



Landmark
Design & Consultancy Ltd

Ballinacagh, Prosperous, Naas, Co. Kildare
M: 086 851 9296
E: info@landmarkdesigns.ie

15th April 2022

Re: Planning Reference Number: SD21A/0246

Applicant: Beckett Developments Ltd

Address: Proposed 8 Unit development Palmyra, Whitechurch Road, Rathfarnham, Dublin 16.

To Whom it may Concern,

Please see the following page for our response to Item 6 and 7.

Should you have any queries, please do not hesitate to contact me.

I look forward to hearing from you.

Yours faithfully,



Gwen Tierney.

Landscape Architect.

6. The Planning Authority has concerns in regard to the usability of the private open space, in the form of rear gardens, and the lack of public open space. The site is sloping, and it is not clear from the application material whether the rear gardens would slope. Further detail is required in regard to this and to the usability of these spaces. The applicant is requested to submit proposed site sections and a proposed site plan with contours demonstrating the usability of the rear gardens. In regard to public open space the applicant is requested to submit a revised proposal demonstrating how the proposed development complies with the public open space requirements of the South Dublin County Development Plan 2016-2022 and to provide public open space for the proposed development. Dwellings should be revised accordingly and surveillance provided of such public open space.

Please see Terry & O'Flanagan Drawing Number: D1194-2-20 to D1194-2-24 for details of the existing and proposed levels site-wide.

7. The SDCC Public Realm Section has concerns in regard to the impact on existing trees and the lack of information in regard to landscape and SUDS. The applicant is requested to submit the following information:

(a) A fully detailed landscaping scheme for the proposed development. The applicant should provide a landscape rationale and a fully detailed landscape plan including Sections and Elevations and a full works specification that accords with the specifications and requirements of the Council's Public Realm Section.

The Arboricultural Drawings and documents, Landscape plan, Landscape Specification and Architect Sections and Elevations submitted by the applicant clearly indicate the extent and nature of existing landscape features, the proposed landscape design, boundary treatments, sections and elevations of the proposed development and its context within the receiving environment. Where possible existing trees and features are to be retained and protected. New areas of landscaping are designed and finished to a high standard including semi-mature tree and hedgerow planting and a suite of hard landscape treatments appropriate to the design and aesthetic of the proposed architecture.

(b) The impact of the proposed development on the existing trees contained within the development site is not acceptable to the Public Realm Section, and would contravene Council policy. The current proposal will have a negative impact on existing trees within the development site area. The proposed development will require the removal of 58 no. trees, three groups of trees and the part removal of two groups of trees. A response should be submitted including a revised layout to significantly reduce the impact of the proposed development on the existing mature trees, especially those trees located along the western boundary which are proposed to be removed.

There will be a loss of trees within the application site and as indicated in the Arboricultural Report there is an opportunity under the guidance and consent of the local authority to carry out new high quality tree planting elsewhere within the local area including several green open space areas in surrounding residential developments that would benefit from such planting thus helping to replace the canopy cover in the medium to long term.

(c) The Public Realm Section consider that the proposed development is contrary to Policy G5 -Sustainable Urban Drainage Systems and Objective G5 1 and G5 2 in the County Development Plan. The applicant should be requested to:

(1) Revisit the design and layout of the proposed development and demonstrate how the development will comply with these policies and objectives in a separate report.

(2) Submit revised plans and particulars addressing the above item and to include the following:

i. Significantly reduce the impacts of the development on existing green infrastructure especially the mature boundary trees within the proposed development site.

ii. Demonstrate how natural SUDS features can be incorporated into the design of the proposed development.

3) Submit green infrastructure proposals that will mitigate and compensate for the impact of the proposed development on this existing tree canopy. These proposals should include additional landscaping, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds, construction/bioretention tree pits etc.) and planting for carbon sequestration and pollination to support the local Bat population. Response should include revised layout and drawings.

Within the context of this infill site, landscaping (trees, hedgerows, shrub and grass) and permeable paving has been proposed to every available extent on the site layout plan. Any additional tree planting will affect the usability and amenity value of private open space.

(d) A comprehensive SUDS Management Plan should be submitted to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation. Additional natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits. In addition, the applicant should provide the following:

(1) Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.

(2) Street Trees shall be planted in public open space with suitable tree pits that incorporates SUDS features in accordance with SDCC Adamstown Street Design Guide, Section 6.3 Side Street Design.

(3) Tree pit incorporating SuDS features should include a deep cellular water storage/attenuation area below the surface which acts as a soak away allowing surface water to infiltrate into the ground.

Within the context of this infill site, existing street trees within the grass verge areas are proposed for retention and protection and as such are already reducing surface runoff within the immediate area.

End.