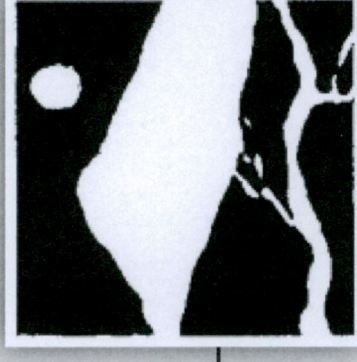


Clonburris SDZ,
Dublin 22

Ronan Mac Diarmada & Associates

Landscape Architects & Consultants



ADDITIONAL INFORMATION RESPONSE

November 2022



Additional Information Request Index

Item 1

1(b)(c)

In relation to the eastern part of the site, the following should be revised or detailed:

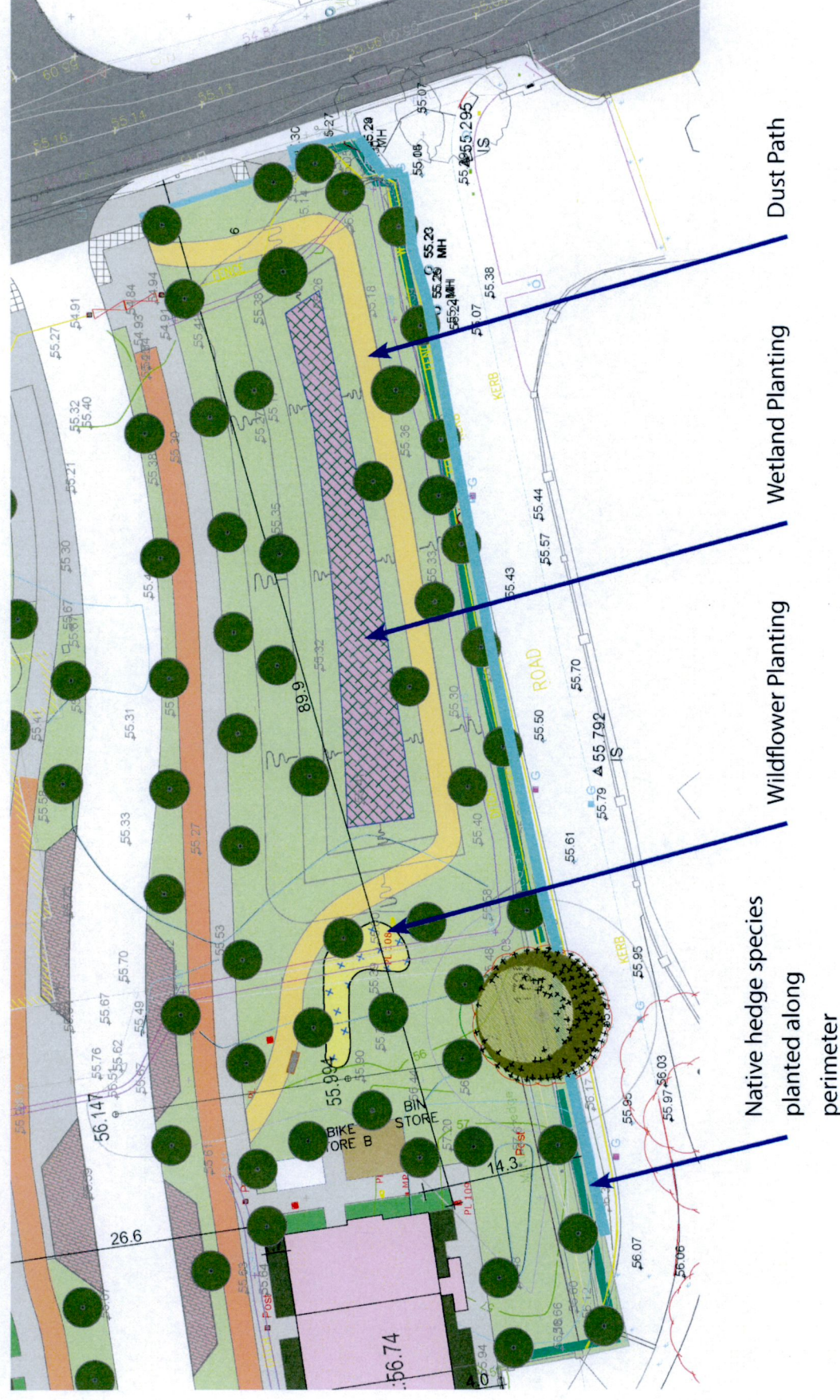
Overall revised landscape design for this area, including the incorporation of the permitted attenuation pond.

Response:

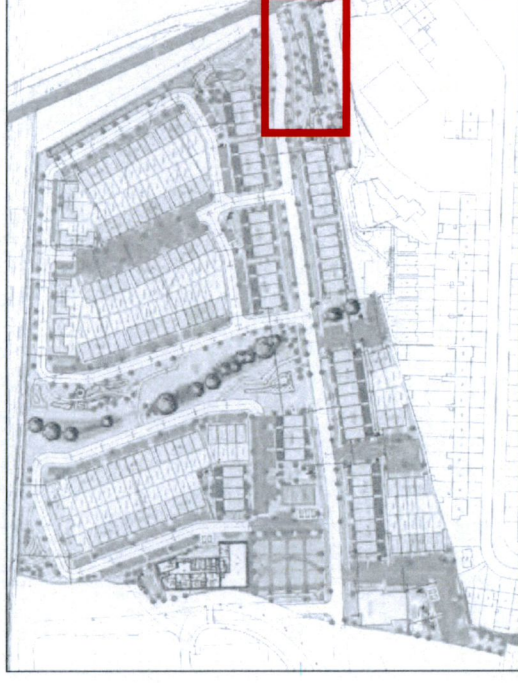
The area to the attenuation pond has been designed to allow a usable space, dust paths will allow for circulation in the space. Wildflower & Wetland planting have been accommodated to provide biodiversity to the space.

Suitable tree planting and vegetation has been picked to further enhance the area

Attenuation Pond Plan



Location Plan



Item 3

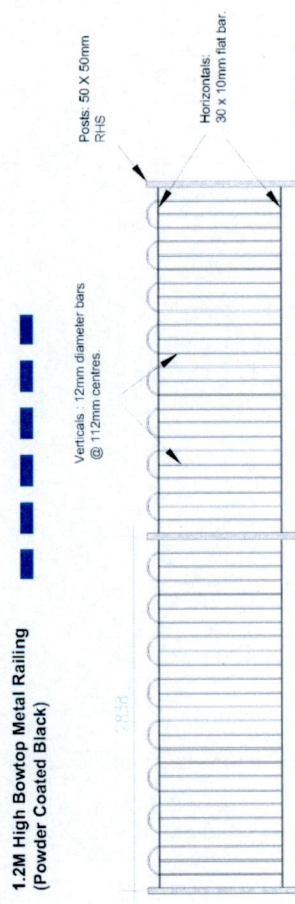
3(C)

Further detail and a revised design for communal open space should be submitted. This include revised boundary treatment, consideration of sunlight access and how it will tie in with potential development to the west.

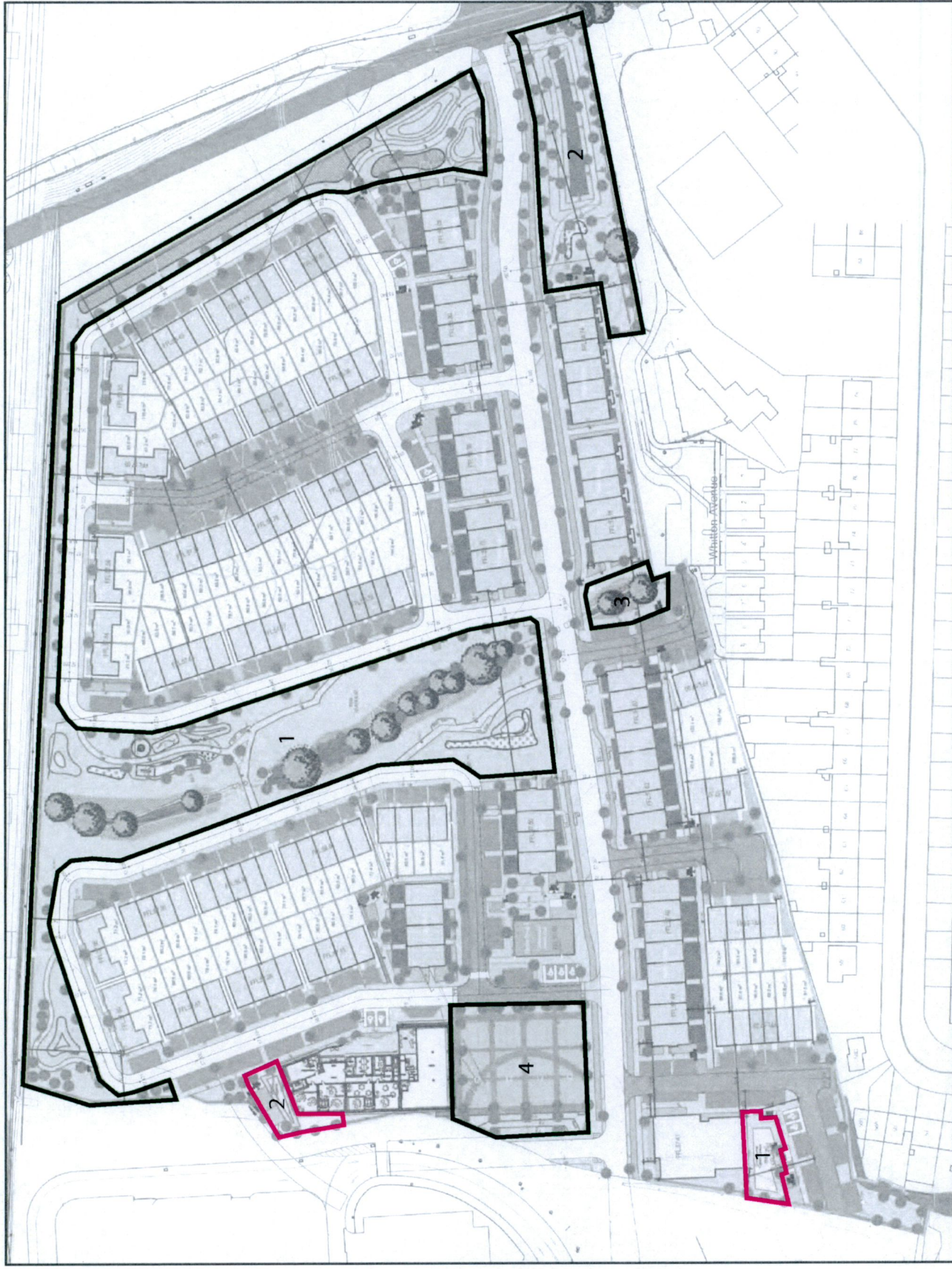
Response:

Please refer to Dwg 01. Landscape Plan for more information on Communal open space treatment.
A 1.2m railing will be implemented along the boundary of the communal open space.

Communal Open Space Railing



Open & Communal Open Space Plan



Communal Open Space

- Area 1: 356.9 m²
- Area 2: 246.7 m²

Public Open Space

- Area 1: 10,674.9 m²
- Area 2: 2,238.4m²
- Area 3: 415.6m²
- Area 4: 1,898.1m²

Item 4

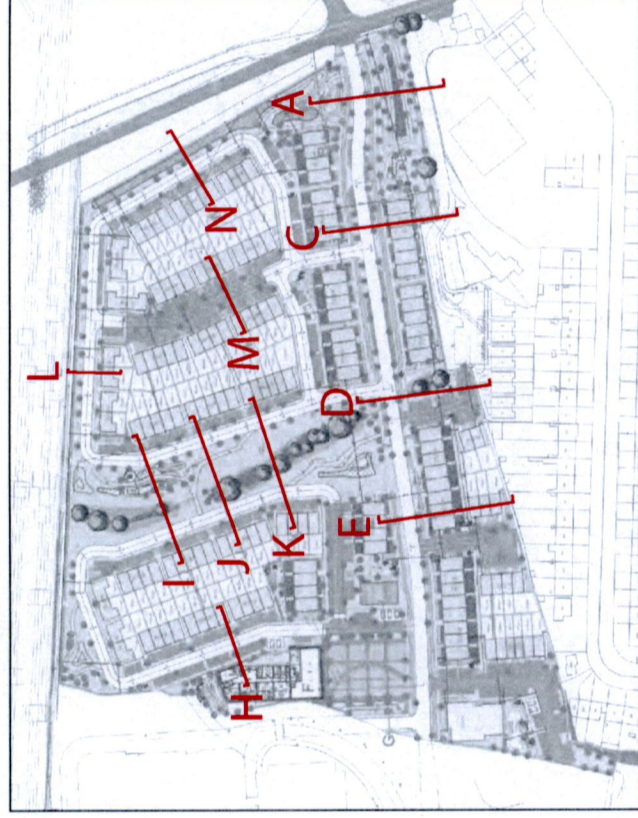
4(g)

A revised layout not less than 1:200 scale showing the cross sections of the roads confirming the layouts as described in the SDZ planning scheme within the development.

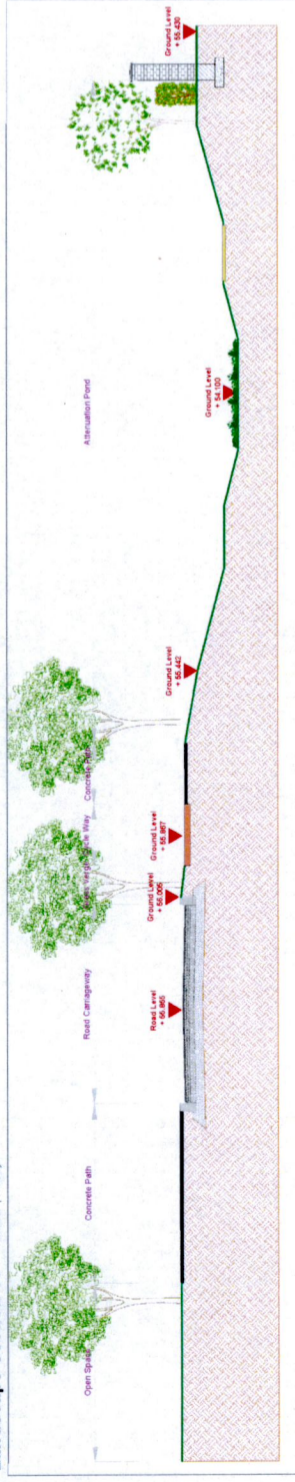
Response:

Please refer to Dwg 01 Landscape Plan for road treatment and Dwgs. 03 i-iii Sections for more details on road treatment. Sections are set to 1:100 scale.

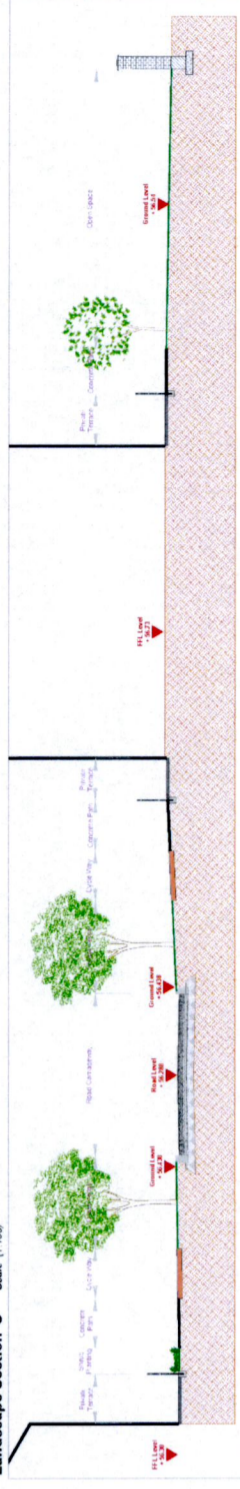
Section Plan



Landscape Section A Scale (1:100)



Landscape Section C Scale (1:100)



Landscape Section D Scale (1:100)



Landscape Section E Scale (1:100)

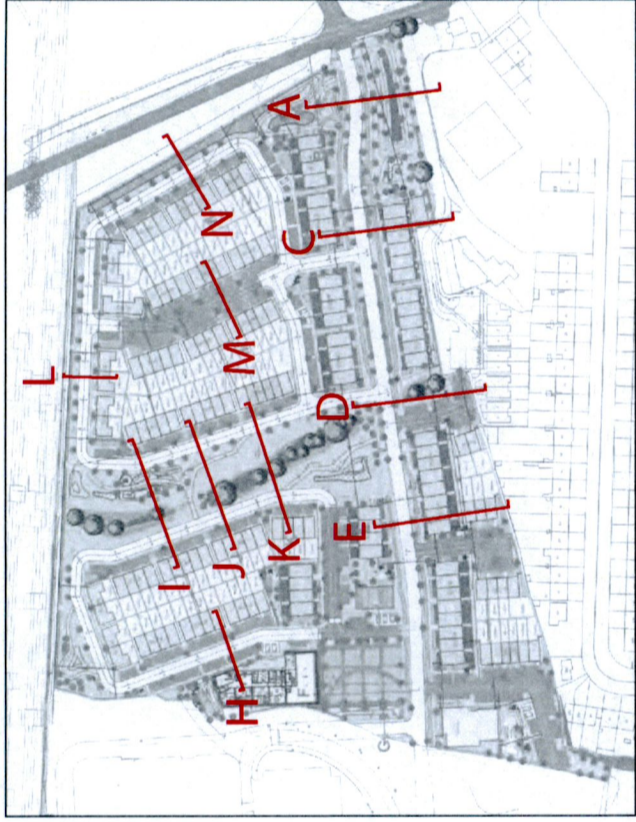


Item 4

4(g)

A revised layout not less than 1:200 scale showing the cross sections of the roads confirming the layouts as described in the SDZ planning scheme within the development.

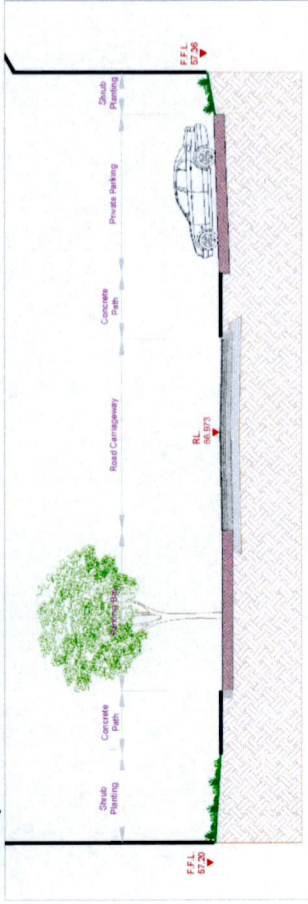
Section Plan



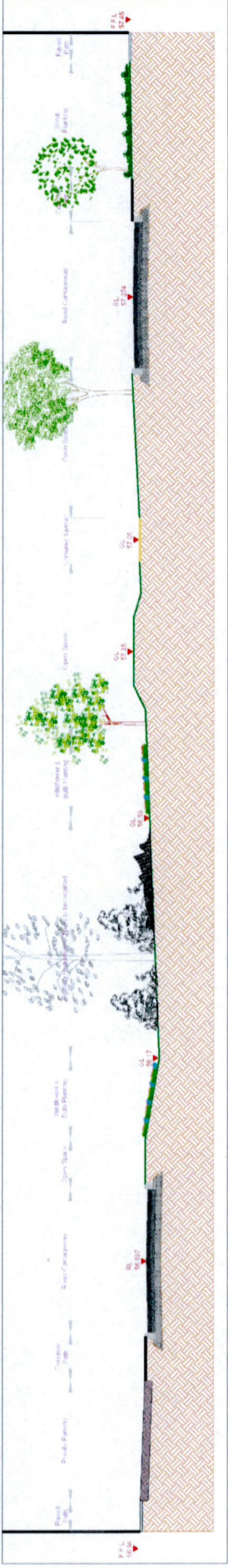
Response:

Please refer to Dwg 01 Landscape Plan for road treatment and Dwgs. 03 i-iii Sections for more details on road treatment. Sections are set to 1:100 scale.

Landscape Section H Scale (1:100)



Landscape Section I Scale (1:100)



Landscape Section J Scale (1:100)



Landscape Section K Scale (1:100)



Item 4

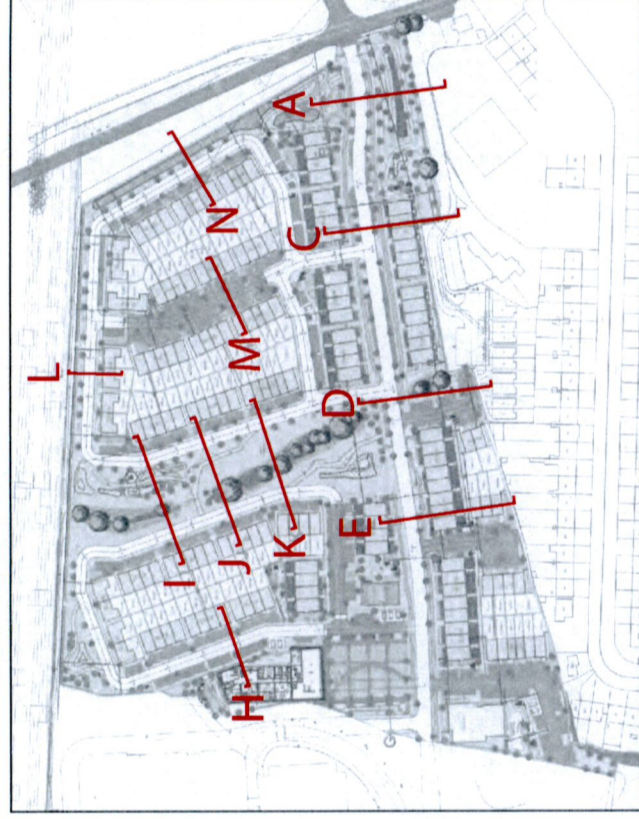
4(g)

A revised layout not less than 1:200 scale showing the cross sections of the roads confirming the layouts as described in the SDZ planning scheme within the development.

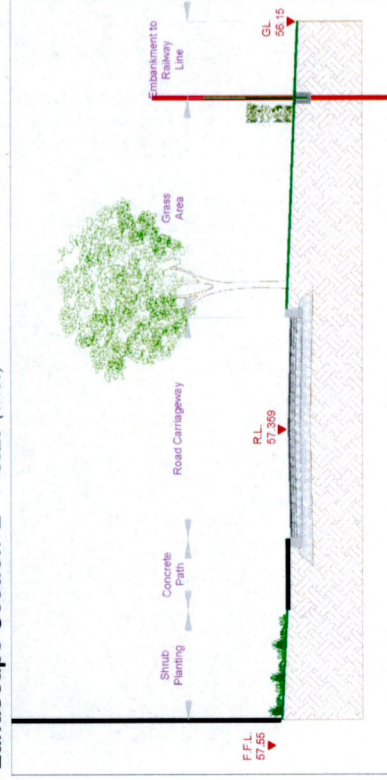
Response:

Please refer to Dwg 01 Landscape Plan for road treatment and Dwgs. 03 i-iii Sections for more details on road treatment. Sections are set to 1:100 scale.

Section Plan



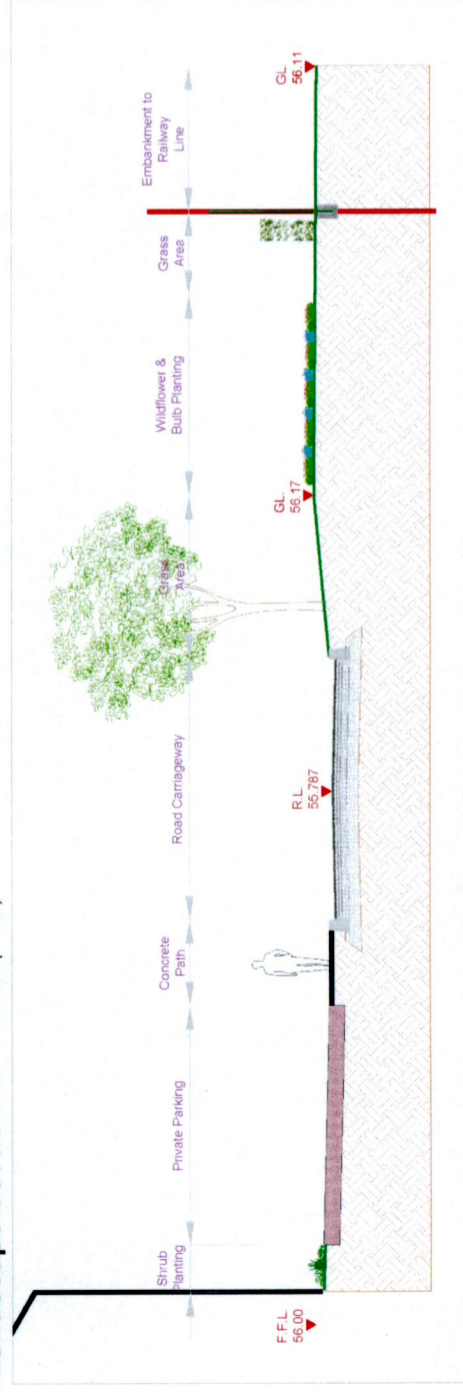
Landscape Section L Scale (1:100)



Landscape Section M Scale (1:100)



Landscape Section N Scale (1:100)



Item 5

5(a)

The retention of the north south tree line/hedgerow helps provide the Local Green Corridor running through the site. The proposal has the potential to contribute to the indicated green corridors along the northern and eastern boundaries of the site. Narrow strips of open space are proposed along these boundaries. However, the applicant is requested to extend the site boundary to the railway line to the north and bridge to the east and incorporate the existing pathway and open space here. The existing green palisade fence should be removed to facilitate this. Landscaping along these corridors should make a significant contribution to the site and wider green infrastructure network. Revised plans should be submitted via additional information.

Response:

We wish to retain the vegetation along the railway line to the North & the bridge to the East.

We are proposing to retain the North/South tree line as a green corridor.

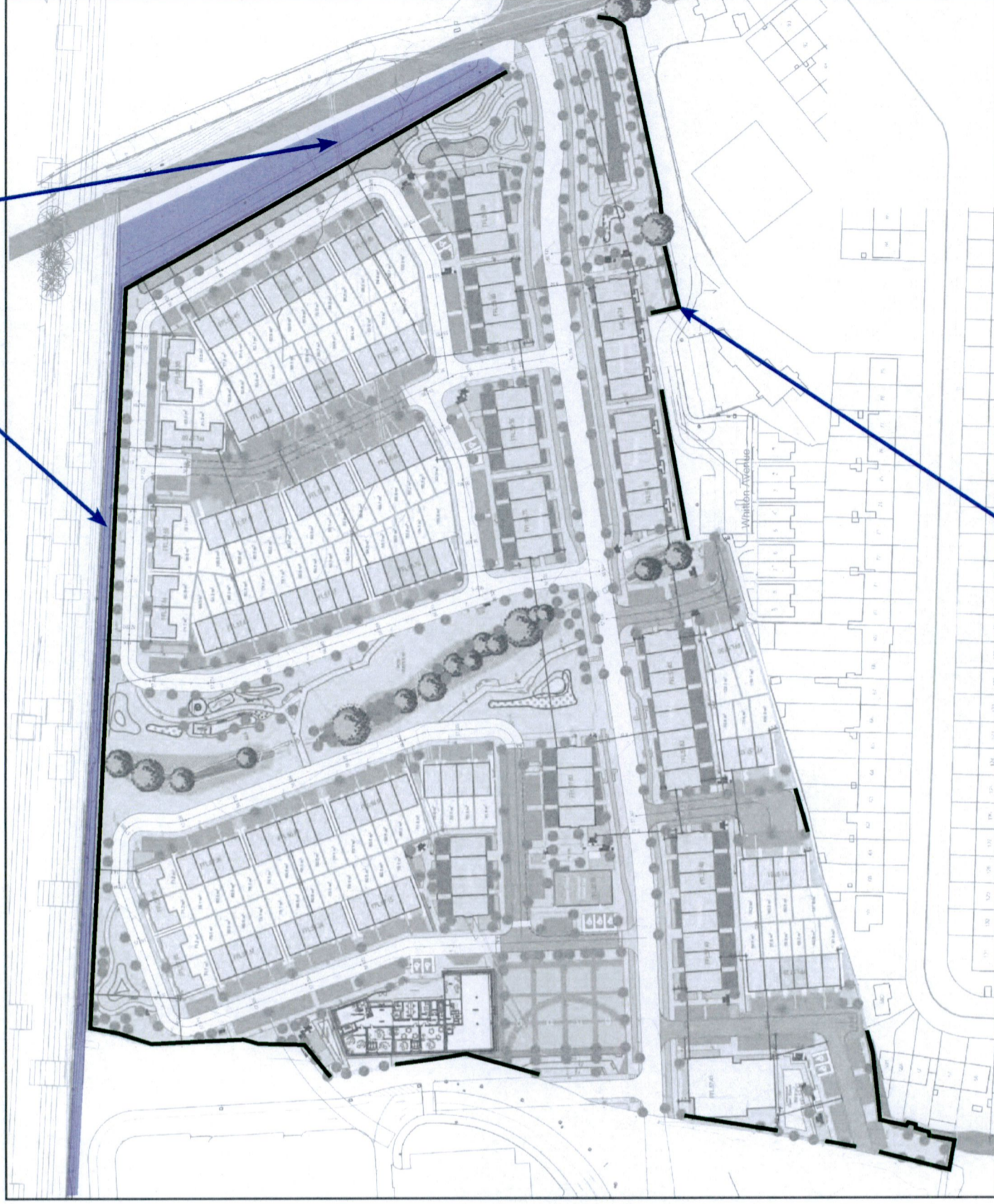
The applicant/client is not in possession of the lease lands & therefore cannot exceed the site boundary North or East.

We are proposing to retain the existing boundaries to the North of the Railway line & to the east by the bridge.

It is proposed to plant a native hedge & trees along the Northern & Eastern Boundary.

Hedgerow Implementation Plan

Area beyond the control of the applicant



Native hedge species planted around the perimeter to enhance the site

Item 5

5(c)

The applicant is requested to demonstrate compliance with the agreed Parks and Landscape Strategy for the SDZ, including designing and contributing to the Strategic Green Corridor along railway. A revised proposal taking account of the Parks and Landscape Strategy is required.

Response:

The proposed scheme has allowed for the implementation of native hedge and trees throughout the northern boundary (Railway Strategic Green Corridor)

We have reviewed the agreed Parks & Landscapoe Strategy for the sdz.

Where there are hedgerows removed, a native hedge will be planted to mitigate any loss from the development.

2.3.2 Green Infrastructure Network

Figure 2.3.1 | Green Infrastructure



Location of Site

Key Principles

The key principles for green and blue infrastructure for the Planning Scheme are as follows:

- » To protect, enhance and develop an interconnected green and blue infrastructure network of parks, open spaces, hedgerows, grasslands, protected areas, rivers and streams for amenity and recreation, biodiversity protection, flood management and adaptation to climate change;
- » To retain and improve key landscape and ecological features such as hedgerows, the Grand Canal and the Griffeen River;
- » To incorporate new elements of Green and Blue Infrastructure such as tree planting, parks and natural open spaces and sustainable urban drainage systems;

- » To reduce fragmentation and strengthen ecological links through the retrofitting and or upgrading of the pedestrian bridge over the railway line to a 'green bridge' ;
- » To connect parks and areas of open space with ecological and recreational corridors to aid the movement of biodiversity and people and to strengthen the overall Green Infrastructure network;
- » To support native plant and animal species and encourage corridors for their movement; and
- » To seek to retain hedgerows, aquatic habitats and established tree lines wherever possible.

Item 5

5(c)

The applicant is requested to demonstrate compliance with the agreed Parks and Landscape Strategy for the SDZ, including designing and contributing to the Strategic Green Corridor along railway. A revised proposal taking account of the Parks and Landscape Strategy is required.

Response:

The proposed scheme has allowed for the implementation of native hedge and trees throughout the northern boundary (Railway Strategic Green Corridor)

We have reviewed the agreed Parks & Landscape Strategy for the SDZ.

Where there are hedgerows removed, a native hedge will be planted to mitigate any loss from the development.

Existing & New Native Hedge Plan



New Native Hedge to perimeter of site

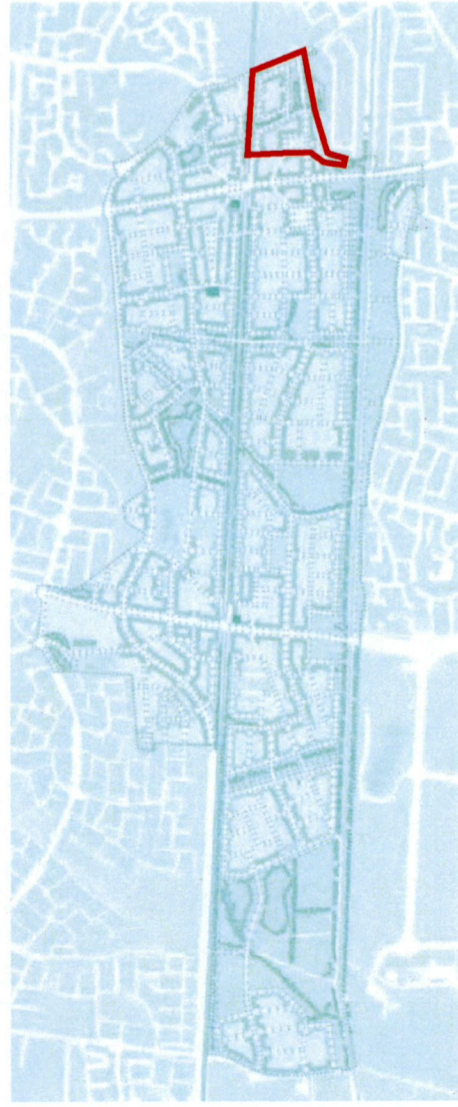
Green Corridor to be kept and augmented where necessary

New Native Hedge to perimeter of site

Existing Hedgerow Retained (3 hedges : approx. 233.1 linear metres) (augmented with native species where necessary)

New Native Hedge : approx. 933.3linear metres

Location of site in overall SDZ for Clonburris



Landscape Impact due to Infrastructure Works

Permitted attenuation tanks to open space

The attenuation tanks have been granted under a previous permission - SDZ20A/002.

Central road infrastructure.

Due to the location of the granted road in SDZ 20A/002 and its proximity to the southern boundary, the placement of the houses to the South consist of duplex and 2-3 story units. The design reflects the requirements for the sdz guidelines and are necessary in order to facilitate the density requirement.

The south-eastern part of the site has been altered by the permitted infrastructure, the central road and attenuation pond. The proposed scheme aims to provide access to Whitton Avenue and therefore the green infrastructure link has to be altered to provide this.

We propose to maintain the existing boundary treatments for the south-eastern boundary and made good where necessary. We have identified some areas of the southern hedgerow to be retained where possible and to mitigate any loss, therefore we have proposed native hedge planting all along the southern boundary to re-establish the biodiversity link.

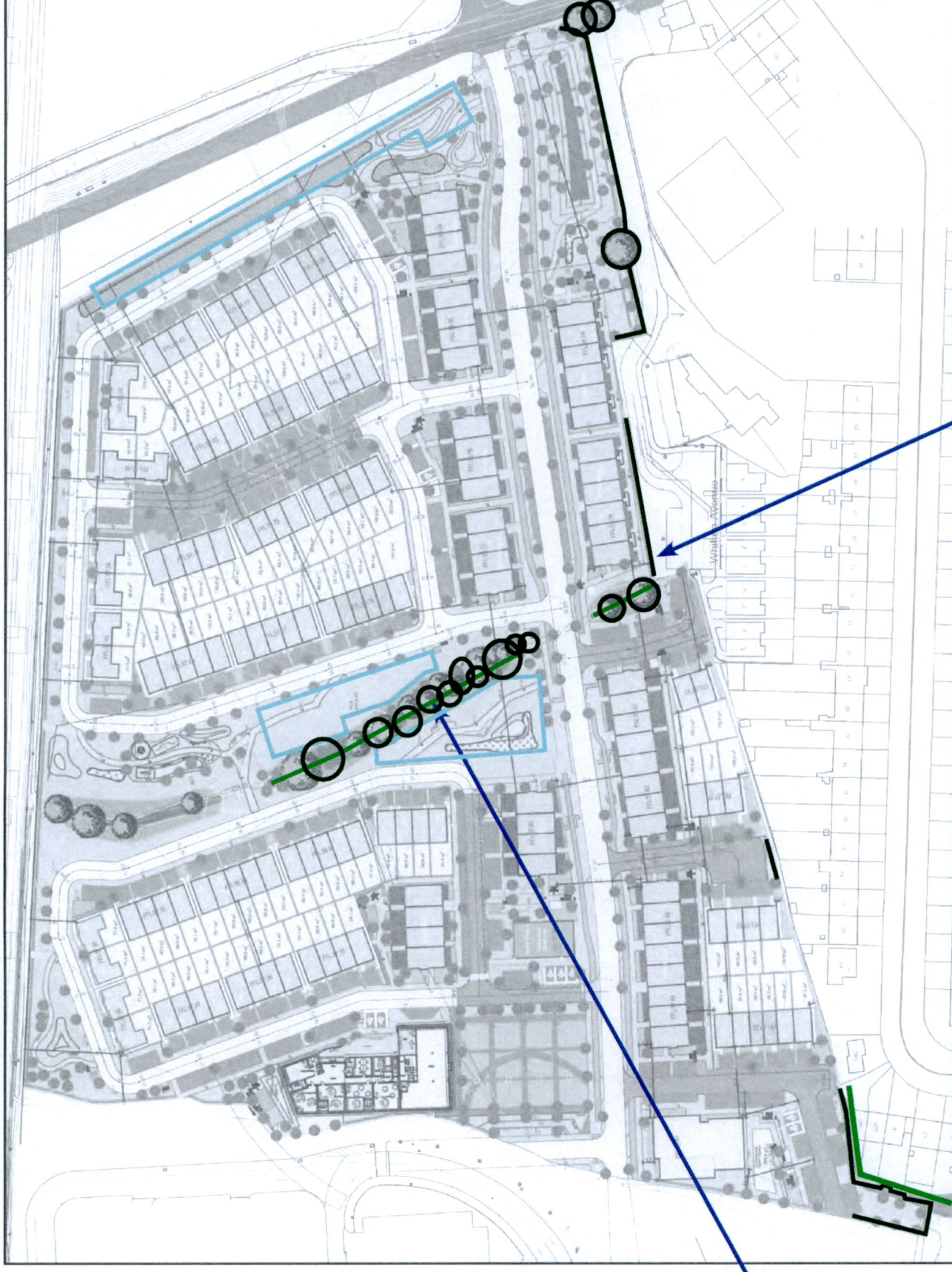
We note that The SDC Scheme states "Developments on the SDZ lands should identify and protect (where possible) the existing green infrastructure elements on the lands including green open spaces, hedgerows, large trees, watercourses and other natural physical features as these are a strong part of the lands history and will define the character of areas and help to create attractive neighbourhoods"

Therefore, we have identified the major north-south hedgerow, the existing hedgerow to the south will be altered due to infrastructure works, however we propose native hedge planting along all new boundaries where possible.

Pollinator species shall be planted to the private realm of house fronts and we propose the planting of native trees throughout all the open spaces and on streets.

The proposed trees shall exceed the number of trees currently located on the site. (351 trees to be planted throughout site)

Infrastructure Works Impact Plan



Permitted Attenuation Tank

- █ Existing Hedgerow Retained (3 hedges : approx. 233.1 linear metres) (augmented with native species where necessary)
- █ 3 hedges : approx. 233.1 linear metres) (augmented with native species where necessary)

To mitigate hedgerow loss along the southern boundary, we have proposed native hedge planting along the southern boundary where possible.



Item 6

6(i)

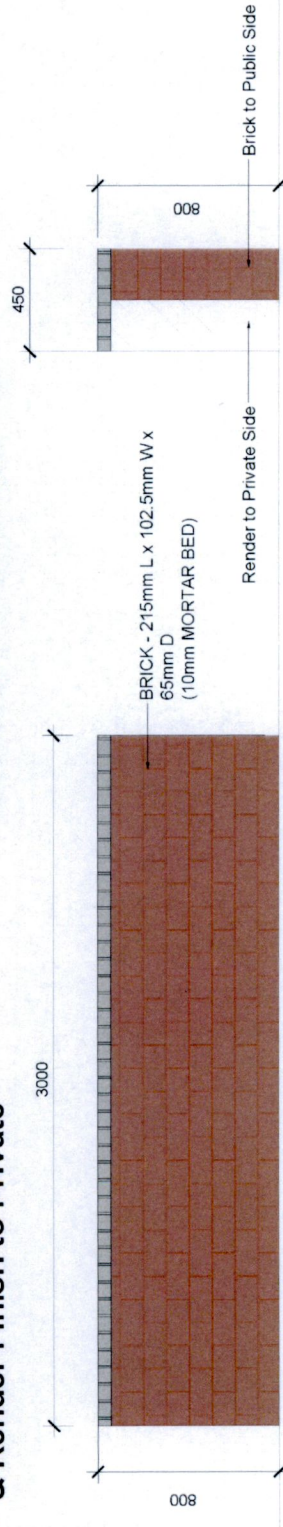
Boundary Treatment. The proposed boundary treatment includes 1.2m high parkland metal railing along the sides of corner sites. This is not acceptable and should be replaced with a low wall or similar.

Response:

The railings were proposed so pollinator hedges of passive supervision could be part of the design development of the site. We feel that the walls would be visually dominant on corners. We respectfully request that the local authority would review the provision of walls at corners within the site. Therefore we are looking for confirmation from SDCC on the detail on the boundary treatment in the corner location

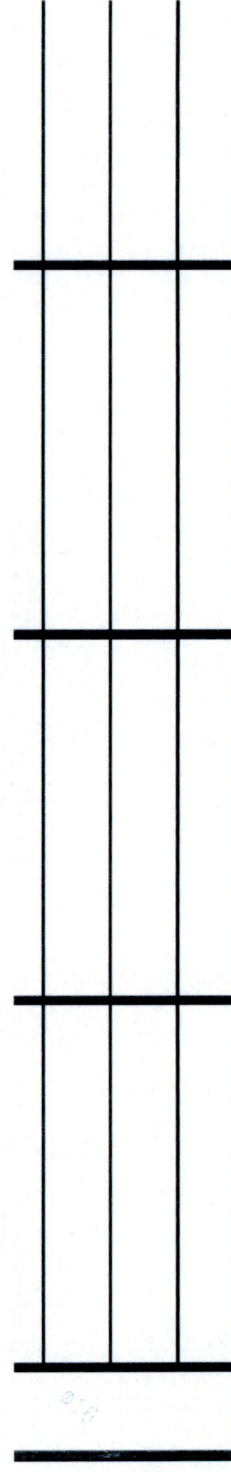
SUGGESTED CORNER UNIT TREATMENT

0.8m High Brick Faced Wall to Public & Render Finish to Private



PROPOSED CORNER UNIT TREATMENT

1.2M High Parkland Metal Railing (3 Bar Galvanised & Powder Coated Black)



Railing to be supplemented with ornamental hedge species on the corner units

Boundary Treatment Plan



Item 8

8(a)

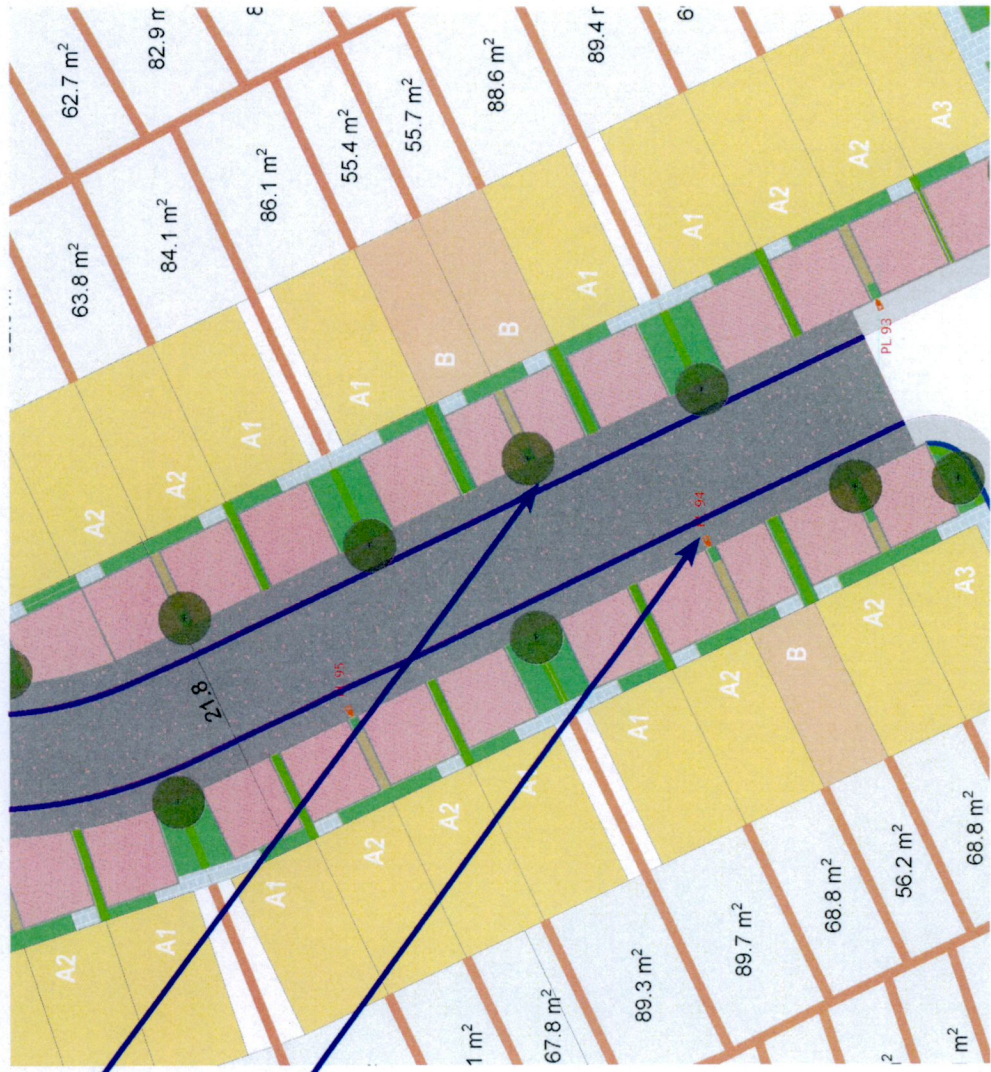
Green Infrastructure. A revised proposal that provides for the Strategic Green Corridor and Local Green Corridors as indicated in Figure 2.3.1 of the Planning Scheme. Street trees should be provided on both sides of local streets and homezones.

Response:

Street trees shall be provided as far as practical. It shall be coordinated between M&E, Civil Engineer and Service Engineer. A revised proposal has been developed to provide for native hedge & tree planting for the Strategic Green Corridor (SGC) & LGC.. Fig 2.3.1

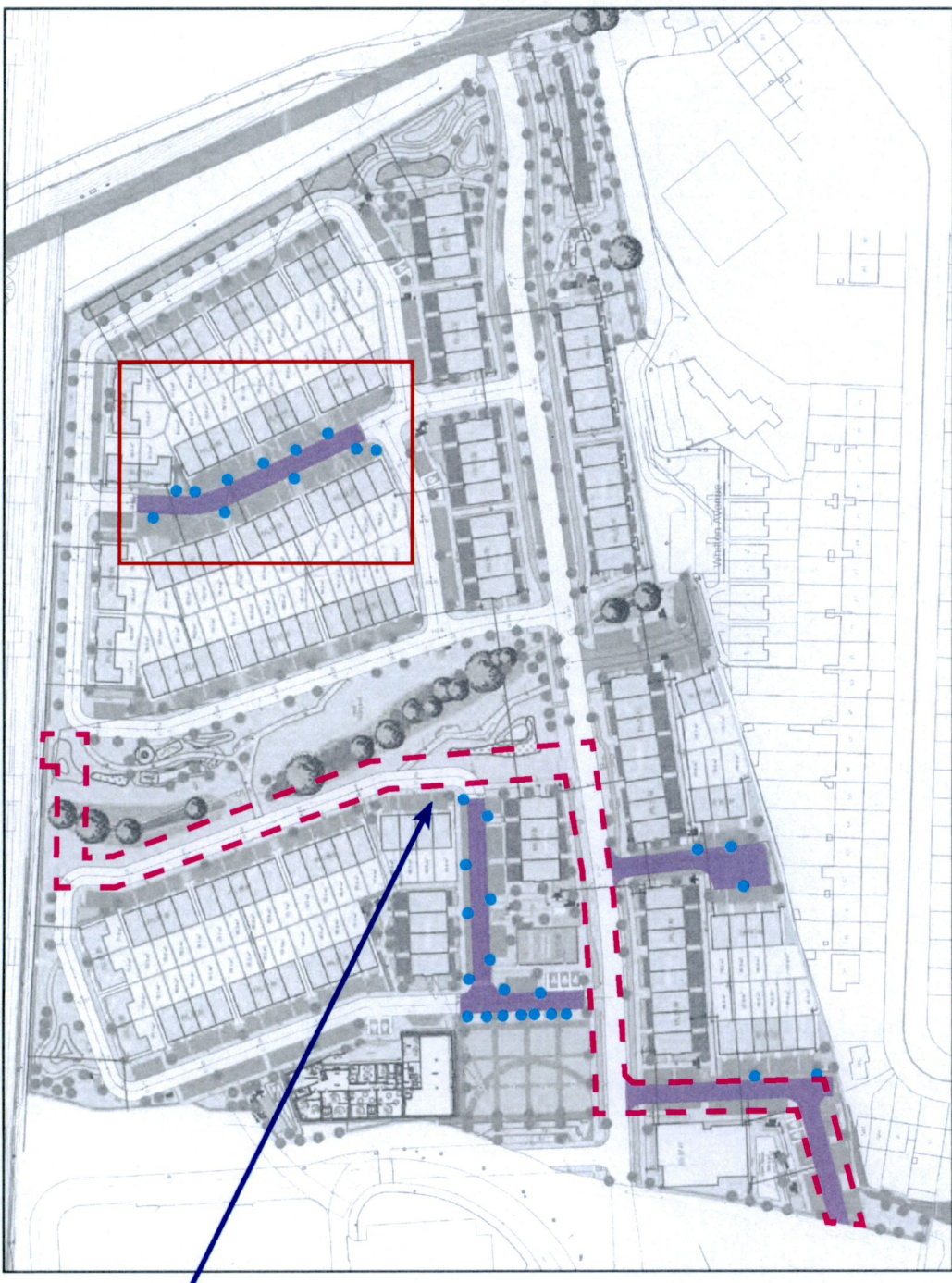
Street trees shall be provided on both sides of local streets & homezones. Note, that there can be no tree planting within the wayleave exclusion zone.

No trees planting due to wayleave - tree planting subject to agreement with Irish Water



Tree in Public Realm
Light Standard to be coordinated with Engineer

Planting of Trees in Homezone & Wayleave Location Plan



Tree Planting in homezone areas to be in public realm

Wayleave location (no tree planting in wayleave)

Homezone

Item 8

8(a)

Green Infrastructure. A revised proposal that provides for the Strategic Green Corridor and Local Green Corridors as indicated in Figure 2.3.1 of the Planning Scheme. Street trees should be provided on both sides of local streets and homezones.

Response:

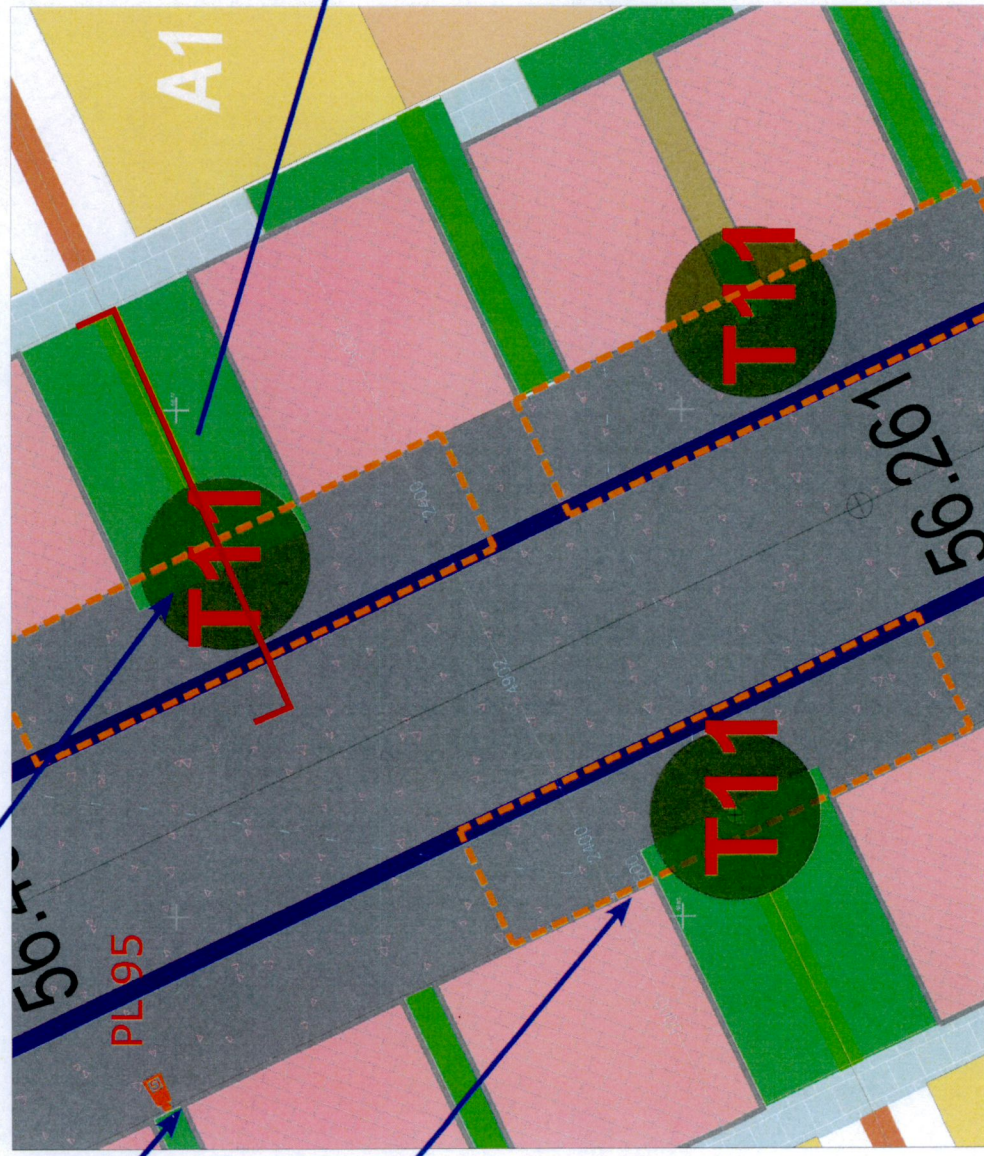
Trees shall be provided as far as practical. It shall be coordinated between M&E, Civil Engineer and Service Engineer.

Note services require 1500mm of space, the tree pit have to be provided into the private realm.

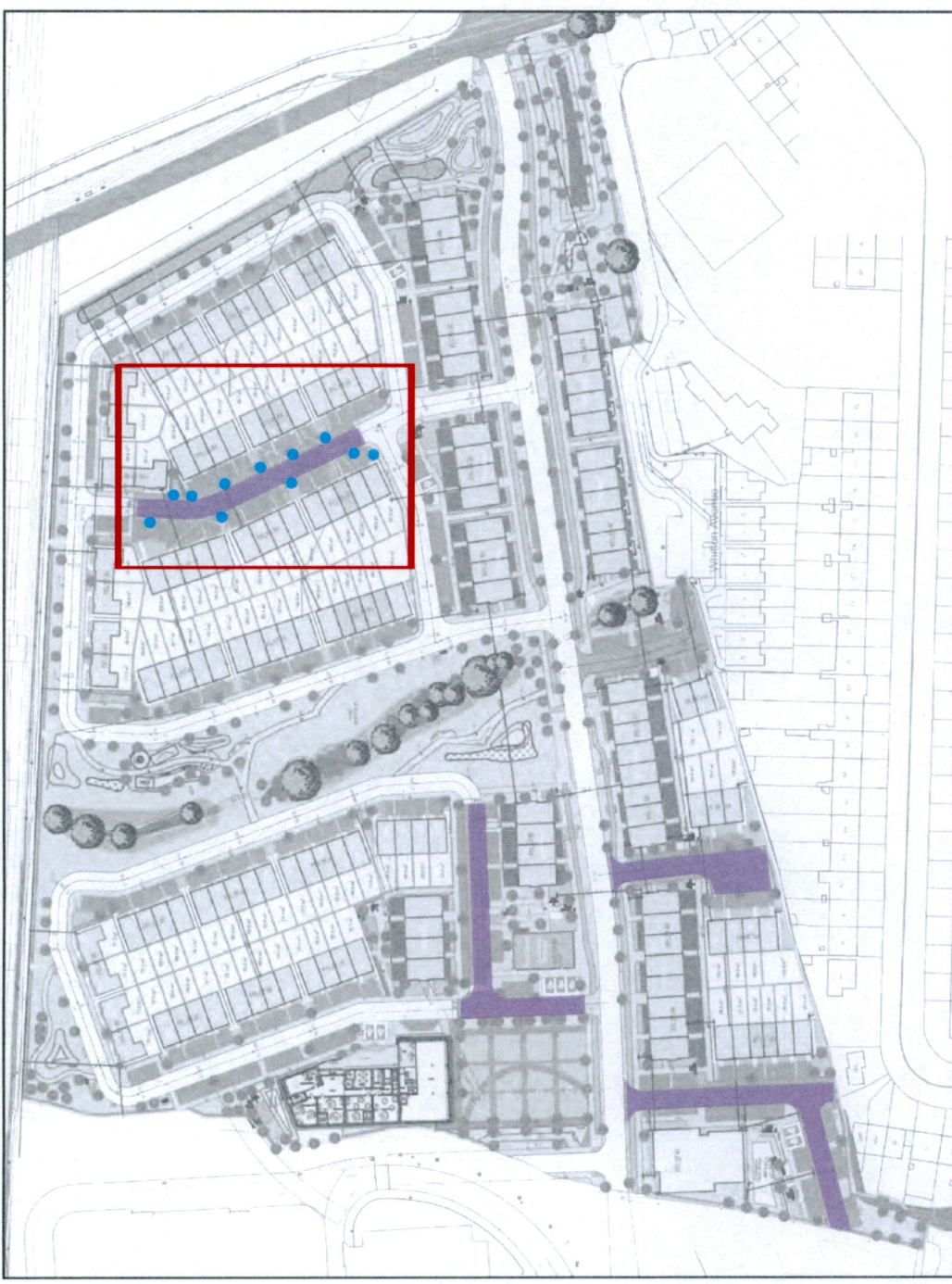
Tree in Public Realm

Light Standard to be coordinated with Engineer

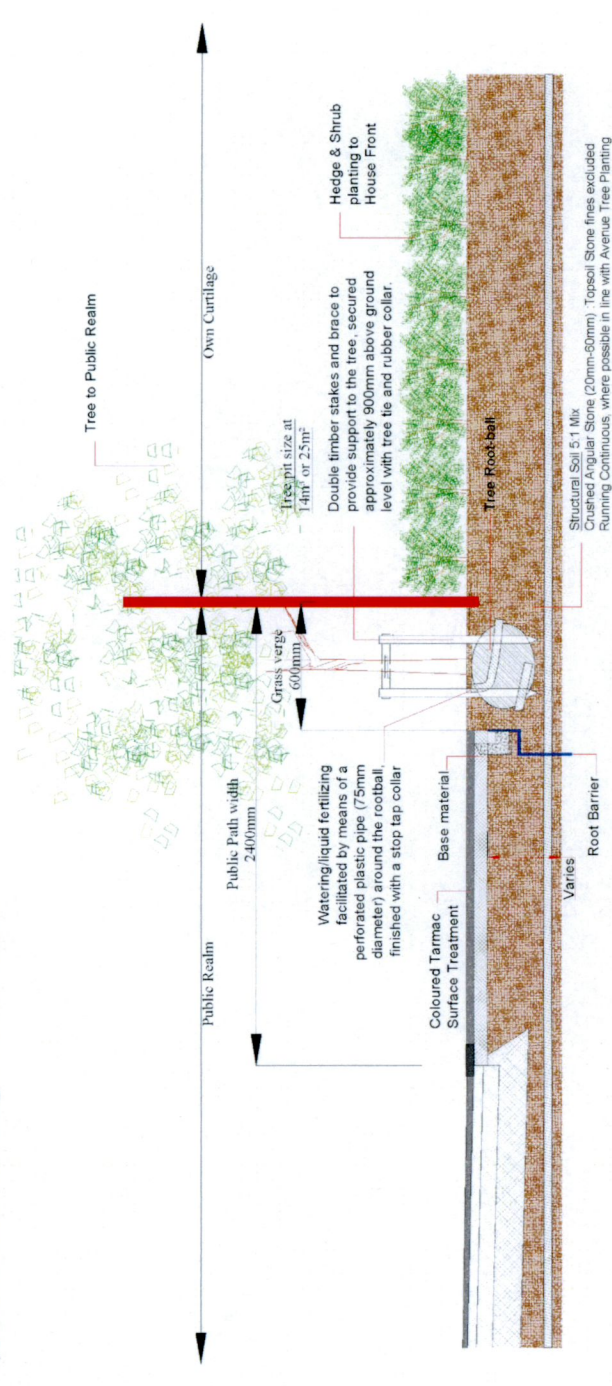
Urban tree pit 25m²



Homezone Location Plan



Typical section through house front



Item 8

8(b)

Trees and Hedgerows

A tree and hedgerow management plan that shows the amount of trees and hedgerow being removed and the amount of compensatory/replacement trees and hedgerow being planted as part of the proposals. To be in compliance with the SDZ and the requirement of no net loss of hedgerow across the scheme, the amount of compensatory/replacement hedgerow provided in this development shall be at least equal to that being removed. A bond will be required for all trees and hedgerows to be retained by the Planning Scheme

Response:

Trees and hedgerows are to be retained where possible. Any removed vegetation will be replanted with Native species.

The amount of trees of compensatory/replacement hedgerow provided in the development are greater than trees to be removed. Therefore, there is no net loss of hedgerows provided in the development.

Please see arborist survey, constraints & arboricultural impact assessment.

Existing Hedgerow Retained (3 hedges : approx. 233.1 linear metres) (augmented with native species where necessary)

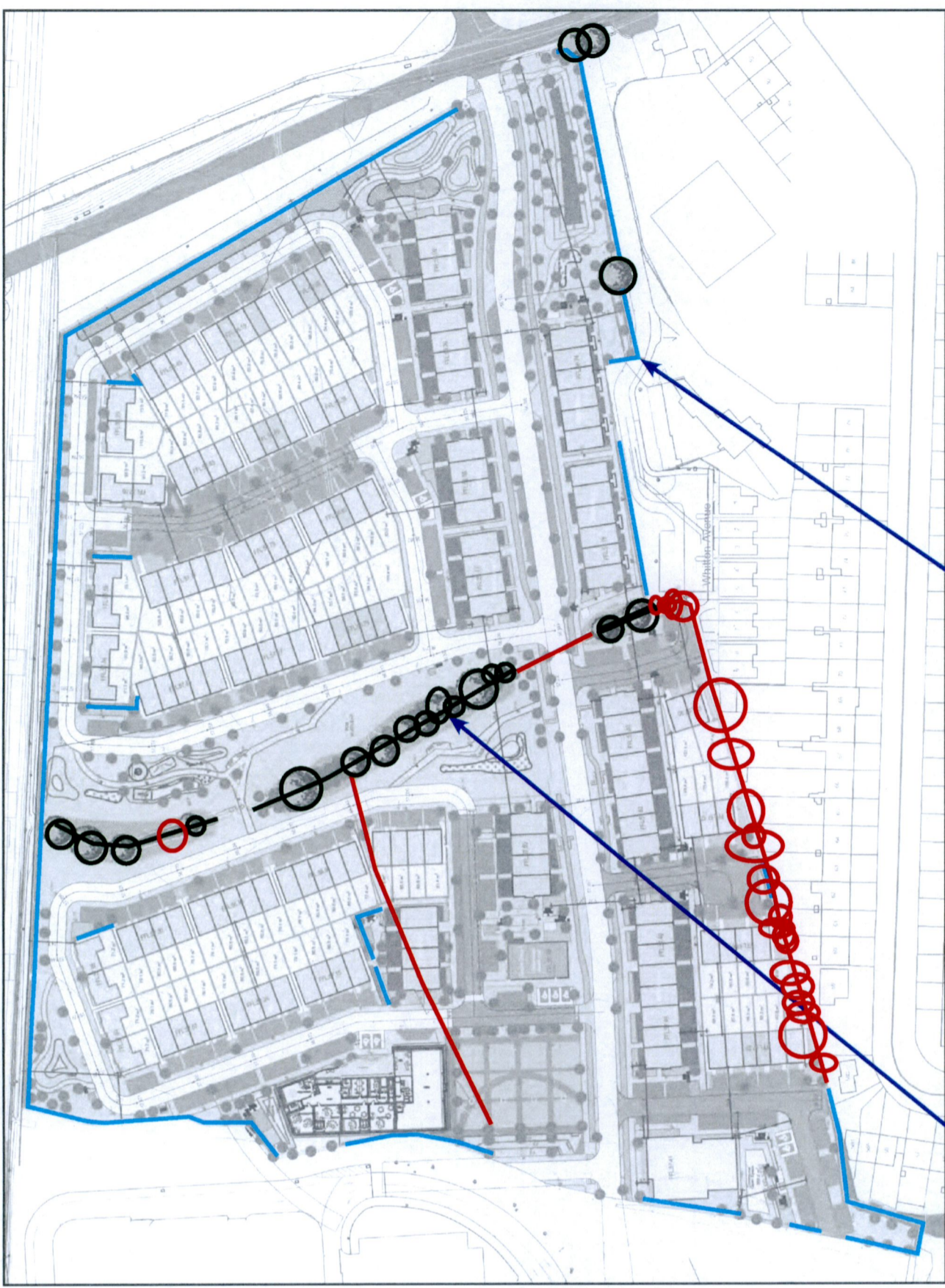
Existing Hedge Removed (2 hedges and sections of other hedge: approx. 320 linear metres) (poor condition or to facilitate development)

New Native Hedge : approx. 933.3linear metres

Existing Trees Retained (21no. trees)

Existing Trees Removed (26no. trees)(poor condition or to facilitate development)

Retained & Removed Hedgerows & Trees Plan



Green Corridor to be retained and augmented where necessary

New Native Hedge to perimeter of site

Note:

We request a bond for each individual phase, ie. when phase is complete, we can transfer to Phase 2 and so on.

Item 8

8(c)

Surface Water Drainage. It is essential that open spaces accommodating SUDS measures such as attenuation ponds and swales are designed in order to achieve a balance between surface water management and high-quality open space. The applicant is requested to confirm that the attenuation tanks will not preclude the retention and protection of the existing north south hedgerow/tree line. If required these tanks should be moved to facilitate this. The permitted attenuation pond in the south-east corner of the site should be fully incorporated into the landscape and open space proposals. Further above ground SUDS measures should be incorporated into the overall proposal.

Response:

The proposed attenuation tanks in the open space were granted under a previous permission - SDZZ0A/002.

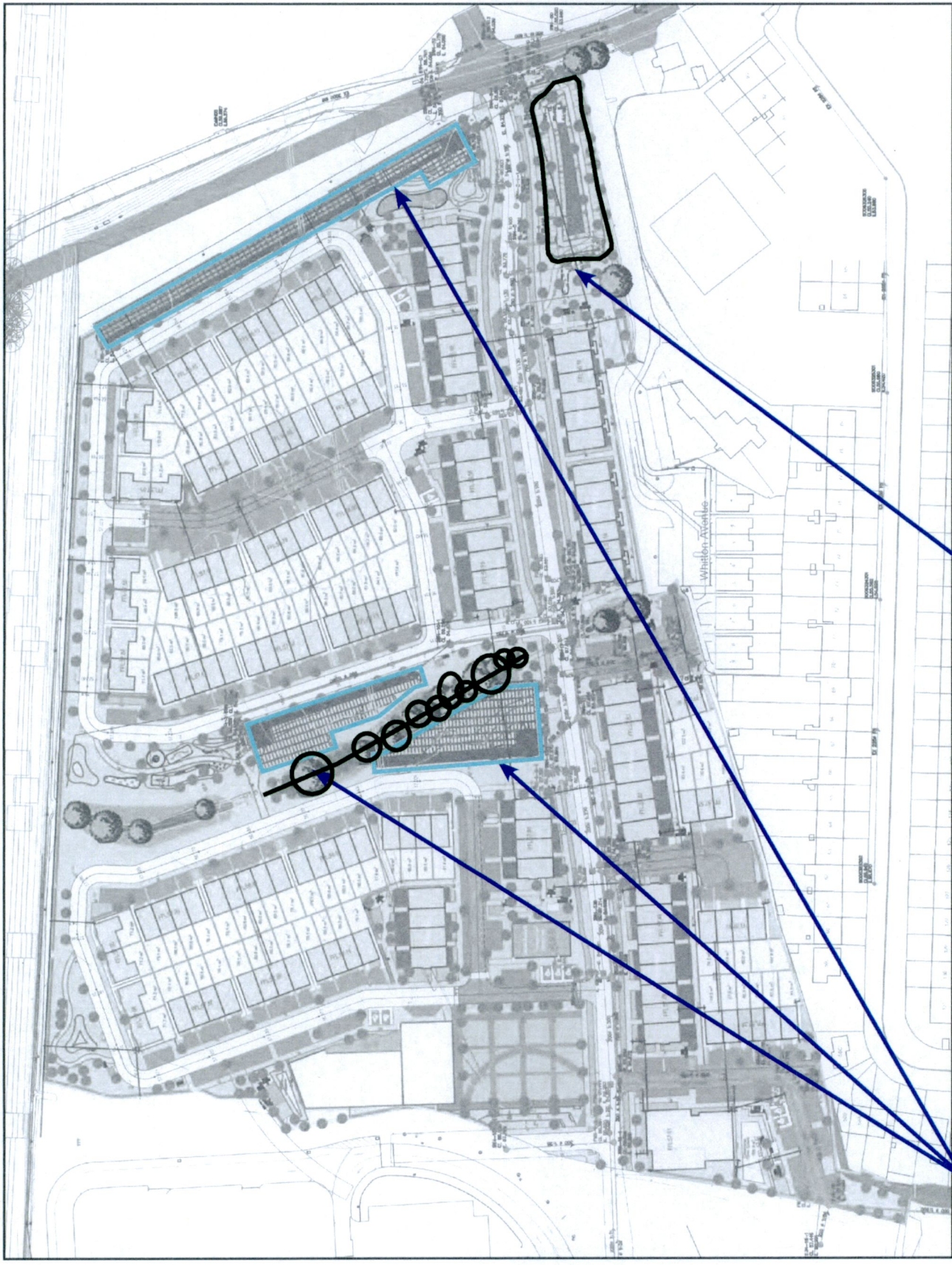
The permission states that they will not be removed. However, we invite the local authority to change the design due to proximity of tank to existing trees and hedge. This is the responsibility of the infrastructure works and the local authority.

The permitted attenuation pond in the south east corner of the site shall be incorporated into the landscape open space proposals.

We have provided for path and congregation space within this area. The planting shall be suited to wet/moist conditions.

All above ground SUDS measures shall be incorporated into the overall proposal into the overall proposal via the use of paths, seating, planting of trees & wildflower meadows.

Attenuation Tank Location Plan



Permitted
Attenuation Tanks

Attenuation Pond
planted with Wetland
planting

Item 8

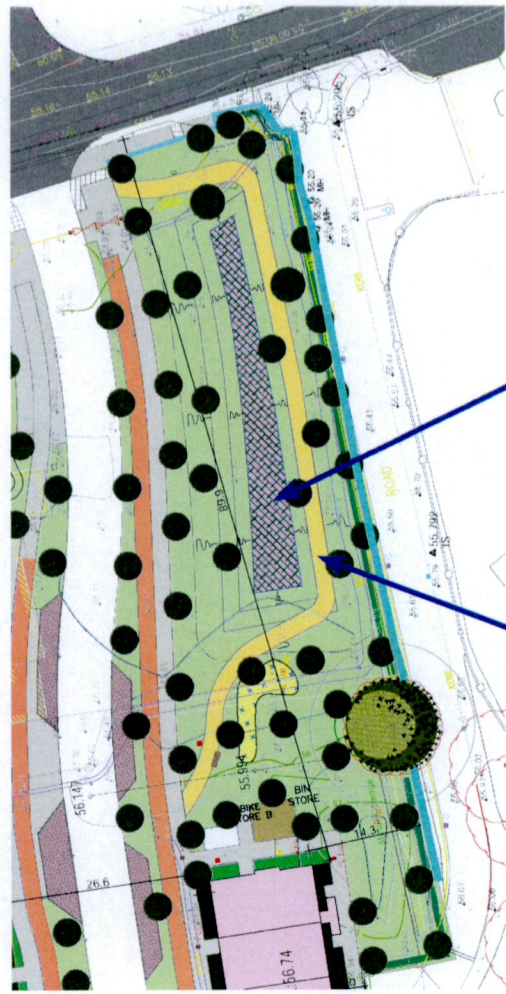
8(d)

Landscape Plan. A revised detailed landscape plan, to be agreed with Public Realm, with full works specification, that accords with the specifications and requirements of Council's Public Realm Section. The revised landscape plan shall integrate retained and enhanced hedgerows and trees, tree planting and SuDS drainage to provide strong green infrastructure links throughout the development in accordance with Clonburris SDZ Planning Scheme, Parks and Landscape Strategy and Biodiversity Management Plan.

Response:

Please refer to Dwg 01 Landscape plan & full work specifications sheet for more detail in which we have sent to public realm for review.

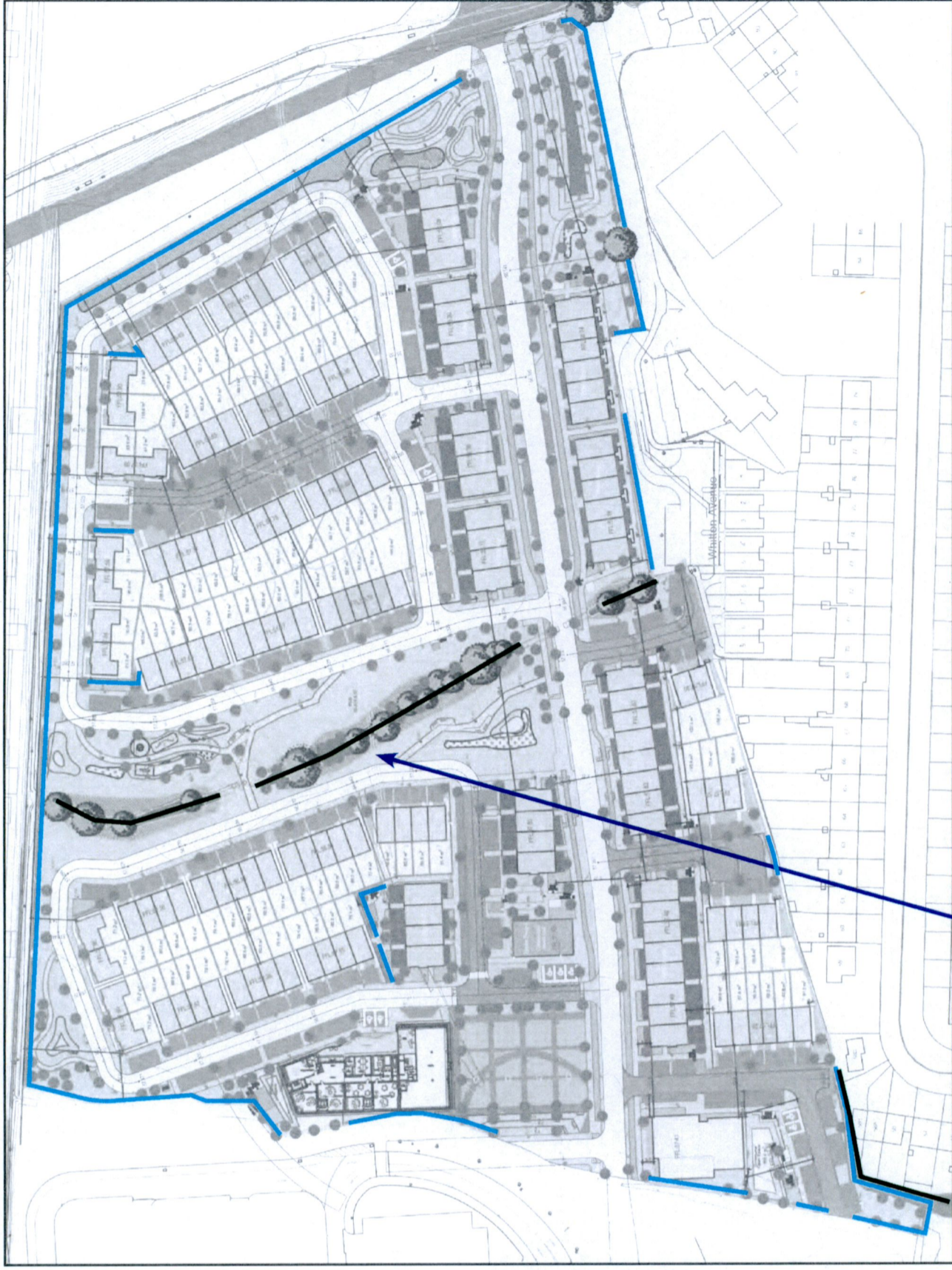
The landscape plan indicates the retained hedgerow, tree planting & SuDS measures to provide the strong green infrastructure links throughout the development in accordance with Clonburris SDZ planning scheme & landscape strategy & biodiversity plan.



Dust Path to open space

Wetland Planting

Existing & New Native Hedgerow Plan



Retained hedgerow, augmented where necessary

Existing Hedgerow Retained 3 hedges : approx. 233.1 linear metres) (augmented with native species where necessary)

New Native Hedge : approx. 933.3linear metres

Item 8

8(d)j

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.

Response:

Street trees are in line with the requirements set out in the Clonburris Strategic Development Zone Planning Scheme. Please refer to planting list found on Dwg 01 Landscape Plan to cross reference the location of specific trees.



Proposed Tree Planting Alternative - Total No. 354
Open Space / Parkland Trees 16-18cm

T1 Platanus x acerifolia, **T2** Betula pendula 14-16cm,
T3 Fagus sylvatica, **T4** Quercus robur, **T5** Aesculus hippocastanum,
T6 Pinus sylvestris, **T7** Salix alba

Street Trees/ Plaza Trees 18-20cm

T8 Tilia cordata 'Greenspire', **T9** Carpinus betulus 'Fastigiata',
T10 Acer campestre 'Elsrijk'

House Fronts (Homezone)

T11 Amelanchier lamarckii 150cm, **T12** Sorbus aria 16-18cm
T13 Rhus typhina 120-150cm

Multistemmed Trees (Private/Buffer areas) 150cm in height

T14 Viburnum opulus 150cm, **T15** Corylus avellana 150cm ,
T16 Betula pendula 300cm

Extract of Landscape Plan



Item 8

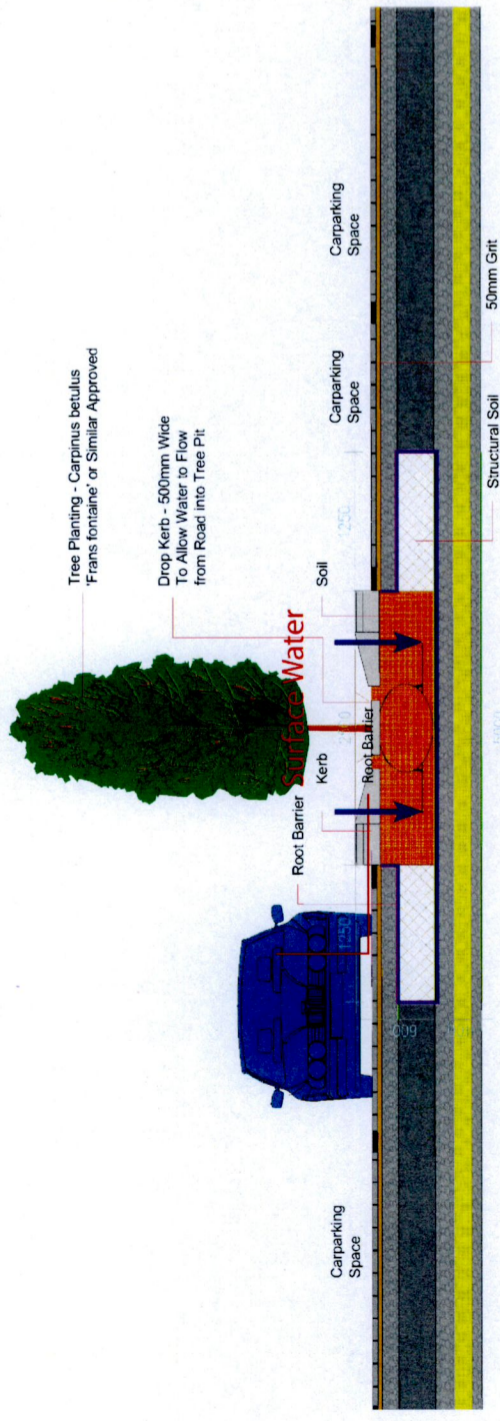
8(d)iii

Street tree provision to incorporate small scale SuDS features that enhance biodiversity, provide amenity, manage surface water volume while providing water quality treatment.

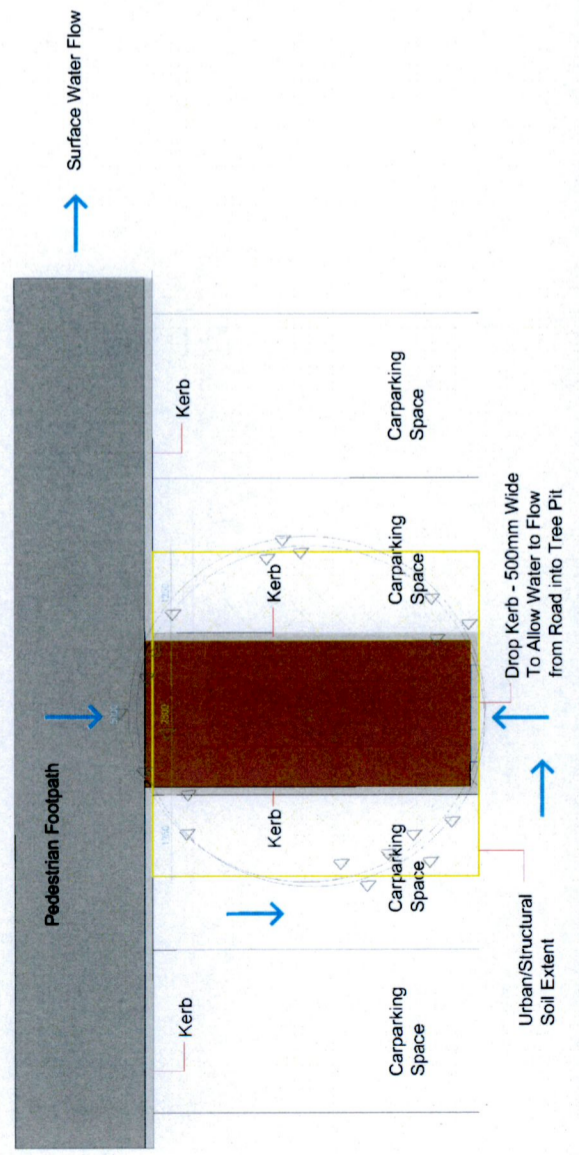
Response:

Street tree provision shall incorporate small scale SuDS features that enhance biodiversity, amenity, manage surface water volume while providing water quality treatment.

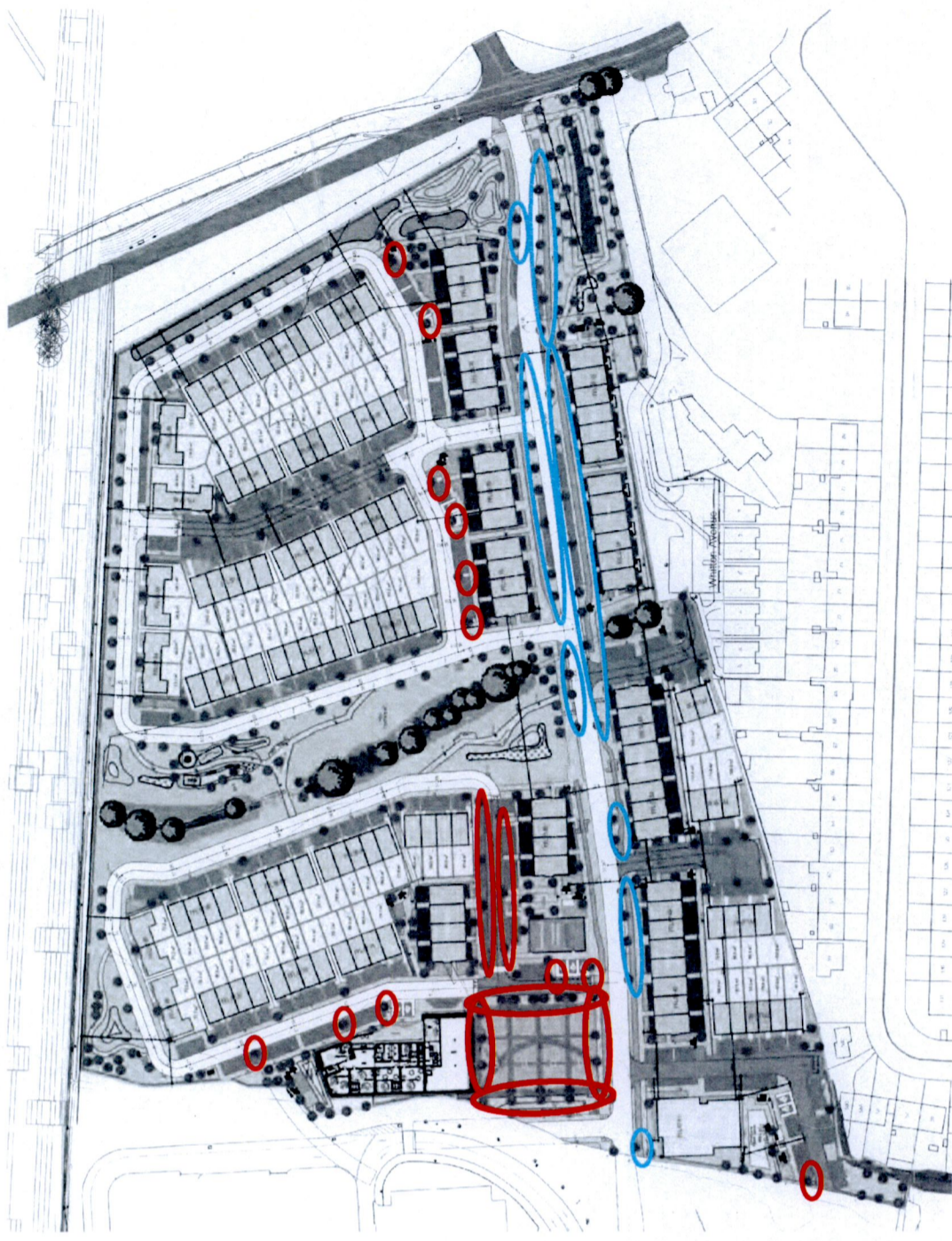
Front View of Tree Pit



Plan View of Tree Pit



Tree Pit Location Plan



○ Suggested Tree Pit Location

○ Suggested Tree Pits done by others as part of Road Construction

Item 8

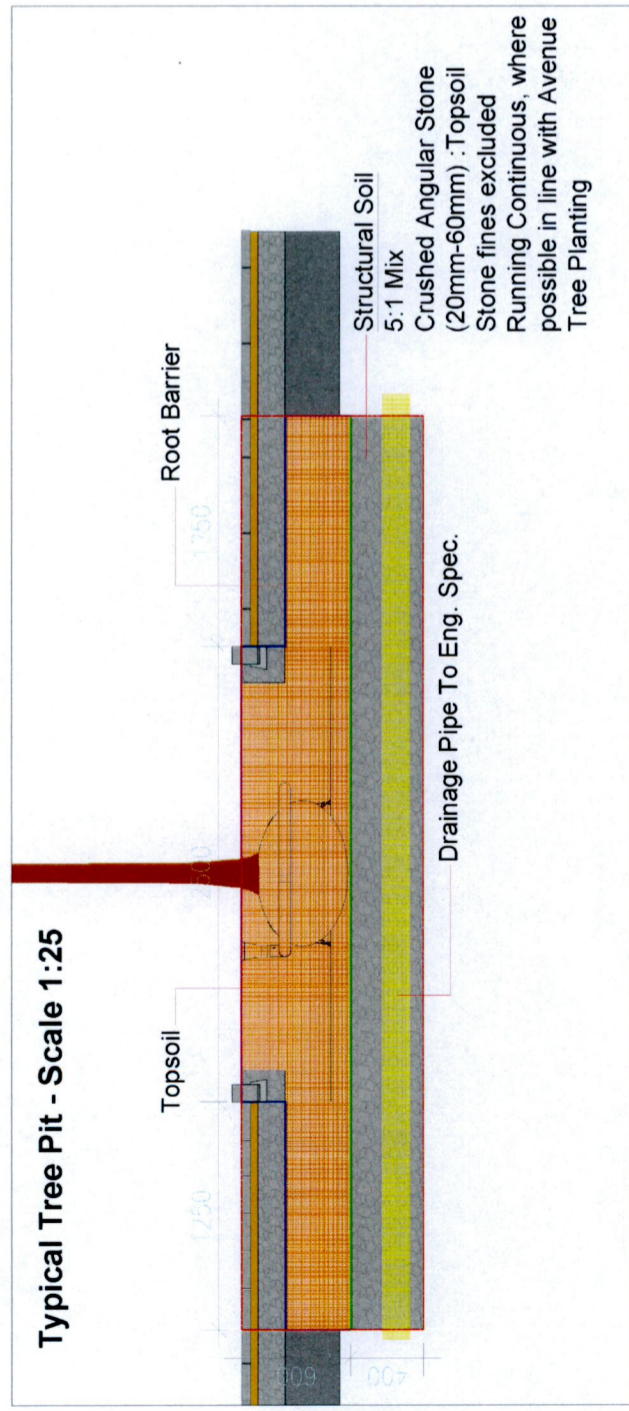
8(d)iii

Details of street tree planting to be submitted to the Public Realm Section of SDCC for agreement. Urban tree pits to include SUDs measures / storm water attenuation. The developer shall submit cross section details of the SUDs tree pits, including growing and drainage/storage media

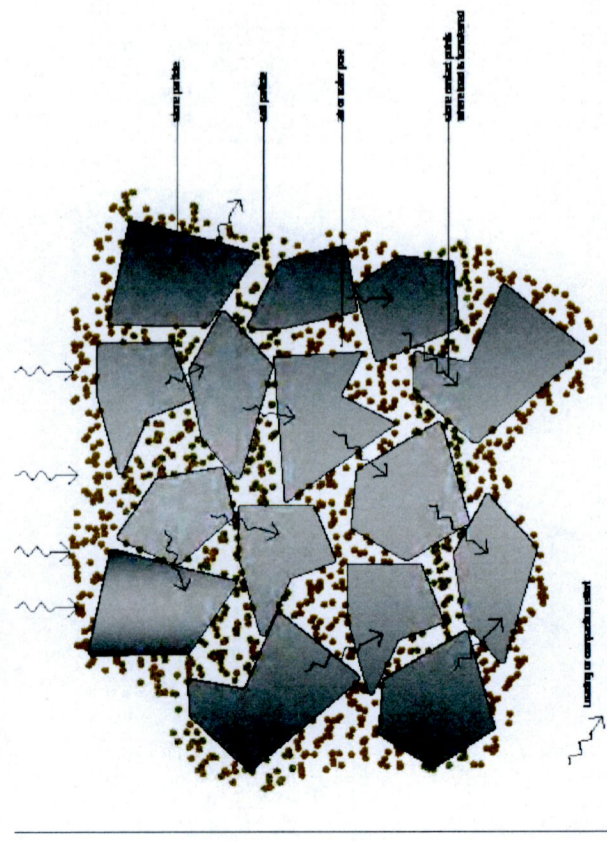
Response:

Please see detail of Urban Tree Pit.

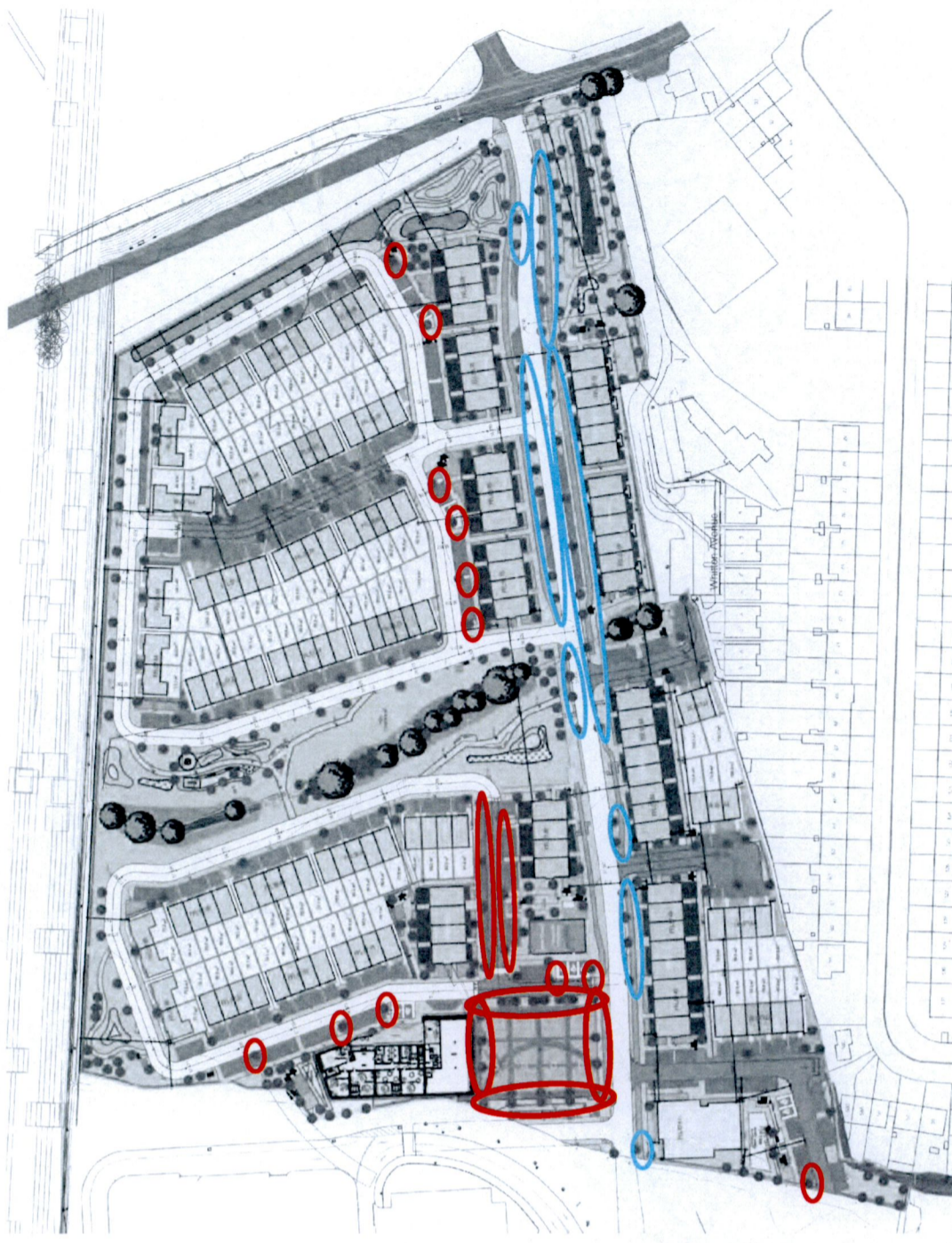
Typical Tree Pit - Scale 1:25



Structural Soil detail



Tree Pit Location Plan



- Suggested Tree Pit Location
- Suggested Tree Pits done by others

Item 8

8(d)iv

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.

Response:

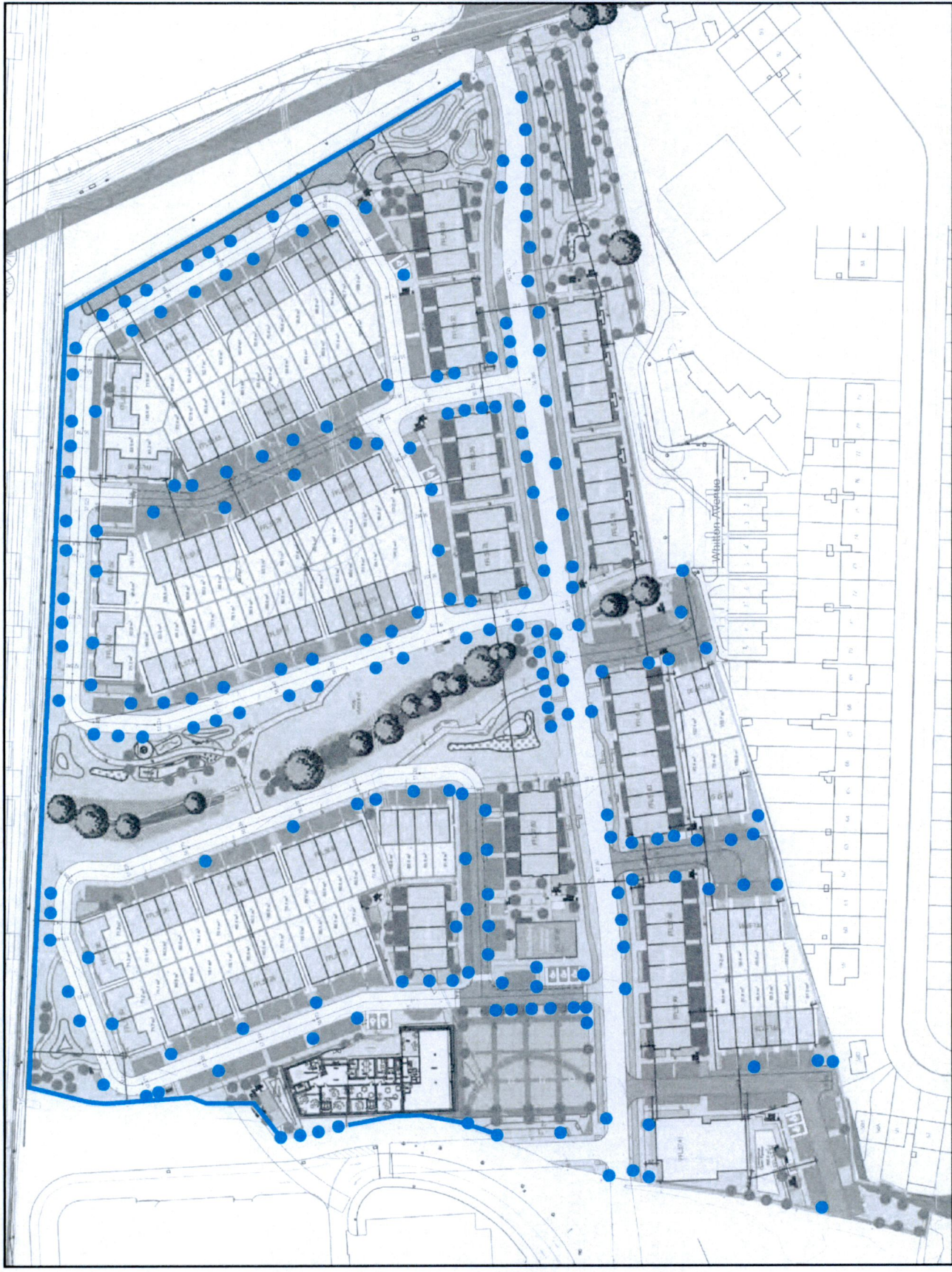
(We feel the maximum size for the trees should be 16-20cm) Street sizes shall be at planting a minimum of 18-2cm girth and shall follow the requirements as per the Clonburris SDZ Parks and Landscape Strategy.

Please refer to planting list found on Dwg 01 Landscape Plan to cross reference the location of specific trees.

T8 *Tilia cordata* 'Greenspire', **T9** *Carpinus betulus* 'Fastigiata'

T10 *Acer campestre* 'Elsrijk'

Street Tree Location Plan



Item 8

8(d)v

Retained, removed and compensatory hedgerow and trees to be clearly identified on Landscape Plans.

Response:

Trees and hedgerows are to be retained where possible. Any removed vegetation will be replanted with Native species. Please see hedge and tree planting identified as on Dwg.01 Landscape plan.

3 hedges : approx. 233.1 linear metres) (augmented with native species where necessary)

Existing Hedge Removed (2 hedges and sections of other hedge: approx. 320 linear metres) (poor condition or to facilitate development)

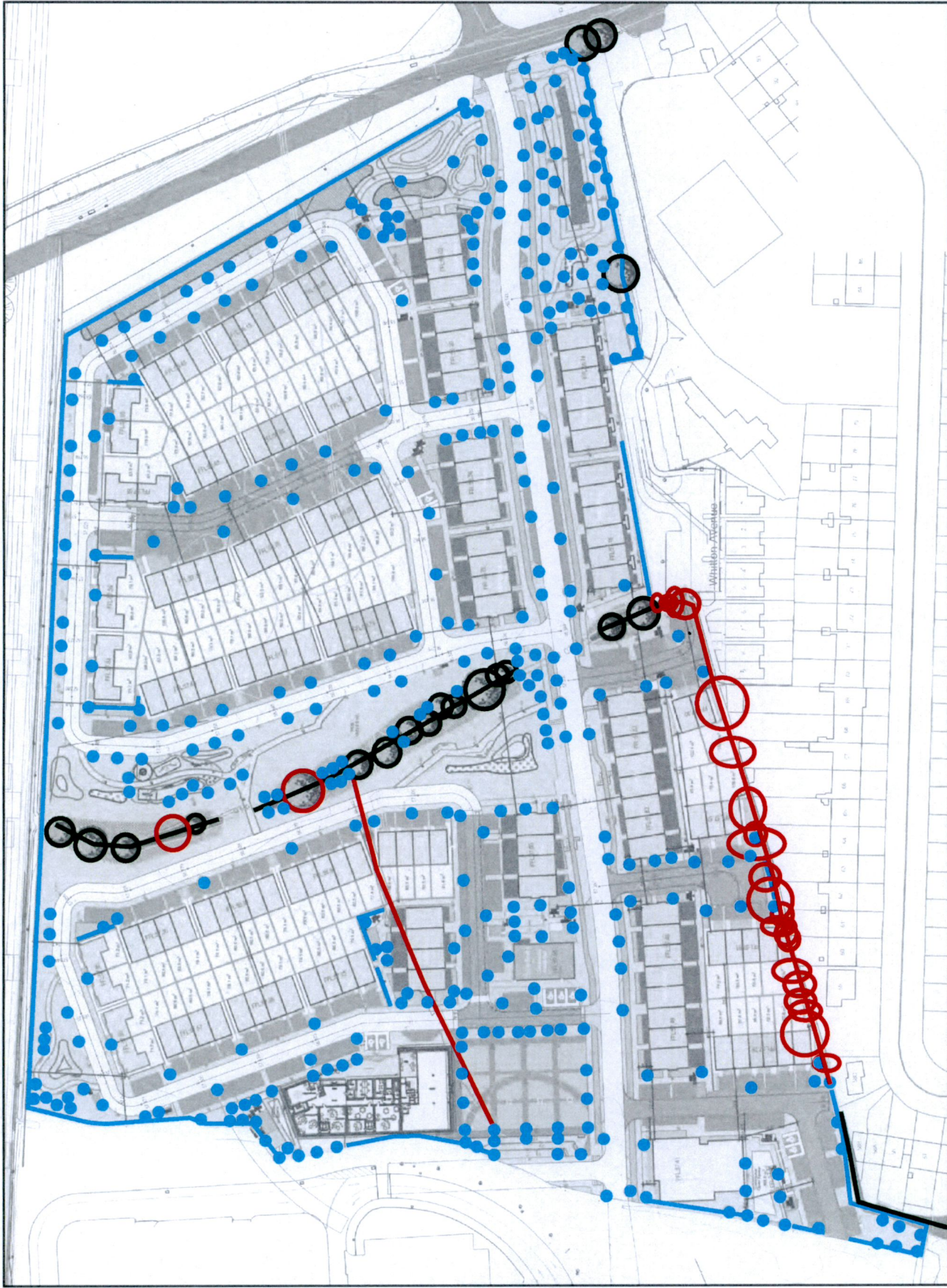
New Native Hedge : approx. 933.3 linear metres

Existing Trees Retained (21no. trees)

Existing Trees Removed (26no. trees) (poor condition or to facilitate development)

New Tree Planting (354 no. trees)

Retained Trees, New trees & Removed Trees Plan



Item 8

8(d)vi

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:

Parkland/Open Space tree planting to include a range of semi mature specimens at 20-25cmg and ornamental specimen trees at 30-35cmg.

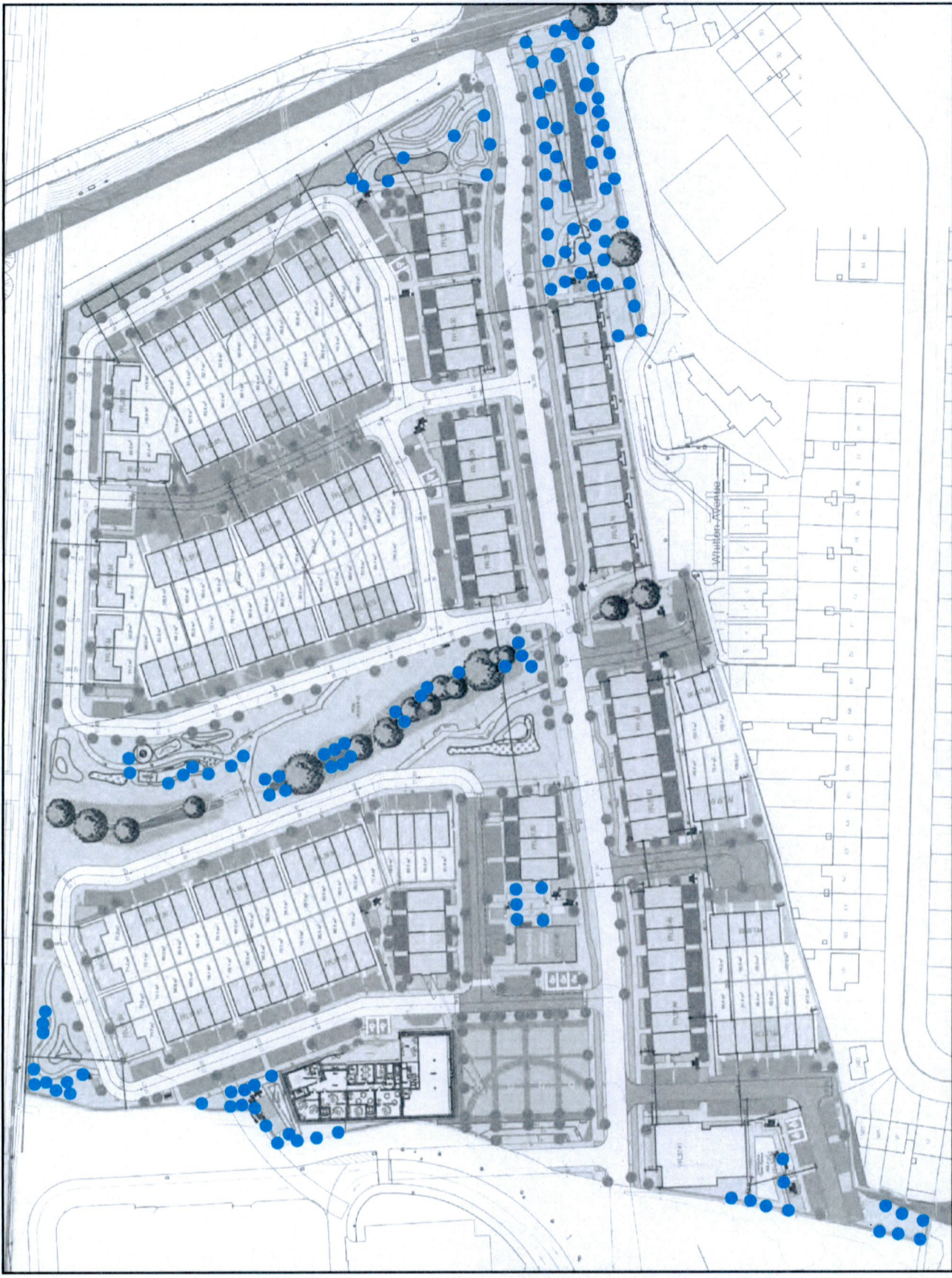
We feel the maximum size of the trees should be 16-18cm as the larger sizes tend to fail when planted due to size.

Please refer to planting list found on Dwg 01 Landscape Plan to cross reference the location of specific trees.

Open Space / Parkland Trees 16-18cm

- T1** *Platanus x acerifolia*, **T2** *Betula pendula* 14-16cm,
- T3** *Fagus sylvatica*, **T4** *Quercus robur*, **T5** *Aesculus hippocastanum*,
- T6** *Pinus sylvestris*, **T7** *Salix alba*

Parkland/ Open Space Tree Plan



Item 8

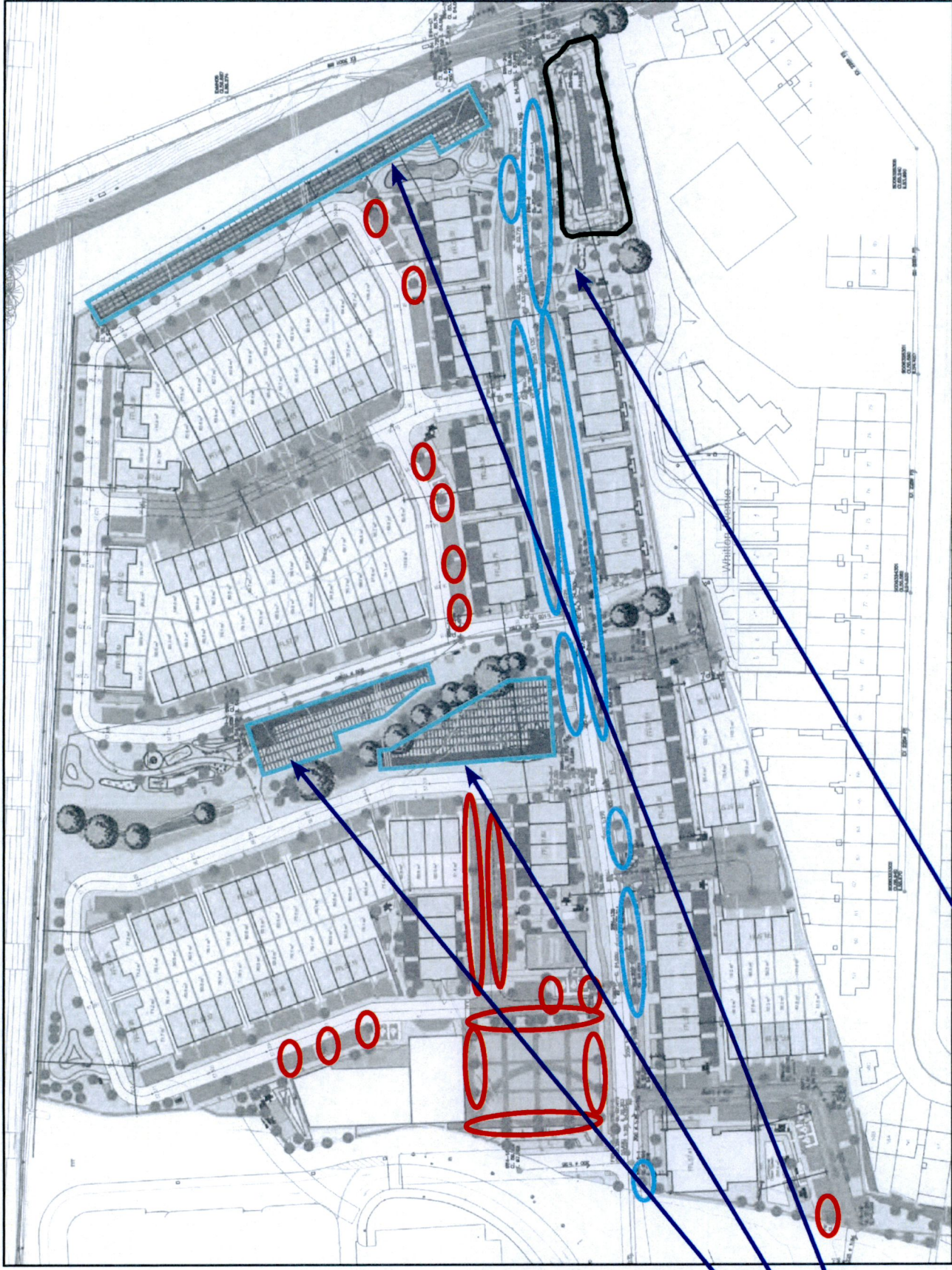
8(d)vii

Details of all natural SuDS features including 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:

Please see Engineer details and report for more information on location and specification of swales, rain gardens, bioretention tree pits, channel rills, filter strips, ponds and detention basin.

Tree pit & Attenuation Tank Location Plan



Permitted
Attenuation Tanks

○ Suggested Tree Pit Location

○ Suggested Tree Pits done by others

Attenuation Pond
planted with Wetland
planting

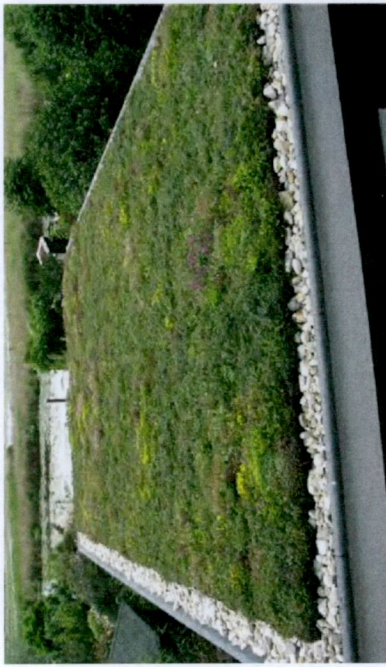
Item 8

8(d)vii

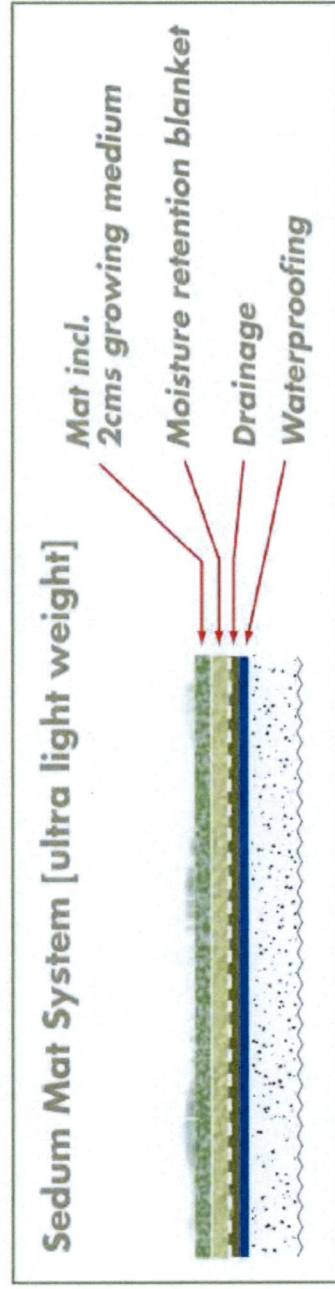
Details of all natural SuDS features including swales, rain gardens, bioretention tree pits, channel rills, filter strips, ponds, detention basins with lower areas allowed to fill first (low flow channels), wetlands etc.

Response:

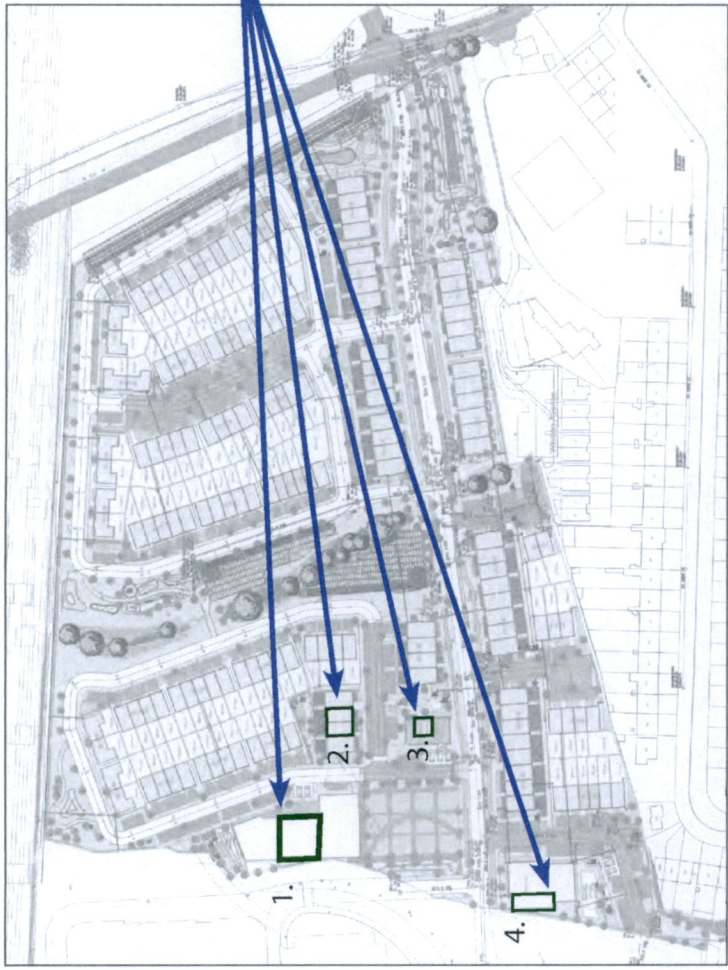
Please see green roof detail.



Green Roof/Sedum Roof



Green Roof Location Plan



Green Roof Locations

- Area 1: 322.2 m2
- Area 2: 115.7 m2
- Area 3: 54.6 m2
- Area 4: 112.1 m2
- Total: 604.6

The root system: Sedum has very shallow roots, a key requirement for an extensive green roof, considering the modest depth of the substrate layer.

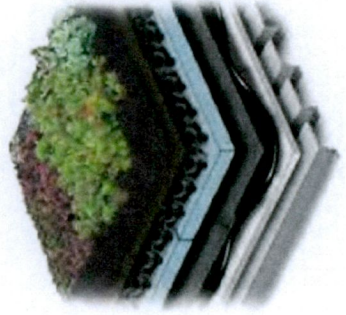
Sedum is drought resistant and needs relatively little nutrients and maintenance compared to other types of plant.

Sedum is also very adaptable: due to its capacity to adapt its metabolic system in periods of drought, it can survive in extremely dry conditions where other types of plants would die. And furthermore, Sedum recovers remarkably quickly as soon as water becomes available again.



- Extensive Vegetation (Sedums, etc.)
- Growing Media
- Filter Fabric
- Moisture Retention / Drainage Panel
- Insulation
- Root Barrier
- Protection Course and Capillary Break
- Waterproofing Membrane (hot rubberized asphalt depicted)
- Substrate (metal deck with gypsum board depicted)

Option 1.



- Extensive Vegetation (Sedums, etc.)
- Growing Media
- Filter Fabric
- Moisture Retention / Drainage Panel
- Insulation
- Root Barrier
- Protection Course and Capillary Break
- Waterproofing Membrane (hot rubberized asphalt depicted)
- Substrate (metal deck with gypsum board depicted)

Option 2.



Item 8

8(d)viii

All hard and soft landscape details; including levels, sections and elevations

Response:

Please refer to drawings : Dwg 01 Landscape Plan, Dwg 03 Landscape Sections, Dwg 04 Detail Plan and Soft & Hard Landscape Schedule document for more details.

8(d)ix

A fully detailed Planting Plan clearly setting out the Location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate.

Response:

Please refer to Dwg 01 Landscape Plan & Dwg 06(i-vi) Planting Plans, setting out the location of species types, schedule of plants noting species, planting sizes and proposed number/densities where appropriate.

Extract of Dwg.01 Landscape Plan



Item 8

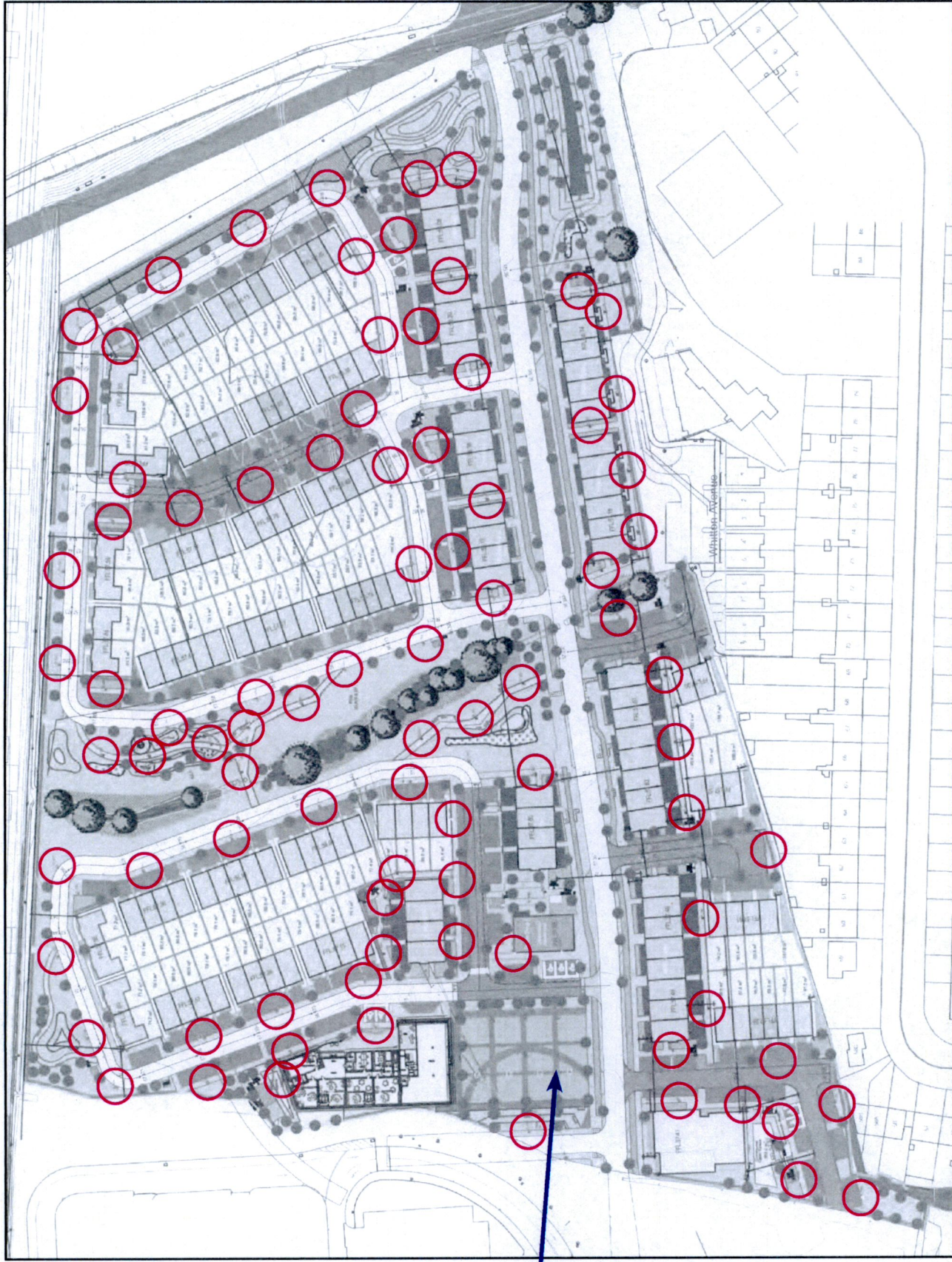
8(d)x

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:

Please see Dwg 01 Landscape plan clearly delineating street lighting to ensure tree proposals are realistic. Trees have been placed at a minimum of 5m away from light standards to avoid any potential clashes.

Proposed Lighting Plan



Lighting to Plaza
to be agreed

○ Light standard
exclusion zone

Item 8

8(d)xi

Tree and hedgerow protection measures: show extent and position of tree and hedgerow protection fences

Response:

Please see tree & hedgerow protection measures showing extent of position of tree & hedgerow protection fence, located in arborist report.

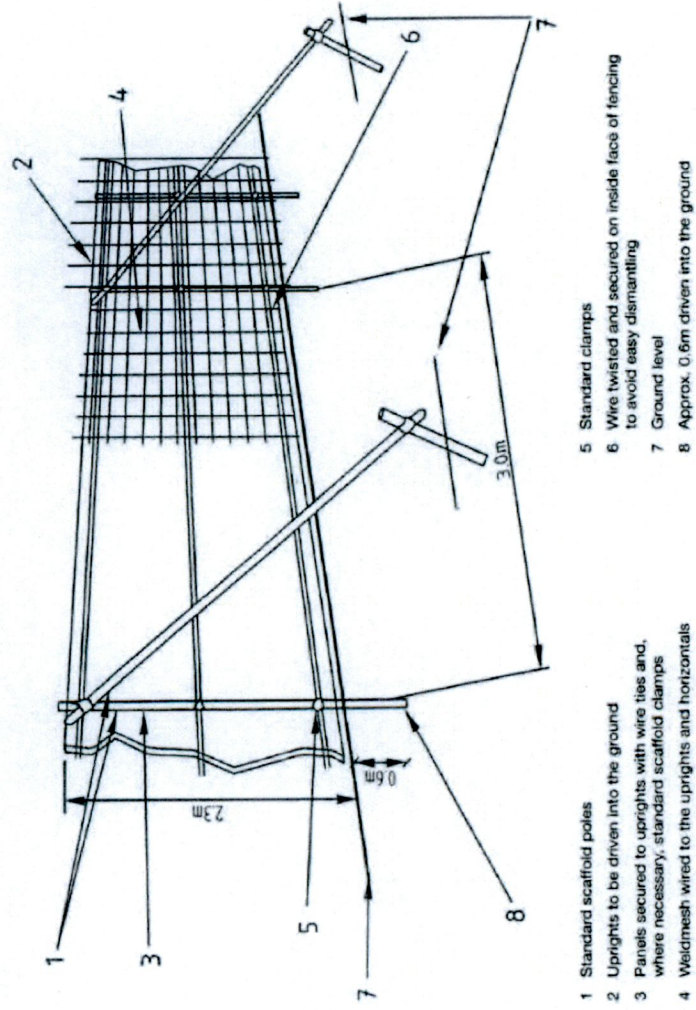
8(d)xii

Tree Impact Plan

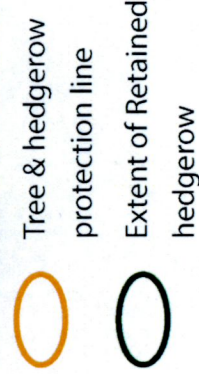
Response:

Please see Arborist Plan & Report & impact plan for more details.

Tree Protection Fence Detail as per Arborist



Tree & Hedgerow Protection Plan



Item 8

8(d)xiii

Implementation timetables

Response:

Implementation shall be carried out on a phased basis. Please refer to phasing plan.

8(d)xiv

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:

As per condition. Grassed areas & slopes shall have slopes of 1:8, max 1:6.

8(d)xv

Detailed proposals for the future maintenance/management of all landscaped areas.

Response:

Please see Landscape Specifications & Maintenance Document for proposal for future management of all landscape areas.

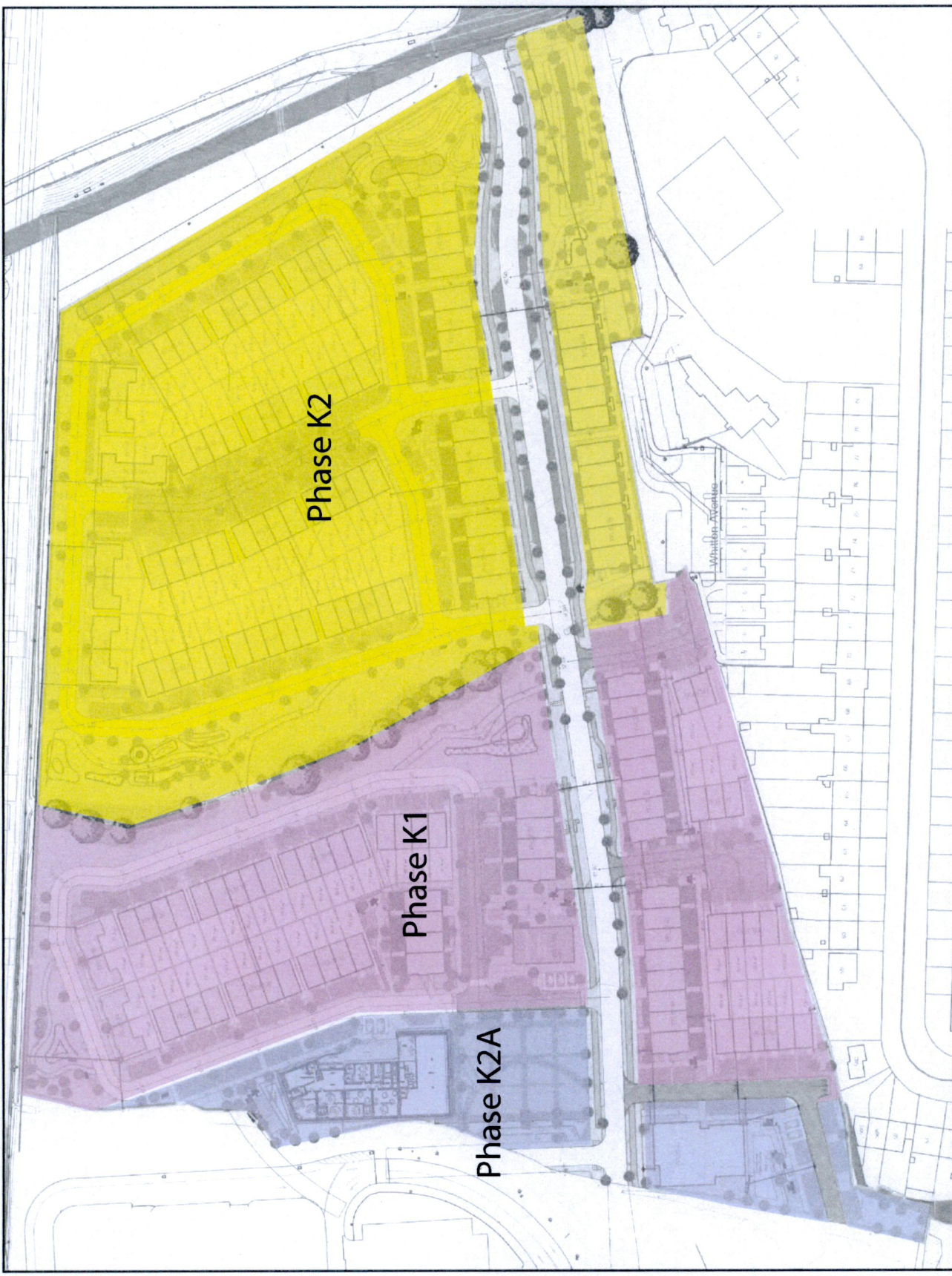
8(d)xvi

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

Response:

No automated vehicular access required in proposed scheme.

Phasing Plan



Phase K1

Phase K2

Phase K2A

Item 8

8(d)xvii

Boundary details and planting to be taken in charge standard and to be agreed with SDCC Public Realm

Response:

The boundary details & planting are to be taken in charge standard and have been sent to SDCC public realm for agreement.

8(d)xviii

Local Park boundaries to have railing suitable to public realm, i.e. a permanent 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 or a permanent 2m high wall.

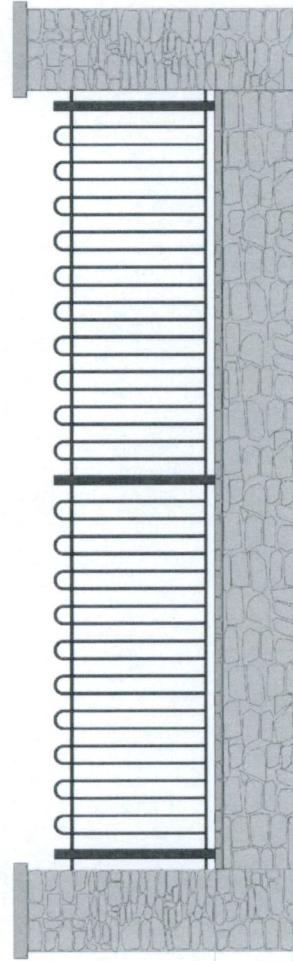
Response:

We propose to keep the existing boundary treatment running from east to north.
The western boundary treatment shall be a stone butt wall & bowtop railing

Existing boundary treatment to North & East
Boundary Line

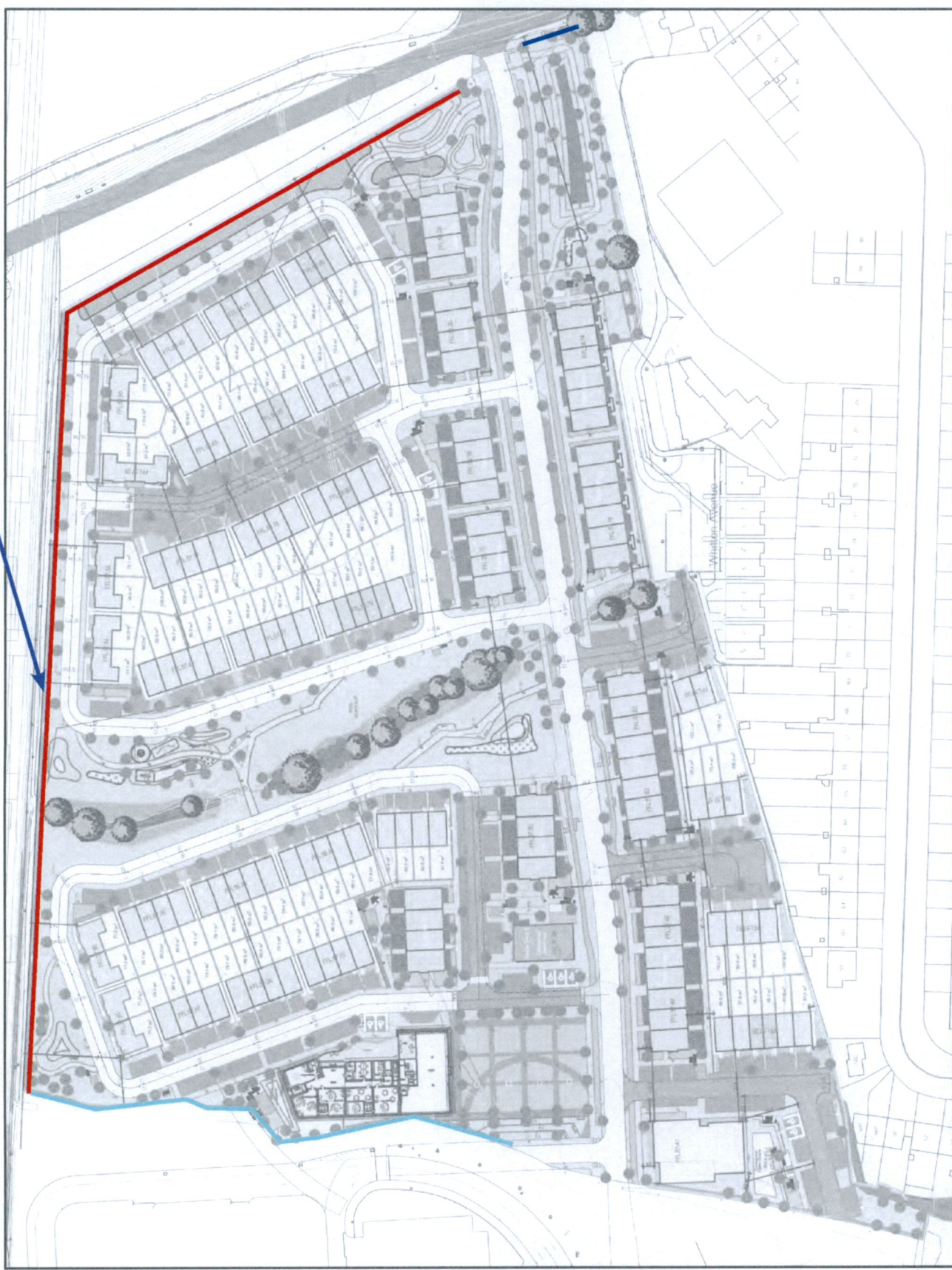


600mm Stone-Faced Butt Wall with 1.2M High
Metal Railing Galvanised & Powder Coated
Black



Boundary Treatment Plan

Retain existing
boundary treatment



Stone butt wall and railing

Existing boundary treatments to be retained & planted with native hedge species

Item 8




8(d)xix

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 meadows for cutting.

Response:

All areas proposed are taken in charge standard to ensure ease of maintenance and ease of access. Trees have been grouped up to enable access to meadow cutting.

Soft landscape areas such as grass, hedges, trees, woodland planting, meadowland or bulb planting consist of predominately native and/or pollinator friendly species and comply with the requirements of the Clonburris SDZ Biodiversity Management Plan.

-  Existing Hedgerow Retained - 233.1m2
-  Proposed Hedge Planting – 612.3m2 (linear metre) (House Fronts & Open Space)
Pollinator hedge to front of house & Native hedge to site perimeter – 933.3m2
-  Proposed Shrub/G.C Planting - 2,601.4m2
-  Proposed Bulb Planting – 193.5m2
-  Proposed Wildflower Planting - 2,346.6m2
-  Proposed Wetland Planting - 173.7m2

Overall Planting Plan



Item 8

8(d)xix , a

Avoid use of ornamental ground cover or ground cover or treatments that need intensive maintenance or herbicide use.

Response:

No groundcover planting in public areas. Shrubs only to private areas to provide defensive space. Wildflower & Bulbs to open space.

8(d)xix , b

Extensive areas of herbaceous perennial ground cover should also be avoided.

Response:

No perennial ground cover to be used. Extensive areas of herbaceous perennial groundcover shall be avoided.

8(d)xix , c

Minimise the use of shrubs that require regular maintenance

Response:

No shrubs located in open space, only located to private areas and house fronts.

8(d)xix , 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:

Appropriate wildflower mix to be planted in swales, with plant list suitable for moist conditions. See Dwg.01 Landscape Plan for planting list.

8(d)xx

Open space shrub planting 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:

No shrub planting located in open space. *Corylus avellana*, privet, guelder rose shall be incorporated into native hedge planting.

Shrub/G.C & Bulb Planting Plan



Proposed Shrub/G.C Planting - 2,601.4m²



Proposed Bulb Planting - 193.5m²



Proposed Wildflower Planting - 2,346.6m²



Proposed Wetland Planting - 173.7m²

Item 8

8(d)xxi

Native species shall 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*

Response:

Native species for open space shall be *Craetagus monogyna*, *Corylus avellana*, *Ilex aquifolium*, Guelder rose, *Viburnum opulus* & *Ligustrum vulgare*.
Private Gardens shall be *Ligustrum spp.*

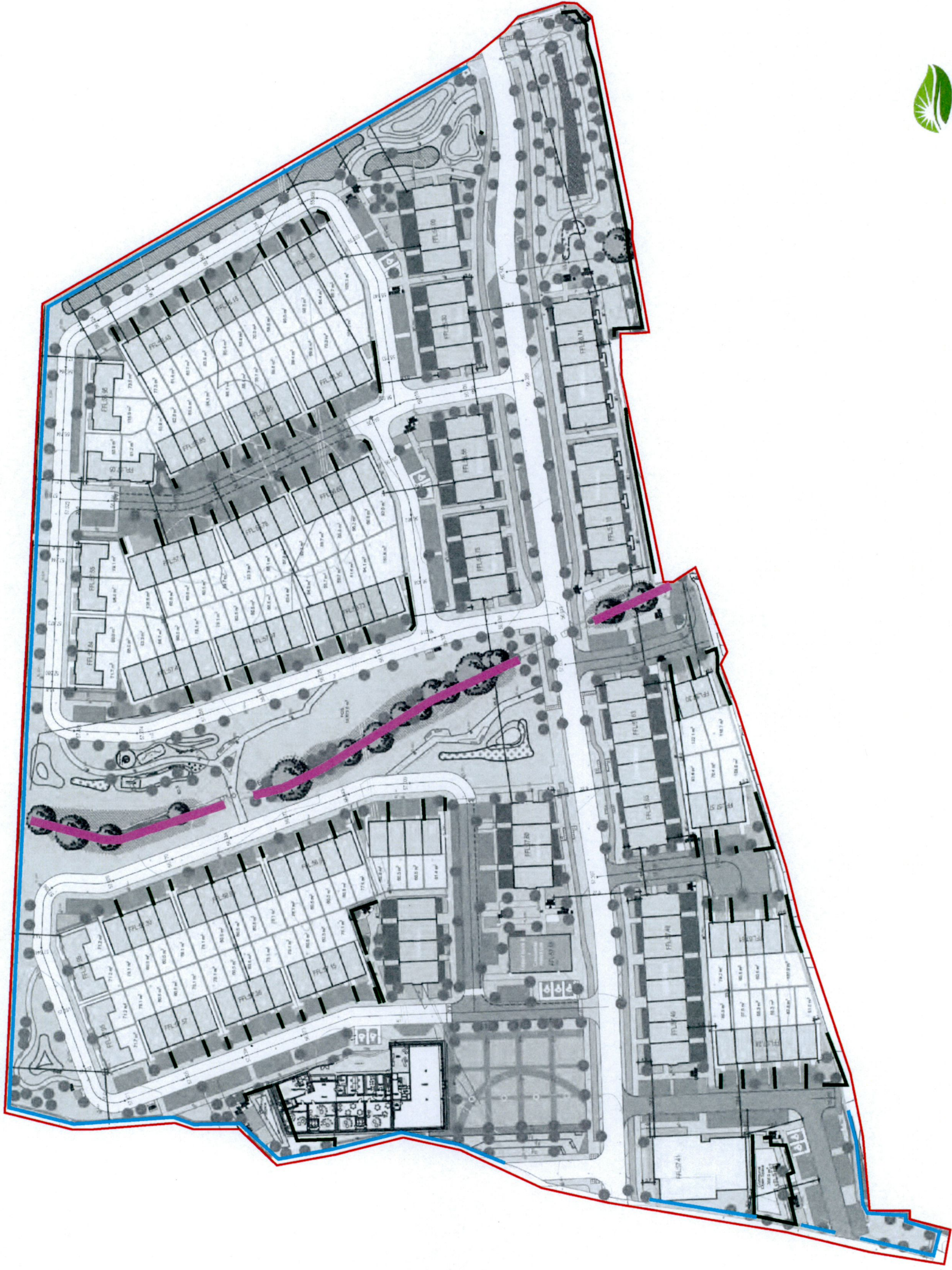
8(d)xxii

Woodland planting should use the Miyawaki technique (3-5/m²) 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:

Woodland planting will follow the Miyawaki technique. The taking in charge shall be maximum 18 month from completion of the development.

Retained Hedge & New Implemented Hedge Plan



Existing Hedgerow Retained - 233.13m²

Proposed Hedge Planting – 612.3m² (linear metre) (House Fronts & Open Space)
Pollinator hedge to front of house

Native hedge to site perimeter – 933.3m²

Existing Hedgerow Retained : approx. 188.3 linear metres
(augmented with native species where necessary)

Existing Hedge Removed : approx. 320 linear metres

New Native Hedge : approx. 969.2linear metres

Item 8

8(d)xxiii

Paths to be a permeable solid surface within flood attenuation areas.

Response:

Paving shall be dust to attenuation area to avoid hydrocarbons from tarmac

8(d)xxiv

All playspace surfacing to be engineered woodchip surfacing.

Response:

All playspace surfacing located in the development to be engineered woodchip surfacing.

8(d)xxv

Any sand play areas to be enclosed with fencing.

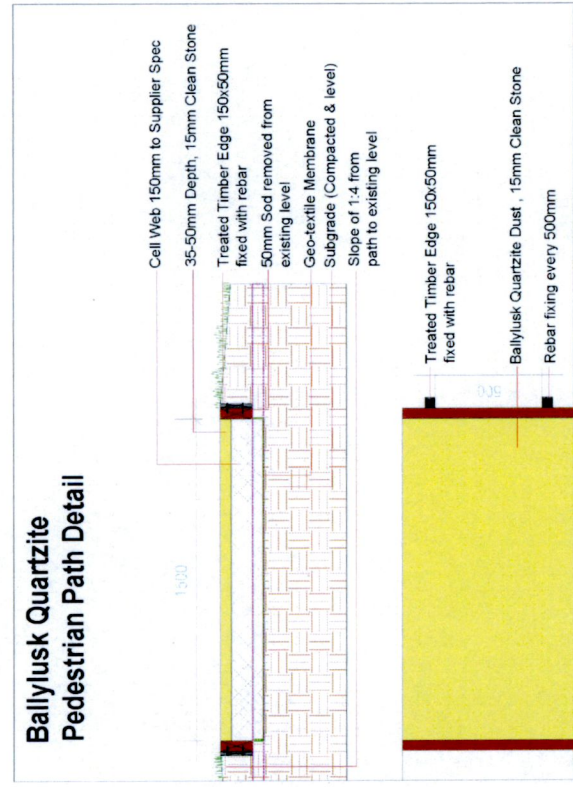
Response:

No play areas that include sand areas

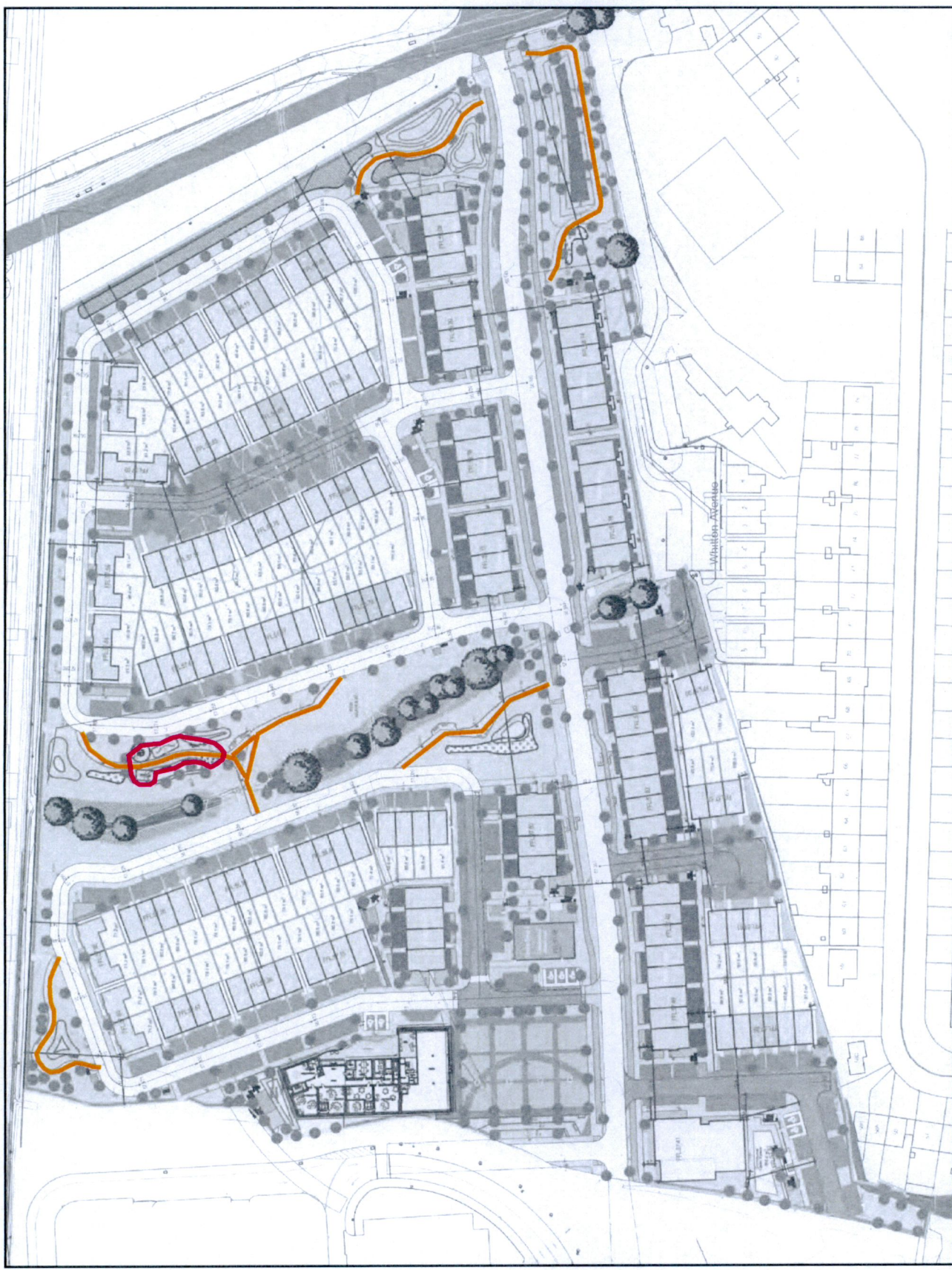
8(d)xxvi

Details of all play items and natural play features have been provided and agreed with Laurence Colleran from SDCC Public Realm Section on 17.11.2022.

Please find details of play items to be agreed with SDCC Public



Dust Path & Play area Location Plan



— Dust Path

□ Wood Chip Play surface

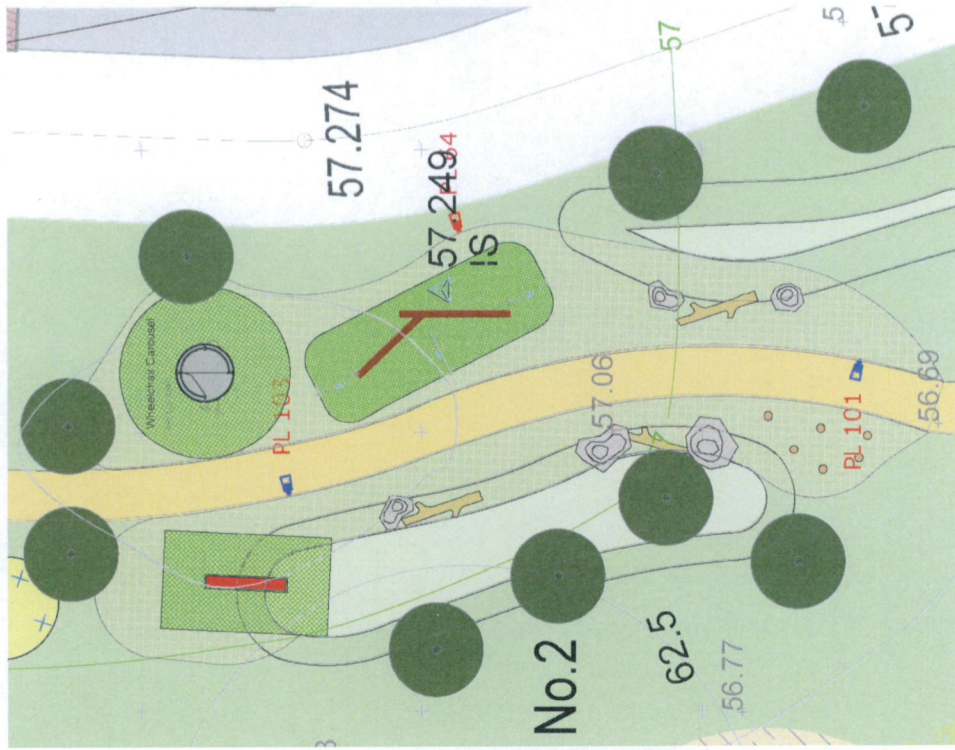
Item 8

8(d)xxvi

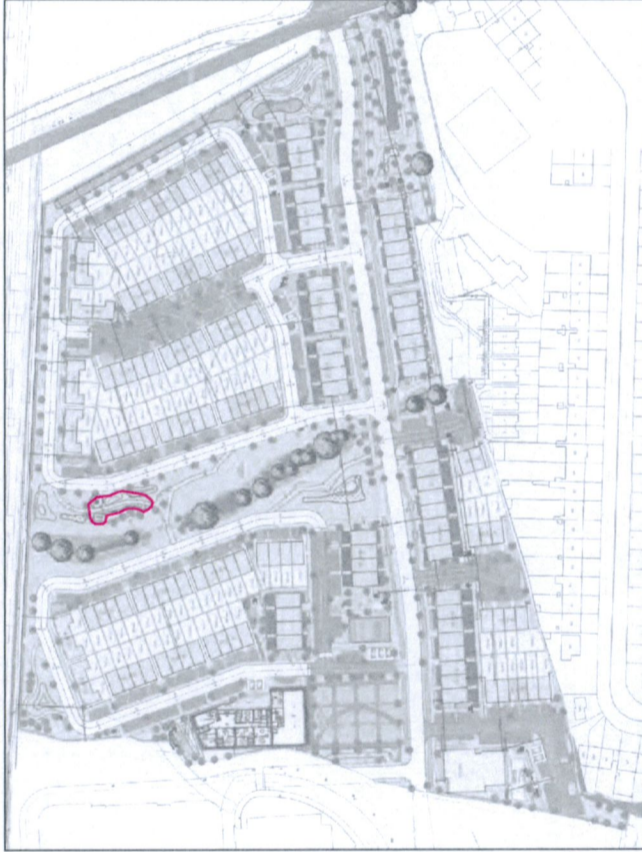
Details of all play items and natural play features to be provided and agreed with SDCC Public Realm Section.

Response:

Please see details attached.



Play Area Location Plan



Triple Balancing Beam - NRO804

Product Line	Nature Play
Category	Robinia Balancing
Age from	3 - 12
Max. fall height (CM)	61
Total height (CM)	61
Safety Zone	34 m2



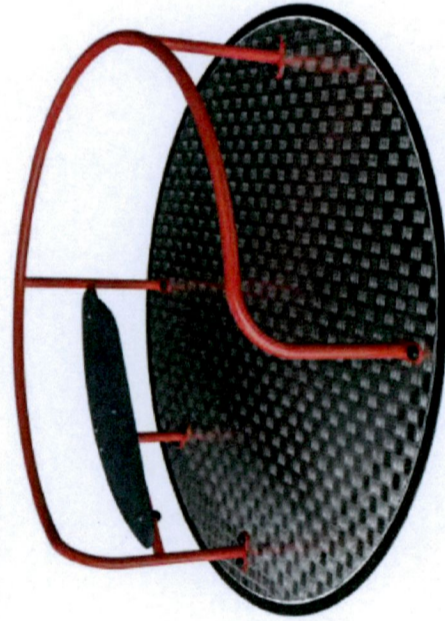
Balancing Stilts-NRO806

Product Line	Nature Play
Category	Robinia Balancing
Age from	3 - 12
Max. fall height (CM)	24
Total height (CM)	110
Safety Zone	20.7 m2



Wheelchair Carousel KP123

Product Line	Freestanding Play Equipment
Category	Supernova, Carousels & Spinners
Age from	2+
Max. fall height (CM)	100
Total height (CM)	67
Safety Zone	29 m2



Item 8

8(d)xxviii

The relevant requirements of the Clonburris Parks and Landscape Strategy.

Landscape Proposals to reflect the requirements of additional information items relating to green infrastructure.

Response:

The proposed scheme will follow the requirements outlined in Clonburris Parks and Landscape Strategy

8(e)

Play. Proposals that demonstrate details of all play items, natural play features and safety surfacing are required. All play areas must be universally accessible. The applicant is recommended to contact Public Realm section to agree details of the natural play proposals.

Response:

The proposal demonstrates details of all play items, natural play features and safety surfacing. We have met with Laurence Collieran on 17.11.2022, to agree details of the natural play proposals.

Please refer to play items on the previous page for more details.

The proposed roundabout play item shall be universally accessible

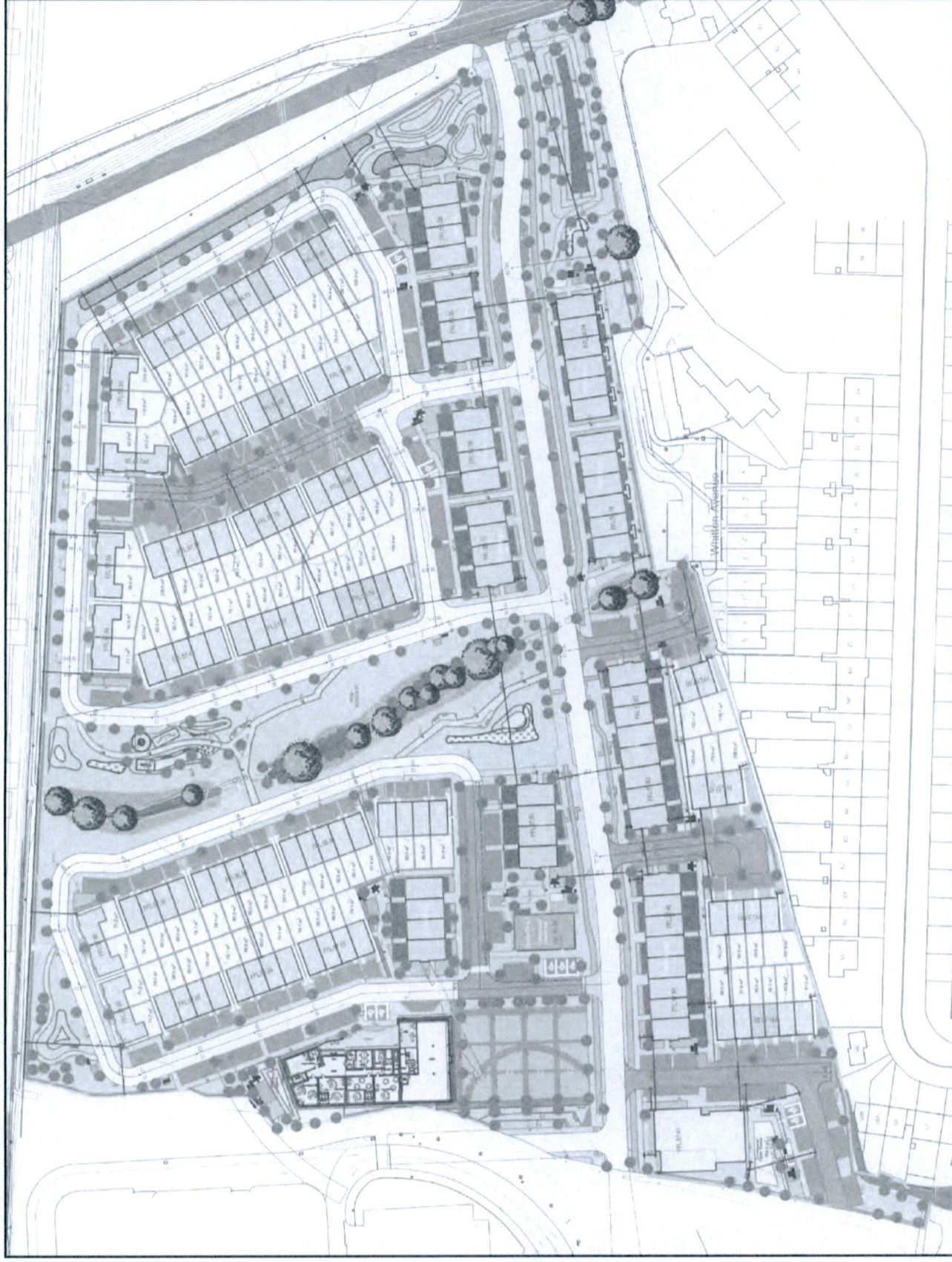
Key Principles

The key principles for green and blue infrastructure for the Planning Scheme are as follows;

- » To protect, enhance and develop an interconnected green and blue infrastructure network of parks, open spaces, hedgerows, grasslands, protected areas, rivers and streams for amenity and recreation, biodiversity protection, flood management and adaptation to climate change;
- » To retain and improve key landscape and ecological features such as hedgerows, the Grand Canal and the Griffeen River;
- » To incorporate new elements of Green and Blue Infrastructure such as tree planting, parks and natural open spaces and sustainable urban drainage systems;

- » To reduce fragmentation and strengthen ecological links through the retrofitting and or upgrading of the pedestrian bridge over the railway line to a 'green bridge';
- » To connect parks and areas of open space with ecological and recreational corridors to aid the movement of biodiversity and people and to strengthen the overall Green Infrastructure network;
- » To support native plant and animal species and encourage corridors for their movement; and
- » To seek to retain hedgerows, aquatic habitats and established tree lines wherever possible.

Extract of Landscape Plan



Green Space Factor Form

User input indicated by **Orange fields**

User Input	
Zoning lookup	Minimum GI Score
Res	0.5

Note:

Please refer to Green Infrastructure Form for more details on calculation of green space factors for the proposed site.

Surface Type (see tab for detailed descriptions)	Factor	Proposed Surface Area m ²	Factor Values
1. Enter Development Site Area m² HERE			
1. Short Lawn	0.3	12,708.5	3822.6
2. Tall Lawn (wild, not mown)	0.5	928.5	464.3
Permeable Paving	0.3	5111	1533.3
Vegetation		0	0
4a. Vegetation-Shrub below 3cm	0.4	0	0
4b. Vegetation-Shrub / Hedgerow above 3cm	0.5	5860.8	2930.4
4c. Vegetation-Pollinator friendly perennial planting	0.5	0	0
4d. Vegetation-Preserved hedgerow	1.2	699.3	839.2
Trees		0	0
5a. New trees	0.6	351.0	210.6
5b. Preserved trees	1.2	210	252
7. SuDS intervention (rain garden, bioswale)	0.5	1102	551.0
Green Roof		0	0
9a. Green Roofs- Intensive green roof (substrate is 1.1 metre or greater in depth)	0.7	0	0
9b. Green Roofs - Extensive green roof (less than 1.1 metre in depth)	0.6	504.5	302.7
10. Green wall	0.4	0	0
11. Retained Open Water	2	0	0
12. New open water	1.5	0	0
Total Equivalent Surface Area of Greening Factors		32,334.7m²	

Green Factor Numerator	0.50
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Minimum Required GI score	0.5	Final GI score	13,631.8m ²	Result	0.513
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