

19th December 2022

Project: Glenside House, Glassamucky, Bohernabreena, Dublin 24.

Reg Ref: SD22A/0266

To Whom it may concern,

With specific regard to item 6 of the Request for Further Information, please find our response to follow.

6. The applicant is requested to submit the following information:

(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 is requested to provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The applicant is requested to provide the following additional information:

i. The applicant is requested to submit a comprehensive Landscape Design Rationale, the objective of this report is to describe the proposed landscape and external works as part of this proposed housing development.

Response:

Please refer to the Landscape Plan, P701-01 which clearly identifies the existing and proposed landscape features of the site of the proposed development.

Landscape Design Rationale.

The site works propose to retain the existing standalone structures with a link structure to be installed between the main dwelling (A) and existing structure (A1). The existing septic tank is to be decommissioned and replaced with a waste water treatment system and sand polishing filter.

The main objective is to work with the existing green and built infrastructures to ensure that where possible existing vegetation is retained and protected.

The site supports substantial mature and established trees, hedgerows and species diverse tree groups to its perimeter providing extensive screening to existing buildings. Mature ornamental shrubbery is located to the west and south of the main dwelling (referred to as A in the works description). The site slopes in a north-south direction and much of the existing garden area slopes to the northern boundary.

Green Infrastructure

All existing green infrastructure has been surveyed by Charles McCorkell Arborists.

While nine trees, Ash, are classified as Category U, it is proposed to remove two, namely T10 and T809. The remaining seven Category U trees are to be retained, have their crown reduced by 25%-40% and sever all climbing plants. These trees are Ash and have ash dieback disease. As these trees' condition deteriorates in the future, all gaps are to be infilled with new tree planting as indicated on the landscape plan.

Where any new works are to take place, tree protection measures are to be put in place as indicated on the Landscape Plan.

New mixed species native hedgerow planting is to be provided along the western boundary inside the existing post and wire fence. New trees are to be interplanted within the hedge to provide connectivity of green infrastructure around the site.

Where frequent grass mowing can be reduced to the main lawn north of the driveway, it is to be allowed to establish as meadow allowing native wildflower species to generate.

SuDS

The existing surface water runoff collection and dispersion systems are to be upgraded to provide Rain water butts on all buildings and three new soakaways within close proximity to the buildings they serve.

An area of gravel at Shed E is to be altered to grass reinforced with a grid system to provide stability for vehicular manoeuvres to the shed.

An area of gravel at retained Shed F is to be altered to grass.

A grass swale is to be introduced within the existing lawn to also provide additional attenuation and drainage for surface runoff. A wet grassland mix is to be provide to the base and side slopes. A bio-retention planting mix is to be provided to the lower levels where conditions are expected to be more frequently damp.

ii. The applicant is requested to submit a fully detailed Planting Plan to accompany the landscape proposals for the entire development. The applicant should propose native species where possible to encourage biodiversity and support pollinators within the landscape.

Response:

All proposed planting is of native and/or pollinating species.

iii. The landscape Plan should include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDs features including swales and integrated/bio retention tree pits.

Response:

Please refer to the Landscape Plan, P701-01 for all landscape works and to Jim Wier drawings for all sections.

iv. Significantly reduce the impacts of the development on existing green infrastructure within and adjacent to the proposed development site

Response:

No existing green infrastructure is impacted by the proposed development. It is proposed to return two areas of gravel surfaces to grass. In addition, a number of trees and hedgerows are to be planted to the perimeter of the site to ensure green infrastructure connectivity.

v. Demonstrate how natural SUDS features can be incorporated into the design of the proposed Development

Where appropriate within the context of the mature dwelling and landscape existing vehicular surfaces are permeable and allow all surface runoff to infiltrate into existing ground. Taking into account the number and location of the buildings on site, additional measures are proposed to ensure all surface runoff is attenuated and infiltrated naturally.

This includes the installation of Rain Butts and a grass/planted Swale. It also includes returning 300 sq.m of existing gravel surfaces to grass.

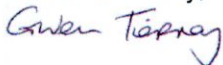
vi. Submit green infrastructure proposals that will mitigate and compensate for the impact of the proposed development on this existing site. These proposals should include additional landscaping, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination to support the local Bat population.

Response:

Please refer to the response to item 6(i), (ii) and the Landscape Design, P701-01 for full details.

We trust the enclosed is to your satisfaction.

Yours faithfully,



Gwen Tierney.

Landscape Architect.

