

01.02.2023

Land Use, Planning and Transportation Dept.  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24

A chara,

RE - Cookstown, Transitional Care Facility Reg Ref. SD22A/0361

Please see following response from Áit U+L re: landscape related compliance items

Written responses are numbered and sequenced below in accordance with the item numbers and sequence of the contained within the request for Additional Information.

**Response to Item 4 Car parking and set down areas:**

The existing grass verge on Cookstown Road is of poor quality and contains a single, small to medium sized birch tree. The verge is set behind high containment kerbs, the replacement of which will be necessary to achieve DMURS compliant streetscape which is accessible to all. Therefore, the replacing of the verge is key to achieving the objectives of the Tallaght Town Centre LAP for Cookstown. However, the concern about the loss of Green Infrastructure is noted - Revised public realm proposals for Cookstown Road now show a reduced quantum of set down and parking spaces, while delivering a comfortable pedestrian and cyclist environment. The revised proposals create a new roadside verge containing bicycle parking to serve the retail units and deliver a line of street trees to mitigate the loss of the existing grass verge and birch tree.

**Response to Item 6 Interim plans for residential area of the site:**

The intention for the Cookstown Site is to develop both the Transitional Care Facility and the Residential Block (Subject to a separate LRD application) in tandem, upon receipt of a final Grant of Permission on each application. However, the applicant is cognisant of the fact there may be delays within the planning system with each application, and so the concerns about an interim treatment for the LRD site are noted. Therefore, the intention will be to grass



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seed the Residential Block site and enclose with a 2.4m high paladin fence as an interim measure should a prolonged delay occur on the LRD application. Please see revised Landscape Plan 21SD01 DR-300 & the accompanying Landscape Report for details.

#### Response to Item 12 Landscape Design Proposals:

Being cognisant of the requirement for a Neighbourhood Pocket Park to form part of the CT-C Sub-Neighbourhood contained within the Tallaght Town Centre LAP, the site planning for the development for the Cookstown Site has set out its Public Open Space (POS) to deliver a section of the Neighbourhood Pocket Park – an area of approximately 1200 square metres. To demonstrate how the proposed development site's POS will form part of the wider Pocket Park, an indicative layout for the Pocket Park and surrounding development blocks was submitted as part of the original Transitional Care Facility application. An approach that was considered 'reasonable' by the An Bord Pleanála Inspector, as part of the previous Cookstown Site application (ABP-311568-21). The indicative layout demonstrates how the subject site POS can stand alone as part of this application and in time integrate with the wider Pocket Park. For further details please see 21SD01 DR-301 & the accompanying Landscape Report for details.

- a. A fully detailed landscape plan & specification is included as part of this submission – please see 21SD01 DR-300 & DR-301 & the accompanying Landscape Report for details.
  - (i) The accompanying Landscape Report contains a Design Rationale for the development's landscape proposals. Please see *Section 03 Landscape Design Proposals & Rationale* in the resubmitted Landscape Report.
  - (ii) The submitted landscape plans and Landscape Report contain details of the developments proposed planting. The planting proposals contain a wide range of native and non-native planting to encourage biodiversity and support pollinators. Please see landscape plan drawings 21SD01 DR-300 & DR-301 & *Section 06 Proposed Planting Schedule* of the resubmitted Landscape Report for details.
  - (iii) The resubmitted landscape plans and Landscape Report provide details of both hard and soft landscape proposals. The submission also provides landscape sections detailing proposed landscape levels.

Re: SuDS features – the landscape design has been developed and coordinated with the Consulting Engineer's drainage design. Street tree pits will have a SuDS function with stormwater directed from road gullies to infiltrate to sub soil. In addition, swale/ rain gardens have been

positioned to capture surface run off from adjacent paved surfaces in the Transitional Care Facility. In addition, the Transitional Care Facility has been designed with a sedum Green Roof. Please see accompanying landscape plan drawings 21SD01 DR-300. Also refer to OCSC Drawing B981-OCSC-XX-XXDR-C-0505 for further details of the updated surface water drainage design SuDS and stormwater tree pit detail can be seen in Consulting Engineer's OCSC Drawing B981-OCSC-XX-XX-DR-C-0535.

- (iv) The landscape proposals for the development site are designed to provide amenity for residents and public users of the external spaces. The greening measures proposed improve on the existing site condition, providing new street and open space tree and hedge planting, meadow/ amenity lawn and planting of native and non-native planting to encourage biodiversity and support pollinators. The proposals are designed to mitigate against the loss of the existing trees and minimal planting on site. On Cookstown Road, a clear net gain is seen with a new grass verge with 5no. street trees (*Corylus colurna*) replacing the single existing birch tree. The POS space will contain large, long-lived specimens such as Oak & Scots Pine (beneficial to Bat populations), with small to medium sized tree planting of Birch, Wild Cherry and Field Maple.
- (v) As response (iii), landscape design has been developed and coordinated with the Consulting Engineer's drainage design to incorporate natural SuDS in the development.
- (vi) The resubmitted landscape plans and report detail a variety of green infrastructural proposals, including from a Green Roof on the Transitional Care Facility building, planting of native and non-native planting to encourage biodiversity and support pollinators. Installation of new tree planting with open spaces and on street – with tree pits having a SuDS function to deal with stormwater at source. Green walls are provided within the Transitional Care Facility courtyard and on the building's south façade. The revised Landscape Report now contains a Green Infrastructure Section (Section 2.0), detailing the site's connection to the local LAP GI Network and showing the sites location in the context of the wider county Green Infrastructure Strategy Map.
- (vii) As above, being cognisant of the requirement for a Neighbourhood Pocket Park to form part of the CT-C Sub-Neighbourhood contained within the Tallaght Town Centre LAP, the site planning for the development for the Cookstown Site has set out its Public Open Space (POS) to deliver a section of the Neighbourhood Pocket Park – approximately 1200 square metres. To demonstrate how the proposed development site's POS will form part of the wider Pocket Park, an indicative layout for the Pocket Park and surrounding development blocks was submitted as part of the original Transitional Care Facility application. An approach that was considered 'reasonable' by the An Bord Pleanála Inspector, as part of the previous Cookstown Site application (ABP-311568-21). The

indicative layout demonstrates how the subject site POS can stand alone as part of this application and in time integrate with the wider Pocket Park. For further details please see 21SD01 DR-301 & the accompanying Landscape Report for details.

Having regard to the delivery of the subject sites POS, the park will be delivered in line with the delivery of the Transitional Care Facility and associated site infrastructure. In response to the request for a schedule for delivery of the Neighbourhood Pocket Park, no such undertaking can be given by the applicant. The lands where the remaining area of the Neighbourhood Pocket Park lie are outside of the applicant's ownership, do not form part of this current application and as such no schedule for a proposed delivery is possible.

- (viii) The resubmitted Landscape Report now contains a Green Infrastructure Section (Section 2.0), detailing the site's connection to the local LAP GI Network and showing the sites location in the context of the wider county Green Infrastructure Strategy Map.
- a) The Green Infrastructure Section of the Landscape Report provides 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. Please see accompanying Landscape Report, Section 2.0, for details.
  - b) The resubmitted landscape report contains site survey/ analysis and identifies existing GI on site. Please see accompanying Landscape Report, Sections 1.0 & 2.0, for details.
  - c) The Green Infrastructure Section of the Landscape Report contains diagrams and mapping indicating how the development site will link to and enhance the wider GI Network of the County. Please see accompanying Landscape Report, Section 2.0, for details.
  - d) As outlined above the landscape proposals for the site aim to improve on the existing site condition in terms of GI. Please see accompanying Landscape Report & Landscape Plan 21SD01 DR-300 for details.
  - e) Please refer to Consulting Ecologists Enviroguide's reports for details on control & identification of Invasive Species.
- (ix) The resubmitted Landscape Report contains a Play Spaces diagram and Play rationale for the development site with target age groups shown. In addition, site section B-B cuts through the POS and its play space, detailing landform, and levels. All play equipment and safety surfacing to comply with relevant BS/EN standards. Please see accompanying Landscape Report Section 3.0 *Landscape Design Proposals & Rationale* and 21SD01-DR-340 for details.

**Response to Item 16 Green Space Factor (GSF):**

A Green Space Factor score for the Transitional Care Facility Site has been compiled utilising the SDCC Green Space Factor Worksheet. Contained within the Landscape Report's Section 2.0 the scoring for the subject site is displayed, along with a suggested alternative approach to the scoring methodology for new trees, based on Natural England's Biodiversity Metric Calculation tool scoring system, which we feel presents a more representative scoring criteria for new tree planting. Please see accompanying Landscape Report Section 2.3 *Green Factor Scoring* for more details. Applying the SDCC scoring methodology for new tree planting, the site's score comes up short of the required 0.5 score for REGEN Zoned sites. Section 12.4.2 of the County Development Plan addresses cases where a minimum score is not met on a development, with provision for an off-set contribution on an alternative site. The applicant is prepared to engage with SDCC to discuss a reasonable alternative site and greening intervention.

**Note on LVIA:** An LVIA Report and Verified views were submitted as part of the Stage 1 submission.

Please do not hesitate to contact the under-signed directly should you have any further queries.

Best regards,

**Richard Jolly MILI**

encl.