*7(c) Detailed lighting proposals are required that comply with the recommendations of the Bat Eco Services Bat Assessment (2021) who has highlighted this element of the application as an important aspect in relation to local bat populations.*

CSR Responses to 7c:

Refer to drawings 21503-1-105. As 7a(v) above, this drawing shows an indicative lighting strategy for the site. Low bollard lighting will be provided on the site edges to be designed in accordance with BCT Lighting Guidelines 2018 to ensure the lighting scheme is sensitive to bats and other nocturnal wildlife.

*7(d) Detailed play proposals should include accessible play features. The following is requested:*

- (i) An accessible play feature - the proposed carousel could be replaced with an accessible carousel.*
- (ii) Tree trunks to be seasoned hardwood, logs to be branched and minimum 4m long*
- (iii) Large (1 tonne) boulders to be placed flat-side up to enable play*
- (iv) Engineered wood chip is the preferred safety surface for natural play areas.*

- (v) Details of play proposals to be agreed with Public Realm.*
- (vi) Details of all play equipment, and safety surface, along with specifications and proof that all equipment conforms to European Standards EN 1176-1-11 and EN 1177 Playground equipment and surfacing shall be submitted. It is noted that post installation certification by the Register of Play Inspectors International (RPII) will also be a requirement for all play areas.*


CSR Responses to 7d:

Refer to drawings 21503-1-105 & 21503-1-108

- (i) An accessible carousel is provided in the fenced play area
- (ii) 4m long seasoned hardwood log are now shown in natural play areas
- (iii) Large play boulders are now shown in natural play areas
- (iv) Engineered woodchip is now shown in natural play areas
- (v) We consider that the above meeting the requirements of SDCC however any additional detail or requirements from SDCC could be provided through the compliance process.
- (vi) This point is noted and is considered standard practice for the applicant. As with point (v) above this requirement could be provided through the compliance process.

We trust the above and enclosed package of drawings is satisfactory in relation to the points listed.

Yours sincerely



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Associate Director  
**CUNNANE STRATTON REYNOLDS**