

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

By email

1st December 2022

Dear Sir/Madam,

RE: CONDITION 12 – DEVELOPMENT OF 569 DWELLINGS AT CLONBURRIS SOUTH WEST DEVELOPMENT AREA WITHIN THE CLONBURRIS SDZ AT TOWNLANDS OF CAPPAGH, CLONBURRIS LITTLE AND KISHOGE, CO. DUBLIN.

REG REF: SDZ21A/0022

I write on behalf of Cairn Homes Properties Ltd in respect of Reg Ref: SDZ21A/0022. It is our intention to commence the development permitted under Reg Ref: SDZ21A/0022 and to discharge the following condition as required prior to commencement.

Condition 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 Clonburriss 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 3035 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 Methods 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 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 Clonburriss 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.*

Response

Please see enclosed cover letter and the following drawings and documents prepared by Murray & Associates Landscape Architecture in respect of the permitted development site:

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

Yours Sincerely

A handwritten signature in black ink, appearing to read 'L. Slowey', with a large, sweeping flourish at the end.

Lianna Slowey
Town Planner