

8th June 2022

Planning Department  
South Dublin County Council  
Co. Dublin

**RE: Clonburris SDZ – Clonburris Phase 1A**  
**Register Reference SDZ21A/0022**  
**Applicant: Cairn Homes Properties Ltd**  
**Response to Request for Additional Information - Landscape**

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Dear Sir / Madam,

Please find following our response to the items of the recent request for additional information for the above planning application which are related to the discipline of landscape architecture, landscape design or related elements.

**RESPONSE TO ADDITIONAL INFORMATION REQUEST - LANDSCAPE**

**Item 3(v) Street Planting**

*The Planning Authority requires further information in relation to the provision of Street Planting. It is considered that the proposal for street planting do not meet the standards of the Planning Scheme and South Dublin County Council in terms of biodiversity, quantum, management and street trees.*

*- A revised proposal shall be consistent with Section 2.8.11 of the Scheme The Planning Authority considers that the design of the local streets/ homezones requires a multi disciplinary reconsideration in relation to the street trees and car parking to ensure a high quality urban design taking account of the following:*

*- The Parks report outlines that SDCC do not accept front garden trees or trees between driveways as street trees. Such trees cannot be taken in charge and maintained by the Council.*

*- Parks note that street tree planting has been proposed on private curtilage and partly within the public footpath. This solution remains very problematic. 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. The trees could be moved to the outside of the path shown on the drawing.*

*- Revised proposal shall provide street trees to be provided fully in Public Areas and to be an integral part of the street rather than in front gardens. The applicant is referred to the Clonburris SDZ Planning Scheme 2019, Clonburris SDZ Parks and Landscape Strategy and DMURS (2013) for guidance on street tree provision and appropriate design layouts for local streets and homezones.*

*- All Street Trees planted within the Public Realm shall have suitable tree pits that incorporates SuDS features.*

**Response:**

- Street tree planting is integral to the street environment (as per section 2.8.11 of the Planning Scheme and as envisaged in DMURS). Proposals have been updated to increase the number of street trees where feasible to do so, following multi-disciplinary review.
- The revised landscape drawings have shown trees that can potentially be taken in charge by SDCC.

- Footpaths have been widened along Streets 3, 5 and 7 that allow for a row of street trees within the footpath along one side of the street where allowable.
- Elsewhere within Local Streets the tree planting pits are between driveways, however, they are delineated from the private curtilage of the residential dwellings with a robust low steel railing above ground and appropriate root barriers below ground. This is to stop ingress of roots into private ownership areas.
- Street trees within homezones are proposed within the pedestrian zone and are thus within the public realm. Robust root protection barriers are also specified for these homezone tree pits.
- See Murray and Associates drawing 1738\_PL\_P\_01 for locations of proposed trees and the Landscape Design Report for further information on the tree pit design for both of these conditions.
- Full details of tree planting pits and SuDS connections will be issued for agreement prior to commencement of landscape or drainage works, whichever is soonest.
- Street trees are planted typically at 10-15m centres on all streets, which is consistent with, or exceeding the recommendations in Section 2.8.11 of the Planning Scheme which notes 14-20m centres. 328no. street trees are proposed, in approximately 2.6km of streetscape.
- In summary, the spatial demands based on residential densities, car and cycle parking, street lighting, services, etc. mean that it is not always possible to achieve on-street tree planting, but the proposals aim to address the practical concerns of taking in charge and balancing these with other spatial demands. Section 2.8.11 of the Planning Scheme does not prescribe absolute requirements, rather says that "Street trees should be planted in areas such as medians, verges and build outs." This does not appear to be an absolute requirement so we would submit that the proposal can be considered to be consistent with the spirit of the policy and provides very strong street tree coverage which will add to biodiversity and placemaking goals, and mitigate against noise and air pollution.

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- Street Trees to be planted at:

o Minimum 18-20m girth along local streets

o Minimum 16-18cm girth on intimate local roads, i.e. homezones.

**Response:**

18-20cm girth trees have been specified along Local Streets.

16-18 cm girth trees have been specified within intimate local roads / homezones

The design has been updated to address the following items of the RFI 8(v) in the left hand column in table below) and the response in the right column:

<p><i>Proposed trees, configured to lie within the Public Realm, have been provided along some streets according to the requirements of Clonburris SDZ Planning Scheme and DMURS (2019), however several local streets and homezones lack street trees, estimated as:</i></p>	<p><b>Proposed Trees in Revised Design Proposals:</b></p>
<p><i>(i) Street 1: Western Side, approx. 140m - no street trees</i></p>	<p>6no. street trees proposed, between front gardens delineated with fence for TIC.</p>
<p><i>(ii) Street 2 Homezone North-South approx. 70m - no street trees</i></p>	<p>7no. street trees proposed in homezone, in accordance with principle of slowing traffic and creating pedestrian friendly environment. 7no. further trees in green areas to the northern and southern ends of the street.</p>
<p><i>(iii) Street 3 approx. 80m - no street trees</i></p>	<p>4no. proposed on widened path. 2no. proposed between front gardens delineated with fence for TIC.</p>

<i>(iv) Street 4 Homezone North-South; approx. 90m - no street trees</i>	4no. street trees proposed in homezone. 4no. further trees in green areas to the northern and southern ends of the street.
<i>(v) Street 5 approx. 50m - no street trees; and a further 35m has no street trees on western side</i>	4no. proposed on widened path. 2no. proposed between front gardens delineated with fence for TIC.
<i>(vi) Street 6 Homezone North-South; approx. 60m - no street trees</i>	4no. street trees proposed in homezone. 4no. further trees in green areas to the northern and southern ends of the street.
<i>(vii) Street 7 North-south approx. 60m - no street trees</i>	4no. proposed on widened path. 3no. proposed between front gardens delineated with fence for TIC.
<i>(viii) Street 7 East-West approx. 310m has no street trees on northern side (local street and home zone)</i>	There are 20no. street trees on the northern side of Canal Road (east-west continuation of Street 7).
<i>(ix) Northernmost Street: No street trees for approx. 90m.</i>	This 90m gap has been reduced to c.45m. It should be noted that there are shrub and hedge plantations every 5-15m along this stretch, but trees are not feasible due to lighting and other spatial constraints.
<i>(x) Various Streets: street trees are provided at up to 8 perpendicular car parking spaces. The Clonburris SDZ requires street trees at least every 6 perpendicular car park spaces.</i>	There are two locations where there are 8no. parking spaces without a buildout or street tree as required by the SDZ. The first is adjacent to the Open Space with Detention Pond in the southeast of the site and there are trees immediately on either side and in the open space 2m to the south. The second is at the corner of the northernmost street, and this could not be altered for reasons of parking provision and spatial constraints.

## **Item 6 – SuDS**

### ***Item 6 (i)***

*There is a lack of SuDS (Sustainable Drainage System) shown for the proposed development. Although permeable paving in parking bays; limited swales, a filter drain; and two detention basins have been provided. Further natural SuDS measures are required to deliver a treatment train for improving water quality and utilising water to maximise amenity and biodiversity to comply with the Clonburris SDZ planning scheme. Water needs to be attenuated in more localised SuDS features.*

#### **Response:**

Where possible additional SuDS measures have been included throughout the site. These include green roofs on Apartment Block 1, additional planted swales, bioretention planting, wet areas within the detention basins and SuDS tree pits.

See Murray and Associates drawing 1738\_PL\_P\_00 for details of additional SuDS measures.

### ***Item no. 6 (ii)***

*Where detention basins have underground tanks, water should be directed to the detention basin to allow it to fill first with the 1 in 100 year storm allowing the underground tank to fill. Detention basins should have a low flow channel and a sloped face.*

**Response:**

The design of the detention basins are to the consulting engineer's (DBFL) specification. Further low/wet areas within the detention basins have been included on the landscape plans to facilitate drainage and provide an additional biodiverse habitat.

**Item no. 6 (iii)**

*There appears to be a conflict between the number of swales shown in the drainage proposals and those shown on the landscape drawings. SuDS proposals should be consistent and all SuDS features included in attenuation calculations.*

**Response:**

The revised landscape plans are coordinated and consistent with engineering drawings.

**Item no. 6 (iv)**

*Further localised SuDS measures shall create an above ground treatment train and include:*

*(a) bioretention tree pits, green roofs on apartment buildings, further swales, disconnected downpipes, rain gardens, channel rills, ponds, wetlands etc.*

*(b) Swales to be planted with native and pollinator perennial riparian wildflowers using local species. Full species lists for the SDZ can be found in Ecological Survey of Clonburris (FERS Ltd., 2018).*

*(c) Details on how the SuDS elements function.*

*(d) Drainage and Landscape proposals to be consistent regarding SuDS provision.*

*(f) Detention basins to have deeper areas that fill first before being directed underground. Detention basins should have a low flow channel and a sloped face. The base of detention ponds should not be flat, they should include some lower areas to ensure that some areas only remain mucky, and the vast majority of the base of the detention pond can dry out cleanly. Where detention basins have underground tanks, the water should be directed to the detention basin first, followed by the underground tank being allowed to fill for the 1 in 100 year storm.*

*(g) Paths in Public Open Spaces used to attenuate water to be a permeable solid surface rather than compacted gravel.*

**Response:**

a) Further localised SuDS measures have been included where appropriate within the proposed development. These include additional swales, areas of bioretention planting, SuDS tree pits and green roofs.

b) Swales will be planted with native and pollinator perennial riparian wildflowers using local species where possible. Species to be specified in conjunction with the project ecologist and in reference to those contained in the Ecological Survey of Clonburris (FERS Ltd., 2018).

c) details of SuDS measures in the scope of the landscape architect will be submitted for approval prior to commencement.

d) The revised landscape plans are coordinated and consistent with engineering drawings.

f) Design of detention basin operation is within the scope of the consulting engineers (DBFL). Additional low areas have been specified within the detention basins.

g) Small areas of compacted (self-binding gravel are specified within open spaces contained in detention basins. This has been accepted by SDCC Parks in discussion with Dermot Foley Landscape Architects, who are responsible for the detailing of the small open space south of Apt Block 1. Further justification is included in the response to Item 17(xxii)

*See Murray and Associates drawing 1738\_PL\_P\_00 for further information on SuDS measures*

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**Item no. 7 – Green Infrastructure**

**Item no. 7 (a)**

*Street tree provision is inadequate: there are large sections of streets without trees in the Public Realm. More effort is needed to create strong green infrastructure links throughout the development. This is best achieved through additional street trees and SuDS to create these connections.*

**Response:**

- Where possible street trees have been included along local streets and homezones within the public realm. The revised landscape drawings show proposed street tree locations, with the Landscape Design Report detailing the approach taken with regard to allowing the street trees to be within the public realm and thus taken-in-charge. Street trees on local streets will include SuDS tree pits connected to the stormwater drainage system.
- Additional SuDS measures have been included within the residential areas where possible. This includes areas of bioretention planting and planted swales.
- Detailed design of SuDS tree pits and street trees within the public realm will be submitted for approval prior to commencement.
- *See Murray and Associates drawing 1738\_PL\_P\_00 for proposed SuDS measures.*
- *See Murray and Associates drawings 1738\_PL\_P\_01-06 for proposed street tree planting.*

**Item no. 7 (b)**

*Greater efforts are required integrate, retain and enhance existing hedgerows into the local green space/infrastructure and local parks.*

**Response:**

- Due to the required layout of the street network, residential cells and the attenuation locations the majority of hedgerows and trees within the site are to be removed. However, opportunity exists along canal bank in the Canal Park to retain the vast majority of vegetation and trees, while also enhancing the quality of the existing strategic corridor in this location.
- Additional vegetation specified within the Canal Park consists of 1,400 sqm of new native woodland planting and the overall enhancement of the existing canal bank vegetation with an additional 625 sqm native woodland planting (20% of the existing area of vegetation within the redline). There is also a further 513 linear metres of native hedgerow planting within the Canal Park to compensate for the loss of 56 linear metres of existing hedgerow within this area.
- This is compliant with the Clonburris SDZ Parks & Landscape Strategy (Rev. G, 11-04-22) where all efforts have been made to retain the important vegetation in the Canal Corridor (pNHA), balanced with the recreational and other strategic open space aims of the SDZ Planning Scheme and Parks & Landscape Strategy.
- The existing vegetation to the bank along Fonthill Road will be retained.
- New native and biodiverse hedgerow planting is proposed on the Fonthill Road boundary and also along the western site boundary.
- *See Murray and Associates drawing 1738\_PL\_P\_01 for proposed tree and hedgerow planting measures.*

**Item no. 7 (c)**

*The submitted designs fail to maintain interconnectivity between the Grand Canal Corridor, urban streets, public parks and open spaces, and the Railway Corridor. The current proposal has not availed of the opportunity to build upon the existing green infrastructure links on this site, and thereby falls short in the delivery of a resilient development with a distinctive identity. Where green infrastructure links are not possible to retain, it is a key objective of the planning scheme to incorporate new biodiversity opportunities into the developments. While this is not a 'like-for-like' compensatory measure, benefits can be achieved by creating new and appropriate habitats and the inclusion of a variety of different SuDS measures, including green roofs.*

**Response:**

- The retention of the existing interconnectivity within the site and between the Grand Canal Corridor and Railway Corridor is not possible to achieve due to the required layout of the street network and residential areas as specified within the Clonburris SDZ planning document.
- However, the inclusion of tree planting on Local Streets and Homezones, additional SuDS measures such as swales, SuDS tree pits, permeable paving and bioretention planting areas within residential cells have been included on the revised landscape drawings. These measures contribute towards a connected green infrastructure network through the development and a Local Green Corridor as per the Clonburris SDZ Parks & Landscape Strategy. Additionally, the enhancement of the existing vegetation of the Canal Park with additional native woodland planting and hedgerow strongly bolsters this important strategic corridor.
- See Murray and Associates drawing 1738\_PL\_P\_00 for SuDS measures and 1738\_PL\_P\_01 for proposed tree and planting measures.

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## Item no. 8 Open Space Design

### **Item no. 8 (i) Grand Canal Park:**

*It is unclear from the plans whether the proposed native hedgerow would be sufficient to protect the existing native hedgerow from damage from users. Further measures (defensive planting; native hedging, chestnut paling) should be proposed where required in localised areas to prevent damage to existing vegetation by users of the Park and to prevent desire lines or paths forming through this sensitive area.*

**Response:**

Additional native hedge planting and chestnut paling boundary fencing has been included along the entire length of the existing vegetation along the Canal Park boundary. The proposed native hedging consists of a staggered double row of bare-root planting and will have a timber post and wire support system to stop potential access to the existing vegetation.

### **Item no. 8 (ii) Grand Canal Park:**

*The canal overflow stream is an important habitat for freshwater crayfish that enter and exit the canal through this channel. The prevention of disturbance to the existing sensitive habitat conditions is critical to maintaining the health of this population. The applicant is therefore requested to revise the landscape design for the interface area at the northern edge of the canal overflow stream, demonstrating how inadvertent disturbance of this sensitive habitat will be achieved.*

**Response:**

Access to the overflow stream has been removed in the revised plan. Any potential access is discouraged with the inclusion of a row of native hedging and chestnut paling fencing.

### **Item no. 8 (iii) Grand Canal Park:**

*The applicant is also requested to remove the suggested locations on site layout plans/ landscaping plans for two possible future secondary linkages to the canal towpath unless agreed in a finalised PLS. The proposal should retain the proposals for the crossing of the overflow channel at the existing Fonthill Road end and at a location to link with Omer Lock House. Any potential additional permeability can be considered post occupation of the area, as required.*

**Response:**

The two future access points/secondary linkages have been removed from the revised landscape plan, with the existing connection retained at the Fonthill Road end.

### **Item no. 8 (iv) Grand Canal Park:**

*The applicant is requested to provide details of the crossing point of the canal overflow and detail if any works are required.*

**Response:**

The existing crossing point is a simple agricultural bridge, with no safety measures.. This will need to be replaced with a new pedestrian/cycle bridge that will be compliant with the relevant safety and access requirements. Details of this will be provided for agreement prior to commencement of development.

**Item no. 8 (i) Local Park:**

*Requires appropriate boundary fencing, planting, a lockable vehicular access for maintenance and a separate entrance for pedestrians. A line of removable bollards is not an adequate entrance.*

**Response:**

Boundary fencing/railing in the Local Park is included in the revised landscape plans. This consists of a steel bar railing, 1.8m in height with matching gates. Finishes to be powder-coated black. A separate lockable maintenance vehicle entrance is provided on the northern side of the Local Park. Details of park boundaries, gates and entrances to be submitted for approval prior to commencement.

Planting has also been reduced and is mainly included where gradients are too steep for maintenance of grassed areas and at appropriate focal points within the park.

**Item no. 8 (i) All Public Open Space:**

*(i) Parks require a greater retention of existing trees and hedgerows within the pNHA, parks and public open space as required by the Clonburris SDZ Planning Scheme (2019) and Clonburris SDZ Parks and Landscape Strategy.*

**Response:**

*Removal within Canal Park:*

The proposed removal of trees and vegetation within the Canal Park is detailed on Murray and Associates drawing 1738\_PL\_P\_01. To note, the vast majority of existing trees within the Canal Park have been retained. There are 4no. individually surveyed trees along with approximately 900 sqm of wood thicket to be removed due to the construction of the park. These portions are contained within Wood Thicket 1, Wood Thicket 2 and Wood Thick 3 as designated within the Arborists Tree Constraints Plan. *(Please see updated Drawing: Clonburris Tree Impacts/Protection Plan EAST by Mr. Andy Worsnop, Arborist, The Tree File Ltd.)* The proposed removal of trees is justified by the creation of useable amenity spaces (play areas, open kickabout spaces, pathways) to accompany the new development.

Furthermore, additional vegetation specified within the Canal Park consists of 1,400 sqm of new native woodland planting and the overall enhancement of the existing canal bank vegetation with an additional 625 sqm native woodland planting (20% of the existing area of vegetation within the redline). There is also a further 513 linear metres of native hedgerow planting within the Canal Park to compensate for the loss of 56 linear metres of existing hedgerow within the Canal Park

*Removal within the Local Park and Small Open Space south of Apt Block 1*

The removal of vegetation, within these open spaces is necessitated by the requirement for below ground attenuation and above ground detention basins. The lowering of the existing ground level within these areas requires the removal of the trees and hedgerows. This is covered within the granted CIL application that includes these areas of attenuation.

*Further Hedgerow/Tree Removal within Residential Areas*

Due to the layout of residential cells, the street network as required in the SDZ document it is not possible to retain the existing hedgerow network.

*(ii) The use of compacted gravel is not suitable in Public Open Spaces use to attenuate water. We require paths to be a permeable solid surface.*

**Response:**

Small areas of compacted (self-binding gravel are specified within open spaces contained in detention basins. This has been accepted by SDCC Parks in discussion with Dermot Foley

Landscape Architects, who are responsible for the detailing of the small open space south of Apt Block 1. Further justification is included in the response to Item 17(xxii)

*(iii) Park Boundaries to have appropriate boundaries to a standard suitable for Public Realm, with entrances for vehicular access and separate entrances for pedestrians*

**Response:**

As per Item 8(i) the Local Park boundary will be a 1.8m steel bar railing with matching gates and separate maintenance vehicle/pedestrian entrances.

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**Item no. 11 Parks and Landscape +96Strategy and Biodiversity Management Plan**

*It is noted that the Parks and Landscape Strategy and the Biodiversity Management Plan at draft stage. As part of the response to the further information, the applicant is requested to review the final PLS and BMP and demonstrate compliance with each document.*

**Response:**

Within Appendix 1 a tabled response has been compiled that responds concisely to the relevant recommendations and requirements of each document

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**Item no. 17 Landscape Plan**

*The revised Landscape Plan should incorporate:*

*(i) Street trees that are in line with the requirements set out in the Clonburris Strategic Development Zone Planning Scheme (Clonburris SDZ) 2019 and the Design Manual for Roads and Streets (DMURS) 2019. Street tree provision to incorporate small scale SuDS features that enhance biodiversity, provide amenity, manage surface water volume while providing water quality treatment.*

*(ii) Details of street tree planting to be submitted to the Public Realm Section of SDCC for agreement. Urban tree pits to include SUDs measures.*

**Response:**

Proposed street trees are shown on drawing 1738\_PL\_P\_02, and on Landscape Site Plans (1738\_PL\_P\_04, 05 and 06. To note, trees within the local streets and homezones are not proposed to be planted within the curtilage/ownership boundary of dwelling units, thus allowing SDCC ownership over the street trees. Further information on the street tree proposals is also included within the Landscape Design Report.

Details of SuDS tree pits and connection to stormwater system are to Consulting Engineer's details. Details of tree pits will be submitted for agreement prior to commencement.

*(iii) Street trees Size at planting a minimum of 18 to 20-centimetre girth (cmg) within local streets and a minimum of 16 -18 cmg on intimate local streets (homezones) as per the requirements of the Clonburris SDZ Parks and Landscape Strategy. The developer shall submit cross section details of the tree pits and growing mediums. The tree pits shall include storm water attenuation.*

**Response:**

Street tree sizes have been amended to reflect the above sizes. Details of tree pits will be submitted for agreement prior to commencement.

*(iv) Retained, removed and compensatory hedgerow to be clearly identified on Landscape Plans.*

**Response:**

Details of hedgerows and tree to be retained, removed and compensatory measures are included on Drawing 1738\_PL\_P\_01. In general terms, hedgerows are retained along the Canal and along the Fonthill Road boundary. New native and biodiverse hedgerow planting is



proposed on the Fonthill Road boundary and also along the western site boundary, as well as extensive native and pollinator planting throughout the landscape spaces, connecting the canal with the proposed parks and landscape spaces to form a green infrastructure network.

*(v) Parkland/Open Space tree planting to include a range of semi-mature specimens that are a minimum of 20-25cmg and specimen ornamental trees to include trees that are 30-35 cmg.*

**Response:**

5% of Open Space Trees and 5% of Specimen Ornamental Trees comply with the above suggested specifications. See Drawing 1738\_PL\_P\_01 for tree schedule.

*(vi) Details of all natural SuDS features including further swales, rain gardens, bioretention tree pits, channel rills, filter strips, ponds, detention basins with lower areas allowed to fill first (low flow channels), wetlands etc*

**Response:**

Revised SuDS locations on M&A Drawing 1738\_PL\_P\_00. Details to be issued by Engineers prior to commencement.

*(vii) Landscape masterplan/planting plan to clearly delineate street lighting to ensure street tree proposals are realistic. If this is not currently the case, proposals to be revised to ensure street tree delivery.*

**Response:**

Lighting column locations are shown on all relevant landscape drawings. Street trees have been located to create structure and order in the streetscape and 5m clearance zones are maintained around all light columns to ensure that they will not be impacted by tree crowns in future.

*(viii) Tree and hedgerow protection measures: show extent and position of tree and hedgerow protection fences including protection of all vegetation within the 30m pNHA buffer zone.*

**Response:**

Please see updated Drawing: Clonburris Tree Impacts/Protection Plan EAST by Mr. Andy Worsnop, Arborist, The Tree File Ltd.

*(ix) Tree Impact Plan: an updated tree impact plan is required reflect the latest landscape and tree retention proposals, maximising tree and hedgerow within parks and open spaces, particularly the pNHA.*

**Response:**

Please see updated Drawing: Clonburris Tree Impacts/Protection Plan EAST by Mr. Andy Worsnop, Arborist, The Tree File Ltd.

*(x) Implementation timetables*

**Response:**

Implementation of all planting is projected to be within the first planting season (October – March) post practical completion.

*(xi) Grassed areas and slopes need to provide for safe grass cutting (generally 1 in 8 slope, max 1 in 6) with ride on lawn mowers or tractor with a 16 foot mower pulled behind.*

**Response:**

Gradients within the detention basins of the Local Park and the open space south of Apartment Block 1 are necessarily steeper than 1:6 in some areas due to the location of the below ground attenuation which the detention basin is associated with. These banks are proposed to be planted with low maintenance groundcover. Elsewhere all gradients are above 1:8.

*(xii) Detailed proposals for the future maintenance/management of all landscaped areas.*

**Response:**

Specifications for maintenance operations are given within the accompanying Murray and Associates document 'OUTLINE LANDSCAPE & MAINTENANCE SPECIFICATIONS'

*(xiii) Lockable (preferably automated) vehicular access to local parks and that maintenance vehicular access is possible where required throughout the park area.*

**Response:**

Separate vehicular maintenance access is proposed to both open space areas. Typical details are included in this application (as agreed between SDCC Parks Department and Dermot Foley Landscape Architects as part of the granted CIL application)

*(xiv) Full entrance details for pedestrians and cyclists that minimise the need for removable bollards, a line of removable bollards is not an adequate entrance. Where removable bollards are proposed we recommend an extra socket be provided for temporary displacement.*

**Response:**

The Local Park is enclosed with a proposed 1.8 metre high steel bar railing. Entrance gates will match with the proposed railing. It is proposed that details of gates and railing will be issued prior to commencement for agreement with SDCC.

*(xv) Northwest Local Park boundary to have railing suitable to public realm, i.e. a low wall with heavy duty round bar, minimum 16mm diameter galvanised and powder coated matt black metal railing, 1.8m high, suitable for public realm.*

**Response:**

A 1.8m high railing, with 16mm vertical round bar and powder-coated black is shown on relevant landscape drawings

*(xvi) Boundary details and planting to be to taking in charge standard and to be agreed with SDCC Public Realm.*

**Response:**

Boundary details and planting will be to a taking in charge standard. Details of both will be issued for agreement prior to commencement.

*(xvii) Commit to ensuring further measures (defensive planting; native hedging, chestnut paling) are implemented to protect existing vegetation within the pNHA, i.e. at the interface between wilder area of Canal Park and parkland.*

**Response:**

Additional native hedging (with associated timber post and wire support fencing) and chestnut paling fencing is included within the Canal Park. This addition adds a line of defence between the parkland areas and the existing canal bank vegetation. Additionally, should opportunities present during detailed design development or later stages of the project to retain vegetation that may be indicated for removal on current drawings through changes to landscape layouts or similar in the areas within the pNHA, our client is more than willing to commit to ensuring that these opportunities are taken and additional vegetation protected, subject to consultation and agreement with South Dublin Co. Council Parks Dept at the appropriate time.

*(xviii) All areas proposed for taking in charge shall be to a taking in charge standard that ensures ease of maintenance including ease of access. Soft landscape areas intended for taking in charge should predominantly consist of grass, hedges, trees, woodland planting, meadowland or bulb planted areas using predominantly native and/or pollinator friendly species and comply with the requirements of the Clonburris SDZ Biodiversity Management Plan. Trees to be grouped appropriately to enable access to meadowlands for cutting.*

**Response:**

Planting proposals within the revised landscape plan have taken the above into consideration.

*(a) avoid use of ornamental ground cover or ground cover or treatments that need intensive maintenance or herbicide use e.g. For ornamental planting proposed within the Local Park on Drawing No. 1738\_PL\_P\_06 Landscape Site Plan 03 is not suitable for taking in charge.*

*(b) extensive areas of herbaceous perennial ground cover should also be avoided.*

*(c) minimise the use of shrubs that require regular maintenance*

**Response:**

Planting within the Local Park has been reduced in area and further proposals have been included in line with the suggested planting as outlined in Point (xviii). Areas where a bank with a gradient of over 1:6 occurs are proposed to have low maintenance groundcover planting.

*(d) the exception to the planting criteria above are the planted swales required for SuDS where riparian planting is required. Swales to be planted with wildflowers.*

**Response:**

Proposed swales are to be planted with appropriate riparian planting. Areas of native wildflower mixes are also included within the swales at appropriate locations. See Murray and Associates drawing 1738\_PL\_P\_00 for further information.

*(xix) Open space shrub planting within Canal Park to be native and include pollinator friendly species. Suitable species include hazel *Corylus avellana*, wild privet *Ligustrum vulgare*, guelder rose *Viburnum opulus* and yew *Taxus baccata*.*

**Response:**

Shrub planting within the Canal Park has been amended to include predominantly native species, with the addition of pollinator-friendly planting as outlined in the All-Ireland pollinator plan and the SDZ Biodiversity Management Plan.

*(xx) Native species should be used for formal hedging proposed within Clonburris SDZ e.g. residential. Suitable species include hazel (*Corylus avellana*), wild privet (*Ligustrum vulgare*), guelder rose (*Viburnum opulus*) and yew (*Taxus baccata*). *P lusitanica* is not considered appropriate.*

**Response:**

Native species have been proposed for the residential boundary hedging, with a mix containing a minimum of 50% Wild Privet (*Ligustrum vulgare*) and Holly (*Ilex aquifolium*), with the remaining 50% a mix of native structural shrubs as per the list of suitable species in the RFI above, i.e. hazel (*Corylus avellana*), guelder rose (*Viburnum opulus*) and yew (*Taxus baccata*). Portuguese Laurel (*Prunus lusitanica*) has been removed from all hedgerows.

*(xxi) Woodland planting should use the Miyawaki technique (3-5/m<sup>2</sup>) in order to establish quickly and reduce maintenance costs. This will require an establishment period and maintenance of 5 years for newly planted woodland areas prior to taking in charge.*

**Response:**

The Miyawaki technique is noted in the landscape specification and also within the drawings. It is suggested that the 5-year establishment and maintenance period will apply solely to areas of new woodland planting.

*(xxii) Paths to be a permeable solid surface. Extensive use of gravel should be avoided as, at present, it increases maintenance requirements and the potential use of herbicides, alternative surfaces are preferred unless the areas will be heavily trafficked. Loose or bound gravel should be judiciously used.*

**Response:**

Small amounts of compacted gravel have been included within the open spaces. These are within both detention basins and at 3no. seating points within the Canal Park. The ethos behind this is that having only a solid surface throughout the open spaces would not be in character with the existing natural feeling present throughout the Canal Park and the wider landscaped open spaces.

Correctly installed, compacted gravel is not a loose gravel, but rather has a tightly compacted buildup with the just the surface layer being unbound. This gives a more natural surfacing and a softer feeling, while still being a robust material that requires little maintenance.

*(xxiii) All playspace surfacing to be engineered woodchip surfacing. (xxiv) Any sand play areas to be enclosed with fencing.*

**Response:**

Engineered woodchip surfacing has been included where appropriate. On play spaces within the detention basin of the Local Park, a grass matting has been proposed, as play bark would not be appropriate in areas where potential water may be present, even for short periods of time.

*(xxv) Details of all play items and natural play features to be provided and agreed with SDCC Public Realm Section.*

**Response:**

Details of play items and natural play features will be submitted to SDCC for approval following grant of planning (if granted) and will be in accordance with the relevant safety standards and SDCC play requirements.

*(xxvi) The relevant requirements of the Clonburr Parks and Landscape Strategy.*

**Response:**

Please see Appendix 1 for a full breakdown of all relevant requirements of the Clonburr Parks and Landscape Strategy.

We trust that the foregoing adequately responds to the items raised in the request for additional information, insofar as they relate to landscape design. Please refer to JSA Planning Consultants' submission and other submissions for details of the other items of additional information.

Yours sincerely,



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Mark Boyle, Director  
For & on behalf of Murray & Associates

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