

30th November 2022

Land Use, Planning & Transportation Department
South Dublin County Council
County Hall
Tallaght
Dublin 24
D24 A3XC

RE: DEVELOPMENT OF CLONBURRIS SOUTH WEST DEVELOPMENT, WITHIN CLONBURRIS SDZ LANDS
Applicant: Cairn Homes Properties Ltd.
REG.REF: SDZ21A/0022
COMPLIANCE WITH CONDITION 12

Dear Sir/Madam,

I write in reference to the above planning permission. Following is a response to condition number 12 which is relevant to Landscape Architecture and requires confirmation from this practice for compliance purposes. Please see Cairn Homes Properties Ltd. correspondence for updates on status of all other conditions.

Condition no. 12 – Landscape Plan

Prior to the commencement of development, the applicant shall submit a revised detailed landscape plan, for the written agreement of the Planning Authority, with full works specification, that accords with the specifications and requirements of Council's Public Realm Section. The revised landscape plan shall integrate 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. Proposed ornamental planting in areas for Taking in Charge are still shown on the Landscape Master Plans Sheet No's 1738_PL_P_04 to 06. The proposed ornamental shrub planting within Canal Park and Streets/Public Realm; and the proposed ornamental grass planting within the swales would require labour intensive maintenance and therefore are not suitable for Taking in Charge by South Dublin County Council. SDCC can take in charge trees, hedgerow, grass, wildflower and bulb areas. Plant species to be predominantly native and/or pollinator friendly. The applicant shall remove this ornamental planting from Taking in Charge areas on the revised plans.

The revised Landscape Proposals shall 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 / storm water attenuation. The developer shall submit cross section details of the SUDs tree pits, including growing and drainage/storage media.*

- 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.*
- iv. *Retained, removed and compensatory hedgerow to be clearly identified on Landscape Plans.*
- 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.*
- vi. *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.*
- 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.*
- 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.*
- ix. *Construction Stage Arboricultural Method Statement and Tree Impact Plan.*
- x. *Implementation timetables.*
- 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.*
- xii. *Detailed proposals for the future maintenance/management of all landscaped areas.*
- xiii. *Lockable (preferably automated) vehicular access to local parks and that maintenance vehicular access is possible where required throughout the park area.*
- xiv. *full entrance details for pedestrians and cyclists that minimise the need for removable bollards.*
- xv. *Local Park boundaries 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.*
- xvi. *Boundary details and planting to be to taking in charge standard and to be agreed with SDCC Public Realm*
- xvii. *Indicate location of chestnut paling in localised areas to protect existing vegetation within the pNHA and to prevent desire lines or paths forming through this sensitive area.*
- 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.*

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

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.

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*.

xx. 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*.

xxi. Short N-S lengths of formal hedging in semi-private areas off Street 8 that enclose seated areas to be removed – contact Public Realm for clarification.

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.

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

xxiv. All playspace surfacing to be engineered woodchip surfacing.

xxv. Any sand play areas to be enclosed with fencing.

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

xxvii. The relevant requirements of the Clonburris Parks and Landscape Strategy.

xxviii. Landscape Proposals to reflect the requirements of Condition 1 to 9 above to deliver the required green infrastructure.

REASON: In the interest of amenity, compliance with Clonburris SDZ Planning Scheme, Parks and Landscape Strategy, Biodiversity Management Plan; the provision, establishment and maintenance of a reasonable standard of landscape; and proper planning and sustainable development of the area.

Response:

General:

Please find enclosed revised detailed landscape plans with full works specification, that accord with the specifications and requirements of Council's Public Realm Section. The revised landscape plan integrates 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.

The formerly proposed ornamental planting in areas for Taking in Charge have been removed from all areas for Taking in Charge. The proposals now show trees, hedgerow, grass, wildflower and bulb areas. Plant species are predominantly native and/or pollinator friendly. Please see drawing nos. 1738_PLC_P_04.1/04.2 for Soft Landscape Plan.

- i. Street trees are now 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 incorporates small scale SuDS features that enhance biodiversity, provide amenity, and manage surface water volume while providing water quality treatment.
- ii. Please see the details of street tree planting on drawing no. 1738_PLC_D_01 for Soft Landscape and SuDS details which include Urban tree pits with SUDs measures / storm water attenuation.
- iii. Street trees are proposed at planting a minimum of 18-20 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. Please see drawing nos. 1738_PLC_P_04.1/04.2 for Soft Landscape Plan.
- iv. Retained, removed and compensatory hedgerow are clearly identified on Landscape Plans. Please see drawing no. 1738_PLC_P_05 for Removed/Retained/Compensatory Planting Plan.
- v. Parkland/Open Space tree planting 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. Please see drawing nos. 1738_PLC_P_04.1/04.2 for Soft Landscape Plan.
- vi. 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. Please see drawing 1738_PLC_D_01 for Soft Landscape and SuDS details.
- vii. Landscape masterplan/planting plan show the street lighting and all efforts have been made to ensure street tree and lighting proposals are realistic and that good separation is achieved in all locations. Landscape proposals are coordinated with Lighting Engineers.
- viii. The extent and position of tree and hedgerow protection fences including protection of all vegetation within the 30m pNHA buffer zone is shown on drawing no. 1738_PLC_TPP_01 - Hedgerow and Tree Protection Plan.
- ix. Construction Stage Arboricultural Method Statement and Tree Impact Plan are included in this submission.
- x. The overall programme is to start in January 2023 and finish in February 2025. The development will be phased to allow for completion of individual streets for occupation from Oct. 23 to July 24 and the works on the Canal Park are phased to make the park ready for opening in parallel with occupation in July 2024. The Apartments and local parks will be completed and ready for opening by January / February 2025.

Note: Any dormant-season planting will follow completion of spaces in the following planting season (November to March).
- xi. Grassed areas on sloping terrain were removed and replaced with Grass Safety Matting on play areas and woodland, bulbs or meadow on open spaces. See drawing nos. 1738_PLC_P_04.1/04.2 for Soft Landscape Plans.
- xii. Detailed proposals for the future maintenance/management of all landscaped areas are included in the submitted. Please refer to 1738_PLC_Spec for Landscape Management Plan / Specifications Document.

- xiii. Lockable vehicular access gates to the local parks are now proposed and maintenance vehicle access is possible where required throughout the park areas. See drawing no. 1738_PLC_P_02.2 for Boundary Treatment Plan and Details for Open Space Boundaries. Please note that automation of gates is not proposed due to the complexity of the mechanical & electrical operations involved for small parks.
- xiv. The entrance details for pedestrians and cyclists now minimise the need for removable bollards. 2 removable bollards were placed on both ends of canal path to allow for maintenance vehicles access. Overall these have been removed wherever possible and replaced with fixed bollards.
- xv. A low brick wall with heavy duty round bar, minimum 16mm diameter galvanised and powder coated matt black metal railing, 1.8m high is now proposed as the Local Park boundary. Please see drawing 1738_PLC_P_02.2 for Boundary Treatment Plan & Details Open Space Boundaries.
- xvi. Boundary details and planting as proposed on the attached drawings are considered to be to taking in charge standard and are presented for agreement with SDCC Public Realm.
- xvii. Chestnut paling localised in areas to protect existing vegetation within the pNHA and to prevent desire lines or paths forming through this sensitive area – please see drawing 1738_PLC_P_02.2 for Boundary Treatment Plan & Details Open Space Boundaries.
- xviii. Soft landscape areas within the Taking in Charge areas are proposed to 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.
 - a. All ornamental planting from Local Park was removed and replaced with woodland planting.
 - b. extensive areas of herbaceous perennial ground cover were avoided.
 - c. The use of shrubs that require regular maintenance were minimised.
 - d. Swales planting approach ensures consistency with Ecological Survey of Clonburris (FERS Ltd, 2018). Typical species local to the area and suitable for swale planting were considered and are included in the planting lists. Where feasible / permissible to all stakeholders including NPWS, wildflower areas will be seeded with field cuttings from local sources to allow for local / indigenous seed bank to be spread.
- xix. Open space shrub planting within Canal Park is native and includes pollinator friendly species. Species include hazel (*Corylus avellana*), wild privet (*Ligustrum vulgare*), and guelder rose (*Viburnum opulus*). Unfortunately, yew (*Taxus baccata*) has poisonous seeds and our practice cannot specify it in public spaces for this reason.
- xx. As agreed in principle in pre-submission discussions, we are proposing a long-flowering evergreen hedge mix for the residential boundaries which will include a proportion of hazel (*Corylus avellana*), wild privet (*Ligustrum vulgare*), and guelder rose (*Viburnum opulus*). Unfortunately, yew has poisonous seeds and our practice cannot specify it in on residential boundaries for this reason. Also, thorny plants such as holly are not considered suitable in general, but will be incorporated in areas where contact is unlikely. The Residential Hedge Mix proposed includes plants that will flower throughout the year in order to benefit pollinators. See drawing no. 1738_PLC_P_04.2 for Soft Landscape Plan.
- xxi. The short N-S lengths of formal hedging in semi-private areas off Street 8 have been removed from the proposals. See drawing nos. 1738_PLC_P_04.1/04.2 for Soft Landscape Plans.

- xxii. Miyawaki technique was introduced on woodland areas. Plants will be 3/sq.m minimum and all other planting specifications will be in accordance with forthcoming SDCC Guidance on this planting technique. See drawing no. 1738_PLC_P_04.1 for Soft Landscape Plan.
- xxiii. Paths within attenuation areas proposed as permeable solid surface – i.e. permeable asphalt (black). See drawing no. 1738_PLC_P_01.1/01.2 for Masterplan.
- xxiv. Woodchip surfacing introduced to all playspace surfacing. See drawing no. 1738_PLC_P_01.1/01.2 for Masterplan.
- xxv. Please note that no sand play areas are proposed within the development.
- xxvi. Details of all play items and natural play features are submitted herewith. Please see drawing 1738_PLC_P_03.
- xxvii. The relevant requirements of the Clonburris Parks and Landscape Strategy have been fully considered and have informed the landscape proposals.
- xxviii. Landscape Proposals reflect the requirements of Conditions 1 to 9 to deliver the required green infrastructure.

Yours sincerely,



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

ENCL:

- 1738_PLC_P_00 for Masterplan
- 1738_PLC_P_01.1 for Masterplan – 01/02
- 1738_PLC_P_01.2 for Masterplan – 02/02
- 1738_PLC_P_02.2 for Boundary Treatment Plan & Details Open Space Boundaries
- 1738_PLC_P_03 for Play Areas
- 1738_PLC_P_04.1 for Soft Landscape Plan – 01/02
- 1738_PLC_P_04.2 for Soft Landscape Plan – 02/02
- 1738_PLC_D_01 for Soft Landscape and SuDS Details
- 1738_PLC_Spec for Landscape Management Plan / Specifications Document.
- 1738_PLC_TPP_01 - Hedgerow and Tree Protection Plan.
- 1738_PLC_P_05 for Removed/Retained/Compensatory Planting Plan
- 1738_Tree and Hedgerow Management Plan

murray & associates
landscape architecture

16 The Seapoint Building
44-45 Clontarf Road
Dublin 3

t: 01 854 0090
f: 01 854 0095

e: mail@murray-associates.com
www.murray-associates.com

Member of the Irish Landscape Institute