



Planning Department
South Dublin Co. Council
Tallaght
Co. Dublin

**Re: Additional Information Response in respect of Landscape items for the
Development on a site located south of Oldcourt Road,
Reg Ref No. : SD22A/0356
Our Ref 2022 – 1707
09.12.22**

Dear Sir/Madam,

We wish to submit a response to an Additional Information Request in respect of Landscape items. Please see written response in relation to No. 5 .

We have met with Mr. Oisín Egan on Wednesday 16th November 2022 to discuss the Additional Information request, it was noted that the submission was based on a change of house type only and no works to the public realm were proposed. It was also noted that all roads and services have been constructed on site, as per the existing permission SD17A/0468.

We wish to respond thus:

5. The applicant is requested to submit the following:

(a) Landscape Design Proposals

There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development. The applicant shall provide a fully detailed landscape plan with full works specification, that

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Nature-based Solutions. The Layout Plan shall comprise the following:- showing types of play and play area(s), target age groups, landform (included levels and contours) and boundaries, gates and planting, design and construction details of play opportunities and facilities in respect of landform, planting, boundaries, equipment and safety surface.

All play equipment and ancillaries shall conform to European Standards EN 1176 and EN 1177 Playground equipment and surfacing, and to BS/EN standards 2017/18 for Playground Installations for HIC (Head Injury Criterion) and CFH (Critical Fall Height).

Response:

The existing permission SD17A/0468 deals with the landscape strategy, no landscape works are proposed to the public realm. The landscape layout follows the proposed strategy as per SD17A/0468. No playground is proposed as part of the submission, as it forms part of the original submission. The play space shall be agreed prior to installation with the public section/ Parks department of South Dublin County Council as part of the existing granted scheme.

(b) Existing Trees and Hedgerows

The applicant is requested to submit an updated comprehensive Tree Report for the proposed development site to the SDCC Public Realm Section. This shall comprise of detailed Tree Survey and Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement, all in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. The report shall be carried out by an

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be clearly shown on this drawing.

(vii) *Arboricultural Method Statement: clear and practically-achievable measures to be used during the construction period, for the protection and management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan.*

(viii) *Summary Table: Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages.*

(ix) *The applicant is requested to submit pictures of the existing trees/hedgerows subject to any tree protective fencing. This shall include a location map of where each picture was taken from.*

(x) *Arborist's name, arboricultural qualifications and contact details.*

(xi) *Date that the survey was carried out (surveys > 12 months are unacceptable).*

Response:

There is no proposals to the public realm, the tree survey was based on the original permission, which is currently being constructed, SD17A/0468. Arborist Associates have been engaged to review ongoing works on site, with periodic visits and shall issue a final condition survey at the end of the project.

(c) OPEN SPACE PROVISION

Insufficient information has been submitted in relation to proposed open space provision with the Development. Under section 8.7.3 of the 2022-2028 CDP the overall standard for public open space is 2.4 hectares per 1,000 population. This will be applied to all developments with a residential element, such as the subject

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(iii) SUDs Management - The applicant is requested to submit a comprehensive SUDs Management

Plan to demonstrate that the proposed SUDs features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.

(iv) Additional natural SUDs features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc. In addition, the applicant should provide the following:

a. Demonstrate how the proposed natural SUDs features will be incorporated and work within the drainage design for the proposed development.

b.

b. Tree pits incorporating SUDs features should include a deep cellular water storage/attenuation area below the surface which acts as a soak away allowing surface water to infiltrate into the ground

c. It is unclear how much attenuation in total is provided by the proposed bioretention tree pits for the development. The applicant shall submit a report and drawing showing how much surface water attenuation in m³ is provided for the development.

d. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDs tree pit details.

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(e) Green Infrastructure

The applicant is requested to submit a Green Infrastructure Plan which shall be submitted as part of the suite of Landscape Plans that are required for a development. The Green infrastructure Plans should include the following information: Site location plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County. Site survey and analysis, identifying existing GI Infrastructure and key assets within the site.

Indicate how the development proposals link to and enhance the wider GI Network of the County.

Proposed GI protection, enhancement and restoration proposals as part of the landscape plan, where appropriate, for the site.

Proposals for identification and control of invasive species where appropriate, for the site.

(f) Ecology

The applicant shall provide information as to the ecology present on site and potential impacts of the development and proposed mitigation measures. The applicant is requested to undertake a comprehensive ecological survey of the site to ascertain if any protected species are present. The results of the survey shall be submitted with details of the provision and implementation of ecological mitigation to protect any protected species if found to be present.

(g) Green Space Factor (GSF)

A Green Space Factor (GSF) Worksheet shall be submitted by the applicant for the proposed development detailing how they have achieved the appropriate the minimum Green Space Factor (GSF) scoring established by their land use zoning. Minimum required scores for different land use zonings are included in

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Street trees shall be provided fully in Public Realm areas and not within private or management company driveways and include SUDS features. All streets should be tree lined and include SUDs tree pits. DMURs requires street trees every 14-20 m along streets, and this has not been achieved. A specific street tree planting plan should be submitted for agreement with the Public Realm.

Response:

No works to the public realm or open space is proposed. The site is currently being constructed to SD17A/0468. The proposed submission is based on a change of house type only. The proposed development forms part of an overall LAP development, any future proposed planning shall include a Green Infrastructure plan.

No public realm is proposed, all works shall in private areas only, there are no street trees proposed along by roads.

Is mise,

A handwritten signature in black ink, appearing to read 'Ronan MacDiarmada'. The signature is stylized and cursive.

Ronan MacDiarmada.