

REPORT	Landscape response to South Dublin County Council Compliance with Planning.
REG. REF.	SDZ22A/0006
DECISION ORDER NR.	1221
PROJECT NR.	17-064
PROJECT NAME	Tandy's Lane Village Phase 2
DATE	January 2023

Introduction

The South Dublin County Council Grant of Planning contained the following prior to commencement conditions of planning, 17 (i), (ii), (iii), 18 (i), (ii), (iii), (iv), (v), (vi), (vii), (viii) and 21(f). These have been addressed in the Landscape plans and details prepared by Doyle + O'Troithigh Landscape Architecture Ltd as part of compliance with planning

Condition 17 i)

Prior to the commencement of any permitted development, the developer shall appoint and retain the services of a qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant, throughout the life of the construction works and shall notify the planning authority of that appointment in writing prior to commencement.

In response to item 17 (i), Doyle + O'Troithigh Landscape Architect Ltd have been appointed as Landscape consultants for the duration of the construction works. Doyle + O'Troithigh Landscape Architect Ltd issued a letter confirming their appointment to South Dublin County Council on the 19th of October 2022.

Condition 17 ii)

A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the planning authority in accordance with the permitted landscape proposals.

Upon the completion of the landscape works to the satisfaction of the planning authority a certificate of practical completion will be prepared and signed off by Doyle + O'Troithigh Landscape Architecture Ltd.

Condition 17 iii)

Installation of attenuation tree pits shall be supervised by the project landscape architect.

As part of our appointment under condition 17 i), Doyle + O'Troithigh Landscape Architect Ltd will supervise the installation of the attenuation tree pits.

Condition 18

A maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site the applicant, owner or developer shall have lodged with the Planning Authority and agreed with the Planning Authority and Public Realm Section of South Dublin County Council. A revised detailed landscape plan, to be agreed with Public Realm, with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The Landscape plan shall incorporate:

Condition 18(i)

i. Street trees that are in line with the requirements set out in the Adamstown Strategic Development Zone Planning Scheme (Adamstown SDZ) 2014, Adamstown Street Guide (ADSG) 2010 and the subsequent Design Manual for Roads and Streets (DMURS) 2019.at a minimum 18-20cmg at planting. The applicant/developer shall liaise with the Public Realm Section as to where further street trees are required dashed. This may require significant reorientation of parking to achieve.

Doyle + O'Troithigh Landscape Architect Ltd have prepared the landscape plans with street trees in line with

the requirements set out in the Adamstown Strategic Development Zone Planning scheme (Adamstown SDZ) 2014, Adamstown Street Guide (ADSG) 2010 and the subsequent Design Manual for Roads and Streets (DMURS) 2019. In response to condition 18(i) the site plan has been revised to increase the number of street trees in public areas. The revisions to the site layout have allowed for an additional 57Nr. Street trees, giving a total of 377Nr. Street trees. The primary areas in which the additional street trees have been proposed are indicated on Landscape Plan LP-01-CO.

Condition 18(ii)

All SuDS proposals including swales, ensuring consistency with Engineers Drawings/proposals.

The location and details of all SuDS proposal have been coordinated with the Project Engineers. See Doyle + O'Troithigh Landscape Architect Ltd Plan LP-01-CO for location of the proposed SuDS measures and Landscape Details LD-01-CO and LD-02-CS for details of the SuDS measures.

The SuDS details illustrated on drawings LD-01-CO and LD-02-CO have been revised and agreed in principle with the South Dublin County Council Public Realm Section.

Condition 18(iii)

Details of all street tree planting pits to include SUDs measures in urban tree pits that allow surface water runoff to be directed to the top of the soil profile and percolate through.

The street tree planting pits have been developed to allow for surface water runoff to be directed to the top of the soil profile, allowing the surface water to percolate through the topsoil / subsoil to the collector drains located at the base of the tree pits, See Landscape drawing LD-01-CS for details. This detail has been discussed and agreed with South Dublin County Council Public Realm Section as part of the development of the compliance submission.

Condition 18(iv)

The geotextile layers within the tree pits to be taken in charge to be removed.

During a review meeting with South Dublin County Council Public Realm Section in November 2022, it was agreed to remove the geotextile for the tree pit but retain the geotextile to the surround of the collector pipe at the base of the pit. The details of the tree pits have been updated as per these comments. See Landscape drawing LD-01-CO for details of the tree pits.

Condition 18 (v)

All lighting to be clearly shown on landscape plans to ensure there is no conflict with street tree planting.

The updated landscape plan LP-01-CO has been updated with the lighting layout as prepared by Sabre Electrical Services Ltd. and reviewed to ensure that there is no conflict between the lighting layout and the proposed street trees. See Landscape Plans LP-01-CO, PG-01-CO, PG-02-CO and PG-03-CO for details.

Condition 18(vi)

Planting detail for areas to be taken in charge to be agreed with Public Realm.

The proposed planting schedule was issued to South Dublin County Council Public Realm Section for review in November 2022. The schedule as agreed with South Dublin County Council Public Realm Section is listed in section 549 of the Outline Landscape Specification and General Maintenance report.

Condition 18(vii)

Implementation timetables

Planting will be undertaken in the first planting season (October to March) post construction.

Condition 18(viii)

Detailed proposals for the future maintenance/management of all landscaped areas.

Doyle + O'Troithigh Landscape Architect Ltd have prepared an Outline Landscape Specification and General Maintenance report, and a General Landscape Performance Standards for the maintenance and management of all landscaped site areas, providing details for the management and maintenance of all landscaped site areas.

Condition 21(f)

Details shall be provided of landscaping to screen the proposed ESB substations.

The landscape proposals to the surround of the ESB substation have been revised to provide screen planting while ensuring access to the substation. See Landscape Plan LP-01-CO for the locations of the planting and drawing LD-03-CO for a detail of the proposed planting to sides of Substation with section 549 of the Outline Landscape Specification and General Maintenance report detailing the species proposed to screen the Substation.

Document Records

The drawings and documents prepared and noted below, provide a detailed response to the conditions of planning, 17 (i), (ii), (iii), 18 (i), (ii), (iii), (iv), (v), (vi), (vii), (viii) and 21(f).

Drawing Type: Plans

Dwg	Title	Rev	Scale	Size
LP-01-CO	Landscape Plan		1:500	A1
PG-01-CO	Playground Plan 1 of 3		1:200	A1
PG-02-CO	Playground Plan 2 of 3		1:200	A1
PG-03-CO	Playground Plan 3 of 3		1:200	A1

Drawing Type: Details

Dwg	Title	Rev	Scale	Size
LD-01-CO	Bioretention Tree pit detail		1:25	A1
LD-02-CO	Grass Swale detail		1:20	A1
LD-03-CO	Landscape Softworks Details Screen Planting to ESB Substation		1:20	A1

Document Type: Landscape Standards

Title	Rev	Scale	Size
Landscape Maintenance and Performance Standards		-	A3
Outline Landscape Specification and General Maintenance		-	A4

