

CS

CUNNANE STRATTON REYNOLDS

Ref: 21578/220901/D01/RF

Senior Administrative Officer,
Planning Department,
South Dublin County Council,
Land Use, Planning & Transportation Department
County Hall,
Tallaght,
Co. Dublin.

13 September 2022

Dear Sir / Madam

RE: Planning Ref SD21A/0327- Site at Gordon Park, Old Naas Road, Kingswood, Dublin 22

**Final Grant Order No: 0818
Compliance with Planning Conditions**

Please find below and attached design responses to landscape design related conditions raised in the above Planning Grant.

Condition 5 (page 4): Habitat Enhancement

Provision of holes in walls and fences at ground level to facilitate a 'hedgehog highway' through the site;

**- Provide details of these features to new occupants;
Provide 5+ bat boxes through the site to provide future roosting opportunities such as on:**

- Eaves of taller buildings
- Mature trees being retained

All under the supervision of a qualified ecologist.

REASON: In the interest of proper planning and sustainable development of the area

Response

Please see attached revised Drawing No. 2158-2-104 Boundary Treatment Rev G which provides indicative locations of the above habitat enhancements through the site. The final location and numbers of the bat/bird boxes and hedgehog access points will be determined on site by the ecological clerk of works in accordance with the CEMP.

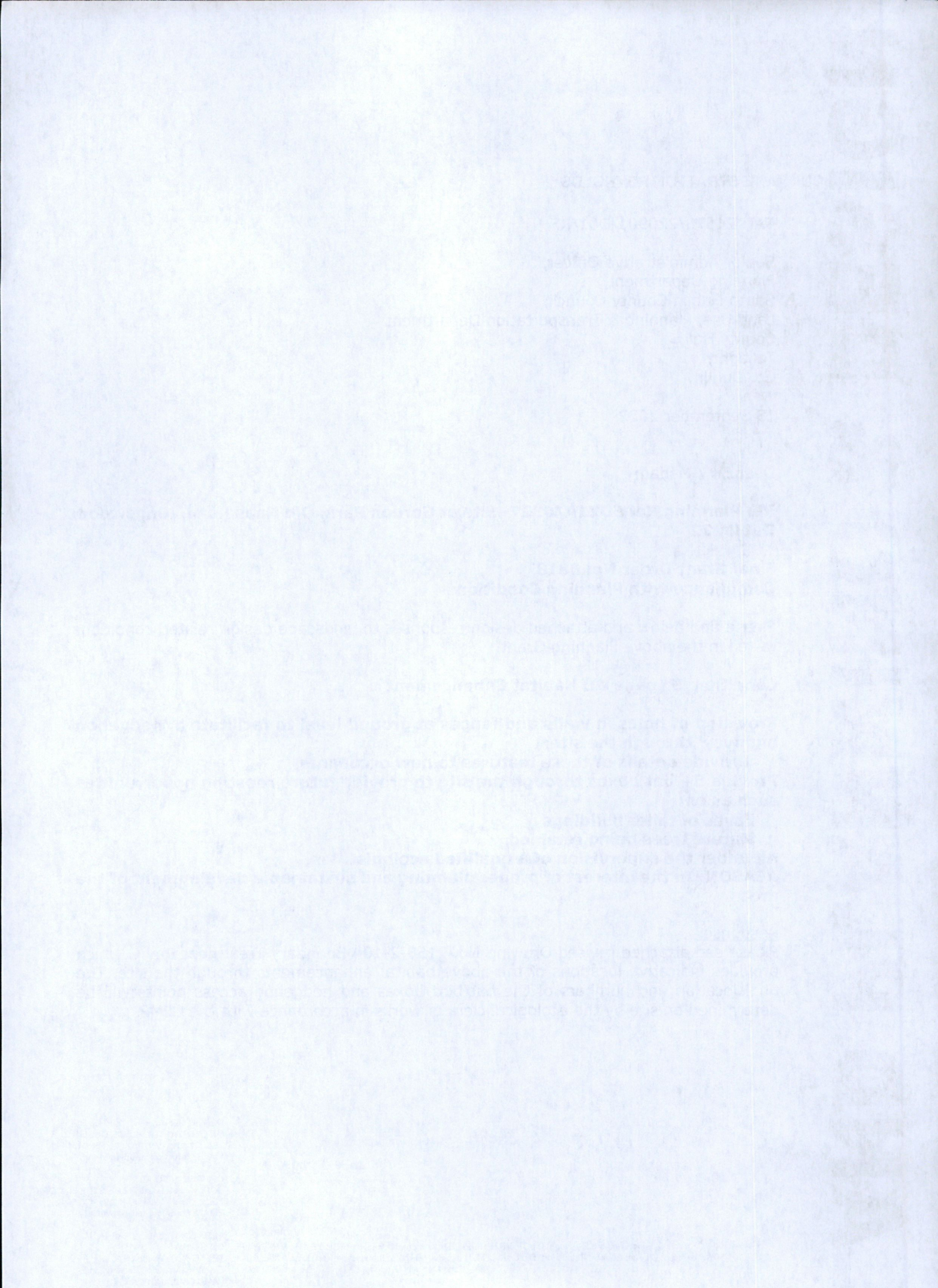
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Condition 6 (page 4): Street Lighting

Public Lighting and Landscaping Plan

a) Prior to the commencement of development, the applicant shall agree in writing an integrated public lighting scheme and Landscape Plan with the Planning Authority. Once agreed, the scheme shall be constructed/installed to taking in charge standards at the expense of the developer and to the satisfaction of South Dublin County Council Lighting Department, after consultation as necessary with the SDCC Heritage Officer and SDCC Public Realm Department.

b) The Public Lighting scheme and Landscaping Plan shall be integrated and agreed with the Planning Authority.

c) The site shall be landscaped in accordance with a comprehensive landscape plan, details of which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. This scheme shall include the following:

A. A Landscape Masterplan to scale of not less than 1 : 5 00 showing -

i. The species, variety, number, size and locations of all proposed planting

ii: Details of Hard landscape works, specifying surface material and furniture

iii. Details of natural SuDs features

iv. Details of proposed play provision

v. Detailed Sections and Elevations

B. Specifications for mounding, levelling, cultivation and other operation associated with plant and grass establishment

C. A timescale for implementation

D. Areas to be taken in Charge

(d) The applicant shall submit a letter from their consulting ecologist confirming that the detail

of measures described under 'Mitigation Measure 4: Night-Time Lighting' in the Ecological

Impact Assessment has been adhered to in the final Public Lighting Plan.

REASON: In the interests of public safety, biodiversity, residential amenity and visual amenity

Response

The lighting scheme has been revised and integrated into the attached revised Drawing No. 21578-2-101 Rev J – Landscape Masterplan, 2158-2-105 Tree Taken in Charge Rev B and 21578-2-103 Rev E landscape and services, 21578-2-107 Rev A Detail Communal Tree Garden and SUDs Tree Plot Rev A and 21578-2-700 Planting Details. The suite of landscape plans and report which accompanied the original application previously provided the above information listed in 6c)A to D. The landscape package has been updated, where necessary, to reflect changes to the layout after taking onboard the relevant compliance conditions and omission of the duplex, with all revised landscape plans and report found

Condition 7 (page 4): Bird and Bat boxes

Prior to the occupation of the buildings a scheme to provide bird boxes and bat boxes/tubes on the site shall be submitted to and approved in writing by the Planning Authority. The agreed scheme shall be implemented before the buildings are occupied and thereafter maintained.

REASON: To encourage wildlife on the site.

Response

As with condition no. 5 above the proposed habitat housing are illustrated on the attached Drawing no, 2158-2-104 Boundary Treatment Rev F. The final suitable locations and type of each habitat housing selected are to be determined on site by the ecological clerk of works.

Condition 8 (page 4-5): Ecology - Mitigation Measures.

The following mitigation measures shall be implemented:

(b) Native planting shall be used throughout the scheme where removed vegetation is being replaced, as per the recommendations on p 15 of the Bat Survey Report.

REASON: in the interest of biodiversity and to facilitate bats.

Response

The proposed planting will include amongst it a mix of native planting in the form of shrub and tree species which will compensate for any loss of existing trees and hedgerow cover. The proposed planting is illustrated on the attached Drawing No. 21578-2-101 Rev J – Landscape Masterplan.

Condition 9 (page 5-8): Implementation of Revised Landscape Masterplan

9.1 The landscaping scheme shown on the submitted Landscape Masterplan Dwg No. 21578-2- 101 (and associated detailed plans and submitted Landscape Design Statement prepared by Cunnane Stratton Reynolds) shall be implemented in full, within the first planting season following completion of the development, in addition:

a) All hard and soft landscape works shall be completed in full accordance with the approved Landscape Masterplan Dwg No. 21578-2-101.

b) All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post- planting maintenance works shall be carried out in accordance with the requirements of BS 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).

c) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS

5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'.

d) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted

REASON: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, in accordance with the policies and objectives contained within Section 8.3.0 Public Open Space Hierarchy and Landscape Setting of the CDP 2016-2022

Response

The proposed planting will be carried out by an approved landscape contractor in accordance with the attached updated Drawing No. 21578-2-101 Rev J – Landscape Masterplan and Soft Works Landscape Works Specification attached.

9.2. Retention of Landscape Architect

i) Prior to the commencement of any permitted development, the developer shall appoint and retain the services of a qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant, throughout the life of the construction works and shall notify the planning authority of that appointment in writing prior to commencement.

ii) A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the planning authority in accordance with the permitted landscape proposals.

iii) Installation of attenuation tree pits shall be supervised by the project landscape architect. CONDITION

REASON: In the interests of residential and visual amenity and to ensure full and verifiable implementation of the approved landscape design

Response

CSR are appointed as project landscape architect to detail and supervise the landscape works as per the approved landscape masterplan, including that of the attenuation tree pits. A Practical Completion Certificate will be issued on satisfactory completion of the works as per the approved landscape masterplan.

9.3. Landscape Management and Maintenance

PRIOR TO COMMENCEMENT OF DEVELOPMENT a Landscape and SUDS Management Plan which includes long term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned, domestic gardens) shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved Landscape and SUDS Management Plan. CONDITION

REASON: To provide for the satisfactory future maintenance of this development in the interest of visual amenity.

Response

The attached Soft Works Landscape Specification Report outlines details of how the proposed landscape across the site including landscaped SUDS features are to be established and managed. Details on the monitoring and maintenance for the proposed SUDS devices can be found within the submitted engineers' drawings as part of the planning application

9.6. Arboricultural Method Statement

The applicant shall submit a detailed Arboricultural Method Statement (AMS). The AMS shall include justification and mitigation for any tree removal proposed and details of how trees will be protected at all stages of the development. Recommendations for tree surgery works and details of any tree surgery works necessary will be required as will the method and location of tree protection measures, the phasing of protection methods where demolition or construction activities are essential within root protection areas and design solutions for all problems encountered that could adversely impact trees (e.g. hand digging or thrust-boring trenches, porous hard surfaces, use of geotextiles, location of site compounds, office, parking, site access, storage etc.). All works shall be carried out in accordance with the agreed AMS. **CONDITION REASON:** To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016-2022.

Response

Detailed information on the proposed trees and hedgerow to be removed or retained within the site along with any proposed tree surgery works (to BS3998:2010) and protective measures to be implemented around the retained trees will be provided pre-construction by Griffin Landscape Architecture as the appointed project arborist and for approval by SDCC.

9.7. Tree and Hedgerow Protection Measures

Prior to the commencement of construction works on site, the applicant shall submit a tree protection plan for the approval of the Public Realm Section. Tree protection measures shall be shown on a layout plan accompanied by descriptive text and shall include:

- a) The location of the trees to be retained and their root protection areas and canopy spreads (as defined in BS 5837: 2012 Trees in relation to design, demolition and construction);
- b) The position and construction of protective fencing around the retained trees (to be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction).
- c) The extent and type of ground protection, and any additional measures required to safeguard vulnerable trees and their root protection areas.
- d) An arboricultural impact assessment which evaluates the direct and indirect impacts of the proposed development on the trees to be retained and proposed mitigation.
- e) An arboricultural method statement to demonstrate that operations can be carried out with minimal risk of adverse impact on trees to be retained.
- f) A method statement for any works proposed within the root protection areas of the trees shown to be retained.
- e) A meeting with the Project Landscape Architect, Site Foremen, the appointed Arborist and a Parks Superintendent from the Public Realm Section shall take place on-site to inspect that:
 - i. all tree pruning & tree felling has been carried out appropriately and
 - ii. that the protective fencing has been erected prior as per the submitted Tree Protection Plan This fencing is to remain in place for the duration of the project.

The approved tree protection measures shall be retained in situ until the development has been completed. **CONDITION**

REASON: In order to ensure adequate protection for the trees and hedges on the site during the construction of development, and in the interests of the visual amenity of the area.

Response

a-d) As stated above in 9.6 detailed information on the proposed tree works methodology and location of the site's tree protection fencing will be provided pre-construction by Griffin Landscape Architecture as the appointed project arborist and for approval by SDCC.

e) CSR landscape architects will attend a meeting on site at an agreed time and date with the Site Foremen, the appointed Arborist and a Parks Superintendent from the Public Realm Section to review the tree works to be carried out and installed tree protection fencing.

9.8 Tree Bond and Arboricultural Agreement

Prior to the commencement of any permitted development or any related construction activity or tree felling on the site, the applicant shall lodge a Tree and Hedgerow Bond to the value of €98,778.24 with the Planning Authority. This is to ensure the protection of trees on and immediately adjacent to the site to make good any damage caused during the construction period.

The bond lodgement shall be coupled with an Arboricultural Agreement, with the developer, empowering the planning authority to apply such security, or part thereof, to the satisfactory protection of any tree/hedgerow or trees/hedgerows on or immediately adjoining the site, or the appropriate and reasonable replacement of any such trees/hedgerows which die, are removed or become seriously damaged or diseased within a period of three years from the substantial completion of the development. Any replacement planting shall use large semi-mature tree size(s) and species or similar as may be stipulated by the planning authority.

An Arboricultural Assessment Report and Certificate is to be signed off by a qualified Arborist after the period of 3 years of completion of the works. Any remedial tree surgery, tree felling works recommended in that Report and Certificate shall be undertaken by the developer, under the supervision of the Arborist. The bond will only be refunded upon receipt by SDCC Public Realm Section of a satisfactory post-construction arboricultural assessment, carried out by a qualified arborist and provided that the hedges/trees proposed for retention are alive, in good condition with a useful life expectancy. **CONDITION**

REASON: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016-2022.

Response

The developer have appointed Griffin Landscape Architecture as the qualified arborist to ensure that the site's retained trees and hedgerows and any neighboring trees are protected during the construction works and within 3-year period post completion of the works to ensure their longevity. If it is necessary to replace any trees during this time, they will be of a large semi mature size of the same or similar species as agreed with the council. Any remedial tree works during the same time will only be carried out under supervision by the appointed arborist. When the 3-year period is completed the appointed arborist will submit an Arboricultural Assessment Report and Certificate to the council for approval with SDCC Public Realm Services.

9.9 Play

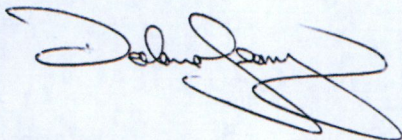
Details of play proposals to be agreed with Public Realm. Play proposals should include accessible play features. All play equipment should be of predominantly natural materials with unstructured play included in the proposed design. Details of all play equipment, and safety surface, along with specifications and proof that all equipment conforms to European Standards EN 1176-1-11 and EN 1177 Playground equipment and surfacing shall be submitted prior to the commencement of development. Post installation certification by the Royal Society for the Prevention of Accidents will also be a requirement. An Indicative Play Map showing types of play and age groups catered for shall also be submitted. CONDITON

REASON: in the interest of ensuring safe, quality play provision and the proper, sustainable development in compliance with best practice guidance.

Response

Please see attached revised Drawing No. 21578-2-102 Rev E – Play Area Details which indicate the proposed indicative playground plan and design intent. Final details on materials used through the playground and their specifications together with the post installation safety certificates will be provided to the SDCC from the appointed specialist design and build playground contractor.

Yours sincerely



Declan O'Leary
Director

CUNNANE STRATTON REYNOLDS

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