

## Landscape Further Information Response

In relation to the commercial Development at;  
Fonhill Road, Liffey Valley, Clondalkin, Dublin 22

On Behalf of;  
Certas Energy Ireland Limited

January 2023

McArdle Doyle ref no. P1956  
Jane McCorkell Landscapes ref no. PP397

*Planning Ref:*  
SD22A/0363

LANDSCAPE ARCHITECT;  
Jane Mc Corkell Landscape  
Email; [info@janemccorkell.com](mailto:info@janemccorkell.com)

J A N E M C C O R K E L L  
D E S I G N



Registered  
Landscape  
Architect

The Irish Landscape Institute 2022 - 2023

**RE: Response to further information request**

*Planning Ref: SD22A/0363*

*Project: Fonthill Road, Liffey Valley, Clondalkin, Dublin 22*

*McArdle Doyle ref no. P1956*

*Jane McCorkell Landscapes ref no. PP397*

*Applicant: Certas Energy Ireland Limited*

Dear Sir/ Madam,

Please find below the response to matters pertaining to items 3 & 4 set out in planning reference SD22A/0363.

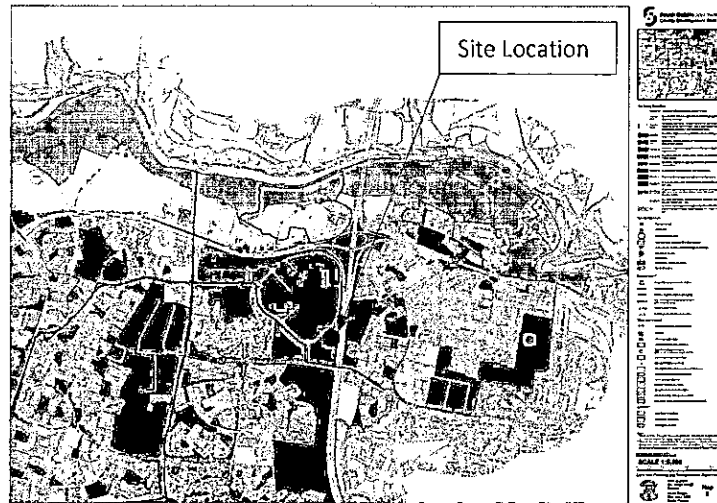
Please refer to the following information in conjunction with this response.

- PP397-01-01 Existing site survey
- PP397-01-02 Existing site green factor analysis
- PP397-02-01 Proposed landscape masterplan
- PP397-02-02 Proposed green factor objectives
- PP397-02-03 Green Factor surface type
- PP397-03-01 Tree and service plan with associated section details
- PP348 -04-01 Landscape specifications
- Appendix 1 Green infrastructure calculations of existing site
- Appendix 2 Green infrastructure calculations of proposed site

Item 3 Further information response

As per the SDCC development plan (2022-2038), the subject land is classified as MRC (major retail center). The development plan zoning objective for this classification is “to protect and provide for future development of major retail center” (ref appendix 3).

Site location plan in context to wider GI of the county



The subject land characteristic is classified as urban fringe, located on the M50 Primary GI corridor within the major retail zone of Liffey Valley. This brownfield site has become overgrown with herb layer of vegetation, and larger scrub material beginning to emerge along the wayleave corridor that runs along the eastern boundary. The M50 Primary GI corridor sits outside the site eastern boundary, with evidence of the canopy overhang emerging onto the site.

Site approximate location in Figure 4.3 Key elements of South Dublin’s County Council’s GI Network

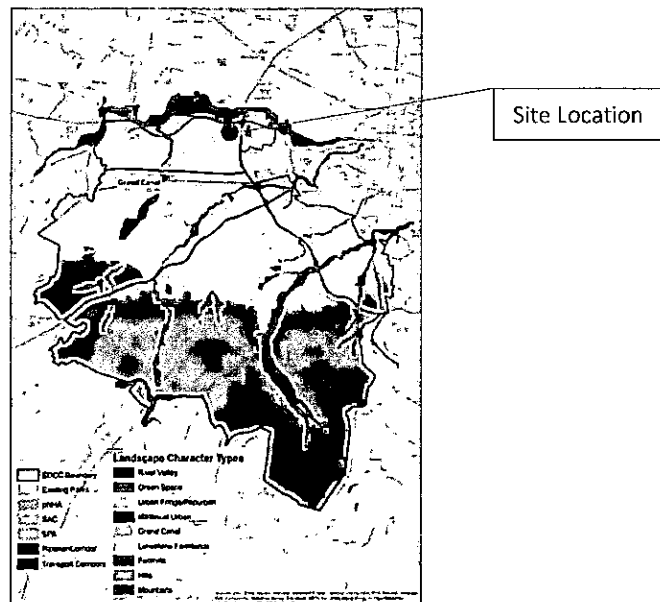


Figure 4.3: Key Elements of South Dublin County Council’s GI Network



- iv. *Development should seek to enhance or restore features that act as ecological corridors, particularly water features, hedgerows, tree lines, areas of un-cultivated land. These, or some element of them, should be incorporated into the proposed development to create pathways for wildlife and / or increase amenity value.*

Refer to Arborist tree survey and protection plan 221123-P-11, and PP397-01-01 Existing site survey. This is a brownfield site in an industrial retail park adjacent to a roundabout. The woodland group of trees that run along the eastern boundary (outside the property boundary) shall be protected during construction. The Wayleave strip running between the group of trees and the proposed site shall be managed as tall grass, providing linkage to the M50 Primary GI corridor.

- v. *v) Development sites which are not located proximate to designated GI Cores or Corridors should identify the nearest designated GI Core, Corridor or Steppingstone and make provision for GI interventions on the site which could eventually provide a link to local Stepping Stones, Cores or Corridors;*

Refer to PP397-01-02 Existing site green factor analysis.

- vi. *Developers should be aware that ecological corridors can also act to quickly spread non-native invasive species. Therefore, identification and control of invasive species site should be included in planning applications and the GI Plan*

No invasive species have been identified by either the Landscape architect or the Arborist.

- vii. *The Green Infrastructure Plans shall include:*
- a. *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.*
  - b. *Site survey and analysis, identifying existing GI Infrastructure and key assets within the site.*
  - c. *Indicate how the development proposals link to and enhance the wider GI Network of the County.*
  - d. *Proposed GI protection, enhancement, and restoration proposals as part of the landscape plan, where appropriate, for the site."*

Refer to PP397-01-01 Existing site survey, PP397-01-02 Existing site green factor analysis, PP397-02-01 Proposed landscape masterplan, and PP397-02-02 Proposed green factor objectives and PP397-02-03 Green Factor surface type.

Appendix 1 Green infrastructure calculations of existing site

Appendix 2 Green infrastructure calculations of proposed site

### Conclusion Item 3

It is acknowledged that MRC classified lands require a GI score of 0.5.

As demonstrated by the attached Green Infrastructure calculations the site value has decreased from 0.48 to 0.30.

This decrease is due to the increase in hard surface areas required to operate a business of this nature.

It is therefore proposed that in lieu of the shortfall the client will provide and plant the following material at a location of SDCC discretion:

No. 20 Native trees 14-16cm girth

No. 1100sqm pollinator friendly meadow grass.

This contribution shall increase the development GI score to 0.5, as required.

Point 4 Further information response.

*"4. There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The landscape proposals to be prepared by a suitably qualified landscape architect who shall liaise with the Drainage and Water Services Department and Parks and Public Realm Department to deliver multifunctional SuDS, i.e., amenity, biodiversity, water treatment and attenuation.*

- a) *A Landscape Masterplan to scale of not less than 1:200 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 additional natural SuDs features such as green roofs, bioretention rain gardens, swales, SuDS bioretention tree pits/linear trenches; showing how they work as part of an overall treatment train.*
  - iv) *Tree planting along the northern boundary. Trees to be a minimum 18-20cm girth, native and/or pollinator friendly species.*
  - v) *Levels, Detailed Cross Sections and Elevations*

Refer to PP397-02-01 Proposed landscape masterplan.

PP397-03-01 Tree and service plan with associated section details

PP348 -04-01 Landscape specifications

Please note that Jane McCorkell had a discussion with Oisín Egan of the Parks and Public Realm Department on Friday the 13<sup>th</sup> of January.

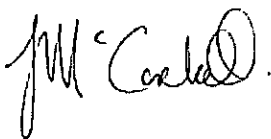
*b) Planting material where possible should be Irish Grown Nursey Stock and the importation of foreign planting material should be avoided within the proposed planting scheme."*

Refer to PP348 -04-01 Landscape specifications.

The Landscape Architect shall oversee the procurement and placement of all trees and plants on site.

If you have any query in relation to the above, please do not hesitate to contact.

Yours faithfully




Jane McCorkell B.Sc. MLA MILI, MGLDA

Appendix 1

Green infrastructure calculations of existing site

Green Space Factor Tool  
**South Dublin County Council**



Centre for  
Active Living  
South Dublin County Council

User Input Indicated by Orange Areas

MRC

Zoning lookup

0.5

Minimum GI Score

1. Enter Development Site Area m<sup>2</sup> HERE →

Surface Type (see tab for detailed descriptions)	Factor	Proposed Surface Area m <sup>2</sup>	Factor Values
1. Short lawn	0.1		0.1
2. Tall lawn (mowed, not mowed)	0.3		0.3
Permeable Paving	0.3		0
Vegetation			0
4a. Vegetation-Strawbale bedded bed	0.4		0
4b. Vegetation-Strawbale / Hedge-row above bed	0.5		0
4c. Vegetation-Pollinator friendly permeable paving	0.5		0
4d. Vegetation-Frescoped hedge-row	1.1		0
Trees			0
5a. New trees	0.6		0
5b. Preserved trees	1.1		0
7. Small intervention (rain garden, bioswale)	0.5		0
Green Roof			0
6a. Green Roof - Intensive green roof (substrate is 200-1200mm in depth)	0.7		0
6b. Green Roof - Extensive green roof (substrate is 80-100mm in depth)	1.1		0
1d. Green wall	0.4		0
11. Retained Open Water	2		0
12. New open water	1.5		0
<b>Total Equivalent Surface Area of Greening Factors</b>		<b>2,678.00</b>	

**Green Factor Numerator**

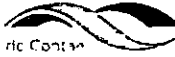
**1295.60**

Minimum Required GI score	Final GI score	Result
0.5	0.48	Fail

Appendix Item 2

Green infrastructure calculations of proposed site

Green Space Factor Tool  
**South Dublin County Council**



Comhairle Contae  
Atha Cliath Theas  
**South Dublin County Council**

User Input Indicated by Orange fields

Zoning	
Zoning Lookup:	Minimum GI Score
MRC	0.5

1. Enter Development Site Area m<sup>2</sup> HERE ▶

Surface Type (see tab for detailed descriptions)	Factor	Proposed Surface Area m <sup>2</sup>	Factor/Value
1. Short Grass	0.1		0
2. Tall Grass (incl. not mowed)	0.5		204
Permeable Paving	0.3		50.4
Vegetation			0
4a. Vegetation Short / Medium below 3m	0.4		0
4b. Vegetation Short / Medium above 3m	0.5		0
4c. Vegetation Tall / or already perennial planting	0.5		244.5
4d. Vegetation Preserved / Heritage	1.2		0
Trees			0
5a. New trees	0.6		25.1
5b. Preserved trees	1.2		0
7. SUDS (retention / infiltration / bio-retention)	0.8		202.0
Green Roof			0
8a. Green Roofs - Intensive green roof (substrate is 200-1200mm in depth)	0.7		0
8b. Green Roofs - Extensive green roof (substrate is 50-200mm in depth)	0.6		22.4
10. Green wall	0.4		0
11. Rainwater Harvesting	2		0
12. New open water	15		0
<b>Total Equivalent Surface Area of Greening Factors</b>		<b>1,565.50</b>	



<b>Green Factor Numerator</b>	<b>799.20</b>
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Minimum Required GI score	Final GI score	Result
0.5	0.30	Fail



Existing Site Survey

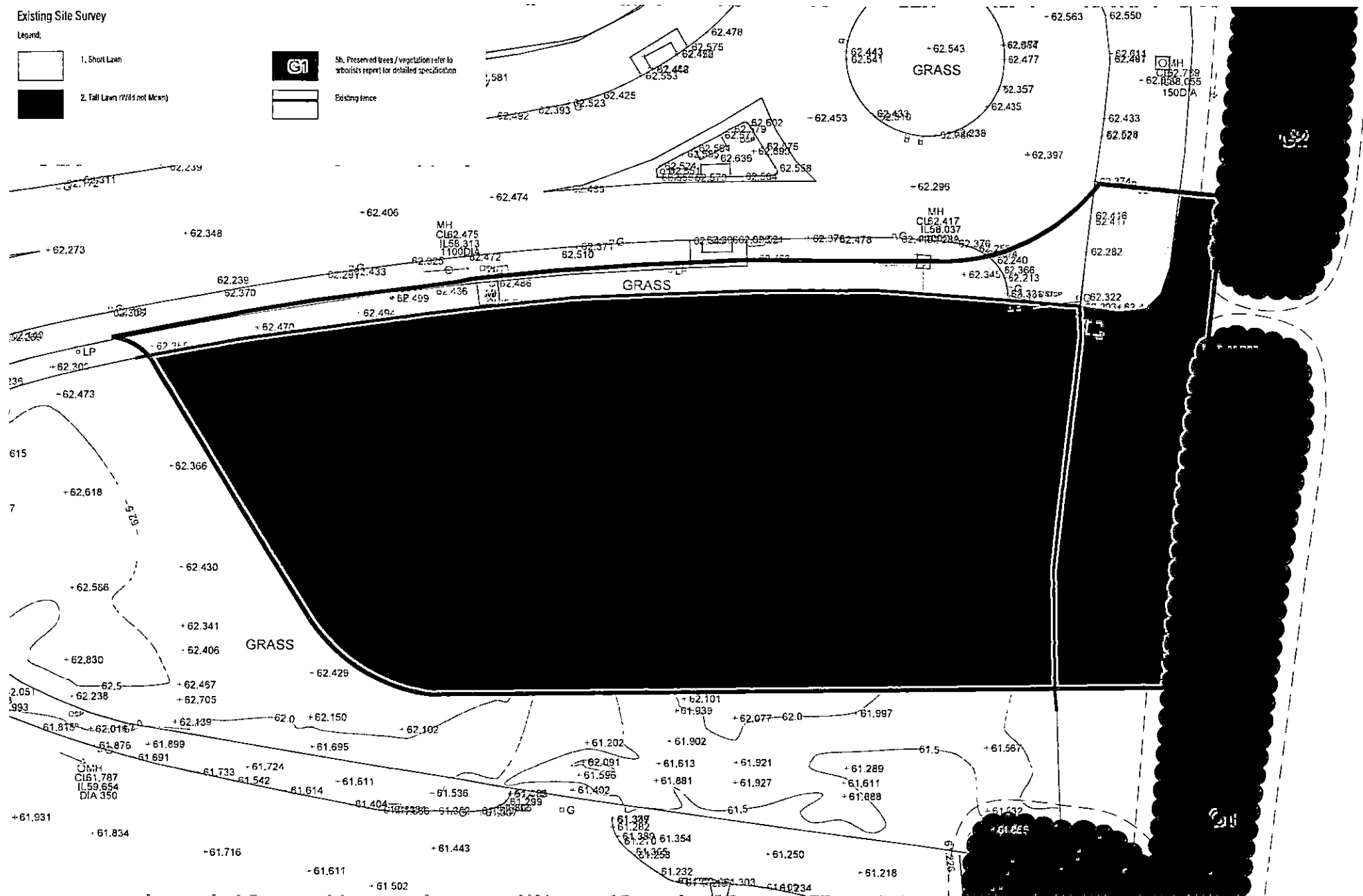
Legend:

-  1. Short Lawn
-  2. Tall Lawn (Wild not Mown)

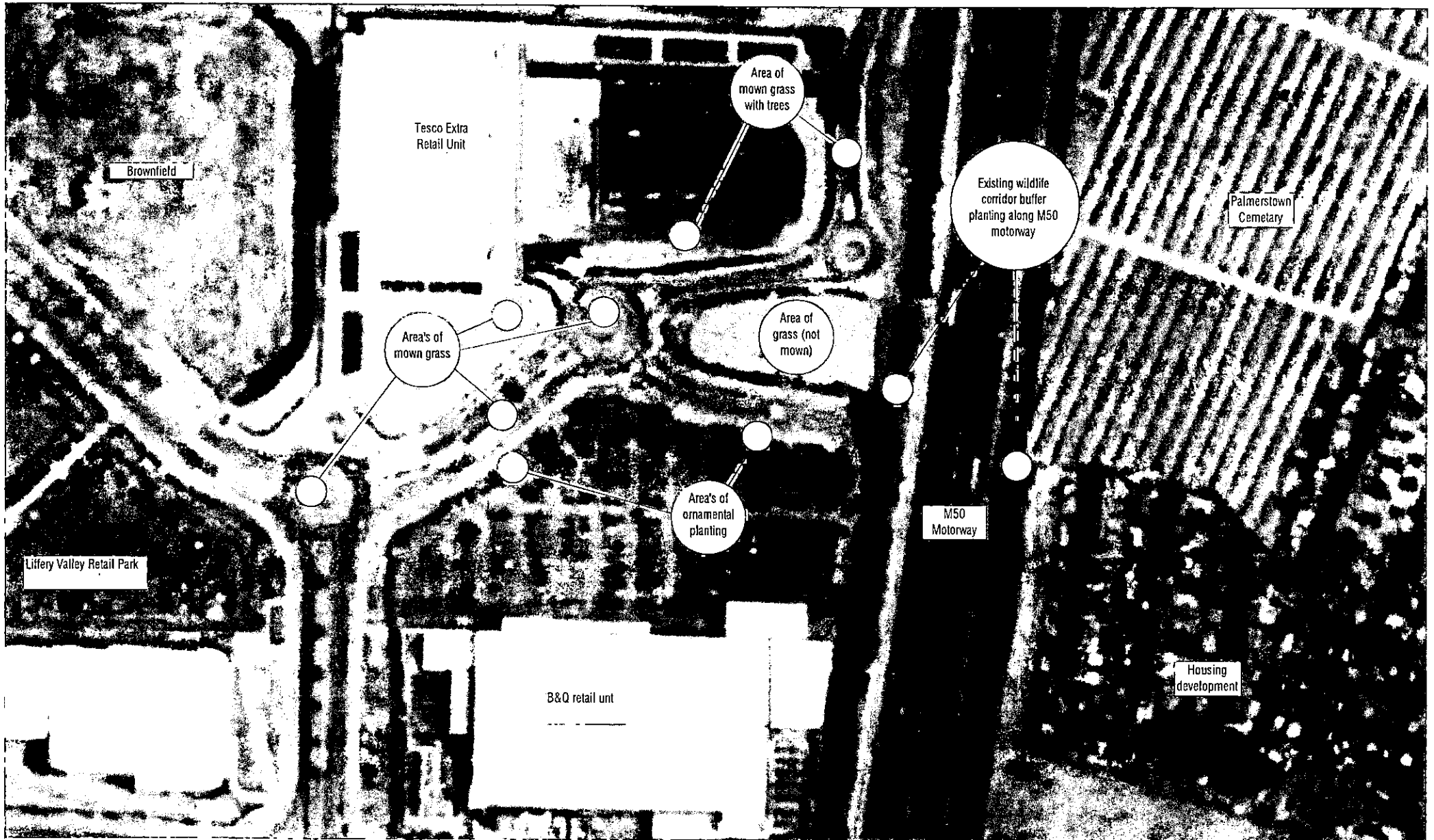


Sh. Preserved trees / vegetation refer to arborists report for detailed specification

Existing fence



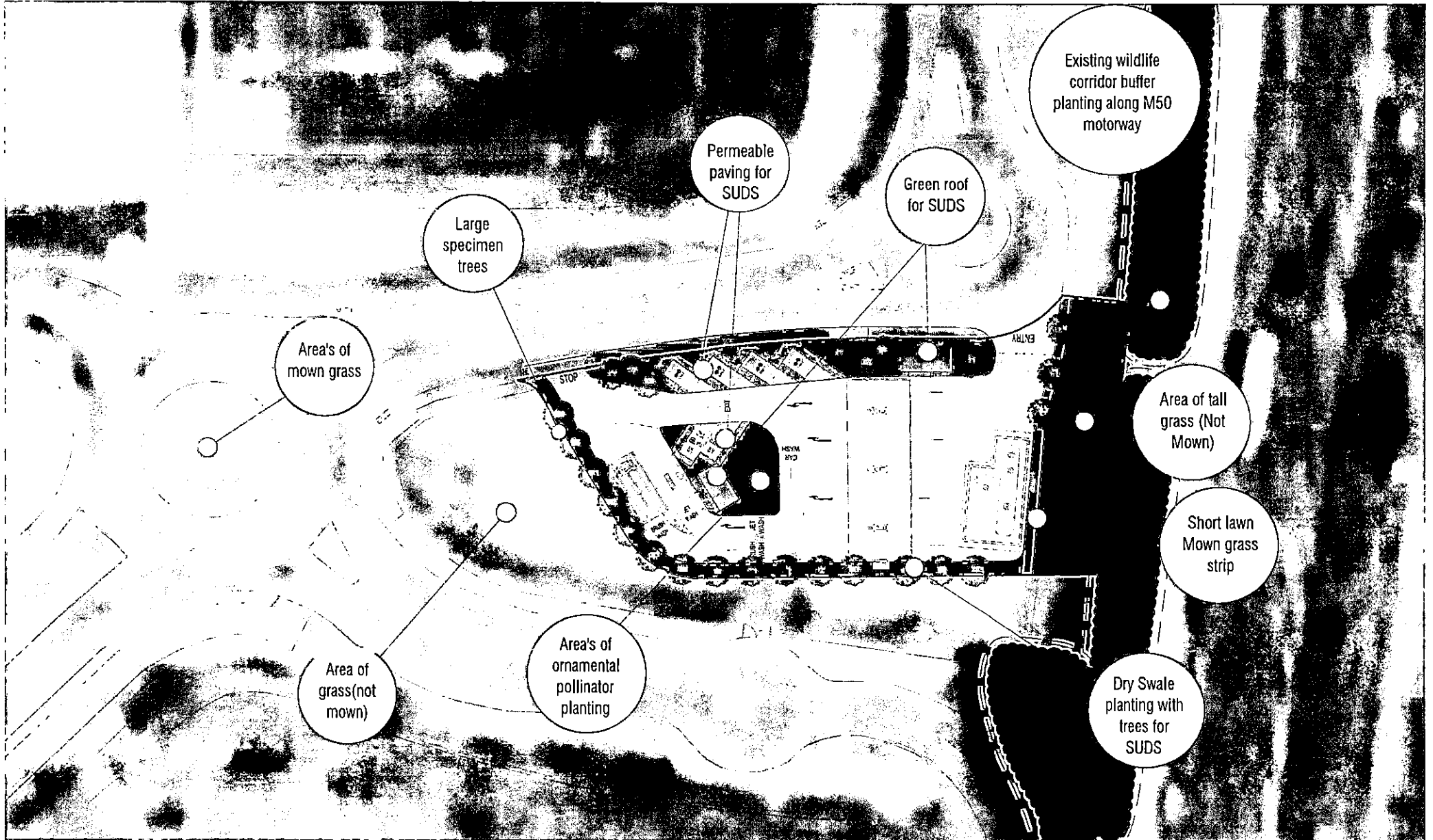
<b>JANE MCCORKELL</b> DESIGN <small>INCORPORATED</small> 100-1000 Road, Liffey Valley, Dublin 15 Tel: 01-836 2222	 <b>Registered Landscape Architect</b> <small>The Irish Landscape Institute 2022 - 2025</small>	Existing Site Survey No. 1200, Liffey Valley, Dublin 15	No. 2232-01-01 Date: 12/01/22 Drawn: SH Checked: JLS Date:
		Certas Energy Ireland Limited Farnhill Road, Liffey Valley	No. 1200, Liffey Valley, Dublin 15
		No. 1200, Liffey Valley, Dublin 15	No. 1200, Liffey Valley, Dublin 15
		No. 1200, Liffey Valley, Dublin 15	No. 1200, Liffey Valley, Dublin 15



<b>JANE MCCORKELL</b> DESIGN <small>Address: Co. Wick, P.O. 643 813629 Email: jane@mccorkell.com</small>	<b>Registered Landscape Architect</b> <small>The Irish Landscape Institute 2022 - 2023</small>	Existing Green Factor Analysis	Ref: PP397-01-02
		Certas Energy Ireland Limited	Scale: 1:1500 - A3
		Fonthill Road, Liffey Valley	Date: JAN 2023
			Author: JMC

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**JANE MCCORKELL**  
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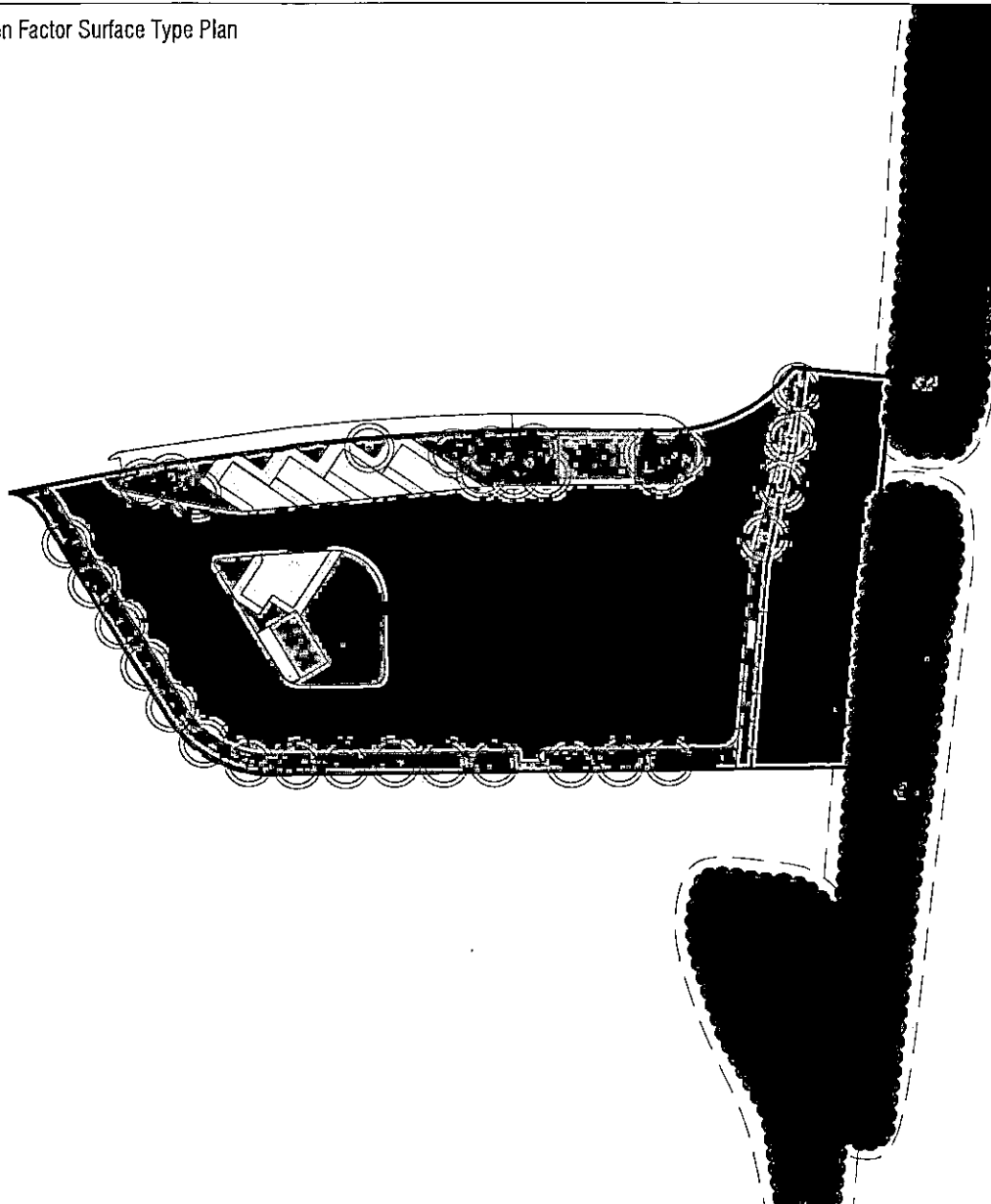
**Registered Landscape Architect**








The Irish Landscape Institute 2022 - 2023

Project	Landscape Green Factor objectives	Drawn	PP397-02-02
Scale	1:500 1 <sup>st</sup> A3	Date	JAN 2023
Client	Certas Energy Ireland Limited	Checked	JMC
Location	Fonthill Road, Liffey Valley	Author	JMC

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Green Factor Surface Type Plan



Green Factor Matrix		Factor	Area m2
	Sealed Surface (1. Sealed surface)	0.0	1533
	Naturalised area in Wayleave to allow buffer between site and M50 (2. Tall Lawn, Wild Not Mown)	0.5	405
	Permeable block paving parking and building entrance (3. Permeable paving)	0.3	168
	Pollinator ornamental /Swale planting (4c. Vegetation -Pollinator friendly perennial planting)	0.5	497
	Proposed Specimen tree planting refer to specification drawing for details (5a proposed new trees)	0.6	108.5
	Rain garden (7. Suds Rain Garden/ bio-Swales)	0.6	338
	Green Roofs (9b. Green roof Extensive green roof less than 1 meter in depth)	0.6	54

Calculation of Overall score

$$\begin{array}{c}
 \begin{array}{ccccccc}
 \blacksquare & \bullet\bullet\bullet\bullet & \text{stippled} & \text{dark green dots} & \text{circle dot} & \text{horizontal lines} & \text{grid}
 \end{array} \\
 (0 \times 1533) + (0.5 \times 405) + (0.3 \times 168) + (0.5 \times 497) + (0.6 \times 108.5) + (0.6 \times 338) + (0.6 \times 54) \\
 \hline
 2682 \\
 \text{Score} = 0.30
 \end{array}$$



<p><b>JANE MCCORKELL</b> DESIGN</p> <p>14 Home, Co. Wick Ph: 047 5319520 Email: jane@janeccorkell.com</p> <p>The Irish Landscape Institute 2022 - 2023</p>	 <p><b>Registered Landscape Architect</b></p> <p>The Irish Landscape Institute 2022 - 2023</p>	<p>Ti Green Factor surface type</p>	<p>PP397-02-03</p>
		<p>Scale 1:1500</p>	<p>Sheet A3</p>
		<p>Client Certas Energy Ireland Limited</p>	<p>Date JAN 2023</p>
		<p>Drawn by SH</p>	<p>Checked by JMC</p>
<p>Fonhill Road, Liffey Valley</p>		<p>Scale</p>	

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**Tree Planting Specification**

Tree planting throughout the scheme has been selected to blend the development in to its surrounding environs. All trees shall comply to BS3936, Specification of Nursery Stock. The trees shall be purchased from a reputable nursery as rootball specimens and final order to be agreed by Landscape Architect; The trees shall be planted on delivery. All plant material where possible should be Irish grown Nursery Stock and the importation of foreign planting material should be avoided where possible. The planting season for bar root and rootball specimens is between the months of Nov and March. If this is not possible due to weather conditions (wet or frosty), the plants must be healed in. The tree planting shall take place no later than the first season post completion of the project. Tree root barrier shall be installed where trees are located within a 2.5m diameter from center.

**Maintenance** Watering is essential during the first 2 growing seasons regardless of the weather conditions - 1000lt / Tree/ Month. Maintenance works shall be carried out in accordance with the requirements of the BS:4428 (1989) Code of practice for General Landscape Operations (excluding hard surfaces).

**Replacements of trees:** Any trees as specified in accordance to this condition, which maybe removed, die, severely damaged or severely diseased within three years post planting shall be replaced with same or similar variety and same size as those specified below.

Specimen varieties	Specification	Size	Height	Qty
AmIa Amerlanchler lamarkii	Clearstem	14-16cm	3.5m+	13
BePe Betulus Pendula	Clearstem	14-16cm	3.5m+	20
PiSy Pinus Sylvestris	Clearstem	18-20cm	4.5m+	5
SoAu Sorbus aucuparia	Clearstem	18-20cm	4.5m+	4
LISt Liquidamber stactiflua	Clearstem	18-20cm	4.5m+	8

**Methodology and Guidance Notes:** The tree pit should have a diameter at least 100mm greater than that of the root system, with the depth not exceeding the rootball. Any glazed or smeared sides caused by digging shall be scarified with the use of a fork. The tree will be positioned in the centre of the planting pit at the correct depth, taking into account the root flare and finished level. Prior to backfilling the hessian twine/wire cage supporting the rootball shall be loosened or removed. Backfilling shall be carried out in layers of 150mm, ensuring the tree is held upright. At each stage the fill will be carefully firmed in to eliminate air pockets under and around the root system. The final layer of backfill will not be consolidated, but should be of a sufficient depth to allow for settlement and mulching. Formative pruning should be carried out if required, removing dead, damaged, crossing or diseased branches. Refer to Tree planting specification for tree anchoring system. All trees planting operation will be carried in accordance with BS8545:2014 Trees: from nursery to independence in the landscape -Recommendations.

**Landscape Notes:**

All plant material where possible should be Irish grown Nursery Stock and the importation of foreign planting material should be avoided within the proposed planting scheme

All Landscape Works shall be undertaken by ALCI approved Landscape Contractor and in accordance with Landscape specifications. Topsoil to BS 3882:1994, general grade, free from sharp edged stone.

**Backfilling Materials:** A previously prepared thorough mixture of:

-70% by volume topsoil excavated for the pit and the additional topsoil as required.

-25% by volume approved well-rotted organic material.

-5% by volume coarse grained washed river sand.

-600g/cu m bonemeal of medium fine texture, containing not so less than 20% soluble potash and 3-5% nitrogen.

**Maintenance**

Initial Landscape operations will be undertaken by ALCI member. All operations will be carried out to a standard specification. The contractor will be responsible for plant establishment for a three year period. Any trees and shrubs dying, damaged or removed shall be replaced in the following planting season with plant of similar size and species.

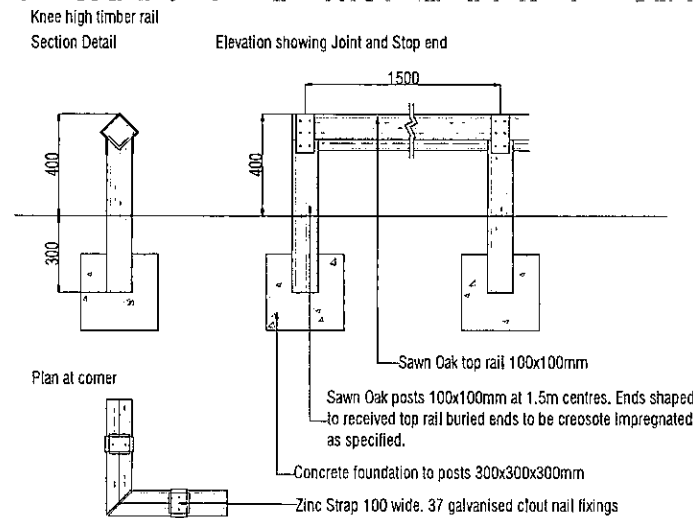
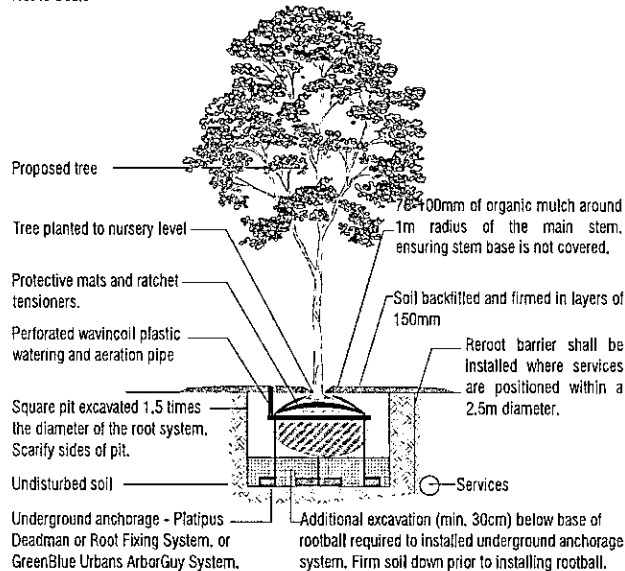
**Grass Seeded Area**

Festuca ovina	20%
Poa pratensis	10%
Festuca rubra	30%
Festuca rubra subsp. Commutata	20%
Agrostis capillaris	15%
Trifolium repens	5%

Sowing Rate : 30grams/ sqm

**Detail 2: Tree Planting Underground Guying system for Trees 18-20cm girth and over**

Not to Scale



**Mixed Ornamental Planting**



A mix of evergreen and deciduous shrubs will be planted in selected areas to soften the development and provide continuous aesthetic value to the landscape throughout the year. A mix of medium / low shrubs shall be planted to shrub beds with medium/ large varieties used against high walls and boundaries. All plant material where possible should be Irish grown Nursery Stock and the importation of foreign planting material should be avoided. Planted areas to be cultivated prior to planting of material. Top dress planted areas with 100mm of fine grade mulch.

Shrubs	spacing	spec	size	spacing	Quantity
Bergenia 'Harzkristall'	5/sqm	cg	2L	10%	130
Calimagrostis 'Karl Foerster'	3/sqm	cg	3L	5%	39
Carex 'Evergold'	5/sqm	cg	2L	10%	130
Euonymus 'Emerald Gaiety'	5/sqm	cg	3L	10%	130
Hydrangea 'Limelight'	1/sqm	cg	10L	5%	26
Nepeta 'Walkers Low'	5/sqm	cg	2L	5%	65
Pachysandra 'Green Carpet'	5/sqm	cg	2L	10%	130
Pittosporum 'Tom Thumb'	3/sqm	cg	5L	10%	78
Cornus Canadensis	4/sqm	cg	3L	10%	104
Hebe 'Purple Queen'	3/sqm	cg	3L	10%	78
Libertia Formosa	4/sqm	cg	2L	5%	104
Viburnum davidii	4/sqm	cg	5L	10%	104

**Dry Swale - Suggested Planting Mix**

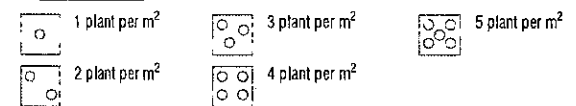


Planted areas to be constructed for drainage percolation. Top dress planted areas with beech pebble stone 50mm+. All plant material where possible should be Irish grown Nursery Stock and the importation of foreign planting material should be avoided.

Inlet planting mix	size	spacing
Iris pseudacorus (Yellow flag Iris),	2ltr	4/Sqm
Juncus effusus (Corkscrew rush)	2ltr	5/Sqm
Carex pendula (Pendulous sedge)	2ltr	5/Sqm
Lobelia cardinalis (Cardinal flower)	2ltr	4/Sqm
Zantedeschia aethiopica (arum lily)	3ltr	2/Sqm
Lythrum salicaria (Purple loostripe).	2ltr	4/Sqm

General planting mix	size	spacing
Sambucus nigra	5ltr	1/Sqm
Cornus 'Midwinter fire'	5ltr	3/Sqm
Hydrangea 'Annabelle'	5ltr	2/Sqm
Rosa rugosa	5ltr	2/Sqm
Campanula glomerata	3ltr	3/Sqm
Crococsmia 'Lucifer'	3ltr	4/Sqm
Calamagrostis brachytricha	3ltr	3/Sqm
Deschampsia cespitosa	3ltr	3/Sqm
Geranium 'Rozanne'	3ltr	3/Sqm
Hemerocallis in varieties	3ltr	4/Sqm
Iris Sibirica	3ltr	4/Sqm
Miscanthus sinensis	3ltr	3/Sqm

**Typical plants layout**



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**Registered Landscape Architect**  
 The Irish Landscape Institute 2022 - 2023

Project	Landscape specifications	Project No.	PP397-04-01
Client	Certas Energy Ireland Limited	Scale	A3
Date	JAN 2023	Author	SH
Project Location	Fonthill Road, Liffey Valley	Checker	JMC

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