

LAND USE, PLANNING
& TRANSPORTATION DEPT.
16 FEB 2023

Compliance Rationale

In Respect of the Grant Of Permission for landscape conditions, 3a, 3b, 3c for the Proposed Nursing Home Extension, Millbrook Manor, Saggart, Co. Dublin

Reg Ref : SD21A/0301

We wish to respond thus:



RMDA
LANDSCAPE ARCHITECTS + CONSULTANTS



Landscape – Compliance

Conditions:

3. Landscaping.

(a) Landscape/Planting Plan Prior to the commencement of development the applicant/developer shall provide a fully detailed landscape and planting plan(s) for the proposed development for the written agreement of the Planning Authority. The plan(s) should provide the following information:

- Additional soft landscaping and planting at the front of the site including around the front car parking area.
- Location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate.
- Implementation timetables.

REASON: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, in accordance with the policies and objectives contained within Section 8.3.0 Public Open Space Hierarchy and Landscape Setting of the CDP 2016-2022

(b) Implementation of Landscape/Planting Plan Within 6 months of the commencement of development or during the first planting season after the commencement of development the proposed planting proposals which is to include tree and hedgerow planting shall be completed. Written confirmation (with supporting photographic evidence) confirming that the tree planting and landscaping scheme has been implemented in full shall be submitted to the Planning Authority.

REASON: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, in accordance with the policies and objectives contained within Section 8.3.0 Public Open Space Hierarchy and Landscape Setting of the CDP 2016-2022.

(c) Tree and Hedgerow Bond Prior to the commencement of any permitted development or any related construction activity or tree felling on the site, the applicant/developer shall lodge a Tree and Hedgerow Bond to the value of €5,000 with the Planning Authority. This is to ensure the protection of the existing boundary hedge and trees to be retained. The bond will only be refunded upon receipt by SDCC Public Realm Section of a satisfactory post-construction arboricultural assessment, carried out by a qualified arborist and provided that the hedges/trees proposed for retention are alive, in good condition with a useful life expectancy.

REASON: to ensure the protection, safety, prudent retention and long-term viability of trees to be retained on and immediately adjacent to the site in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016

Landscape – Compliance

Request:

- (a) Landscape/Planting Plan Prior to the commencement of development the applicant/developer shall provide a fully detailed landscape and planting plan(s) for the proposed development for the written agreement of the Planning Authority. The plan(s) should provide the following information:
- (i) Additional soft landscaping and planting at the front of the site including around the front car parking area.
 - (ii) Location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate.
 - (iii) Implementation timetables.
- REASON: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, in accordance with the policies and objectives contained within Section 8.3.0 Public Open Space Hierarchy and Landscape Setting of the CDP 2016-2022 3

Response:

- (a) Please find planting plan (DWG no.2) for the proposed development for the written agreement of the planning authority

Our Landscape Plan will be submitted prior to the commencement of development for the written agreement of the Planning Authority.

- (i) Additional soft landscaping and planting shall be included around the front car parking area in the form of native hedge & pollinator shrub planting.

The plans include the following information:

- Additional soft landscaping and planting at the front of the site including around the front car parking area.
- Location of groundcover planting, new hedging and tree planting
- To reach the required green infrastructure levels, we have followed SDCC's Green space factor form.

- (ii) Location of species types, schedule of plants noting species planting sizes and proposed numbers & densities are included on the planting plan (DWG no.2)



Landscape – Compliance

Request:

(b) Implementation of Landscape/Planting Plan Within 6 months of the commencement of development or during the first planting season after the commencement of development the proposed planting proposals which is to include tree and hedgerow planting shall be completed. Written confirmation (with supporting photographic evidence) confirming that the tree planting and landscaping scheme has been implemented in full shall be submitted to the Planning Authority.

REASON: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, in accordance with the policies and objectives contained within Section 8.3.0 Public Open Space Hierarchy and Landscape Setting of the CDP 2016-2022.

Response:

The implementation of planting will occur during the first planting season after the commencement of development the proposed planting proposals which is to include tree and hedgerow planting shall be completed. Written confirmation (with supporting photographic evidence) confirming that the tree planting and landscaping scheme has been implemented in full shall be submitted to the Planning Authority.



Landscape – Compliance

Request:

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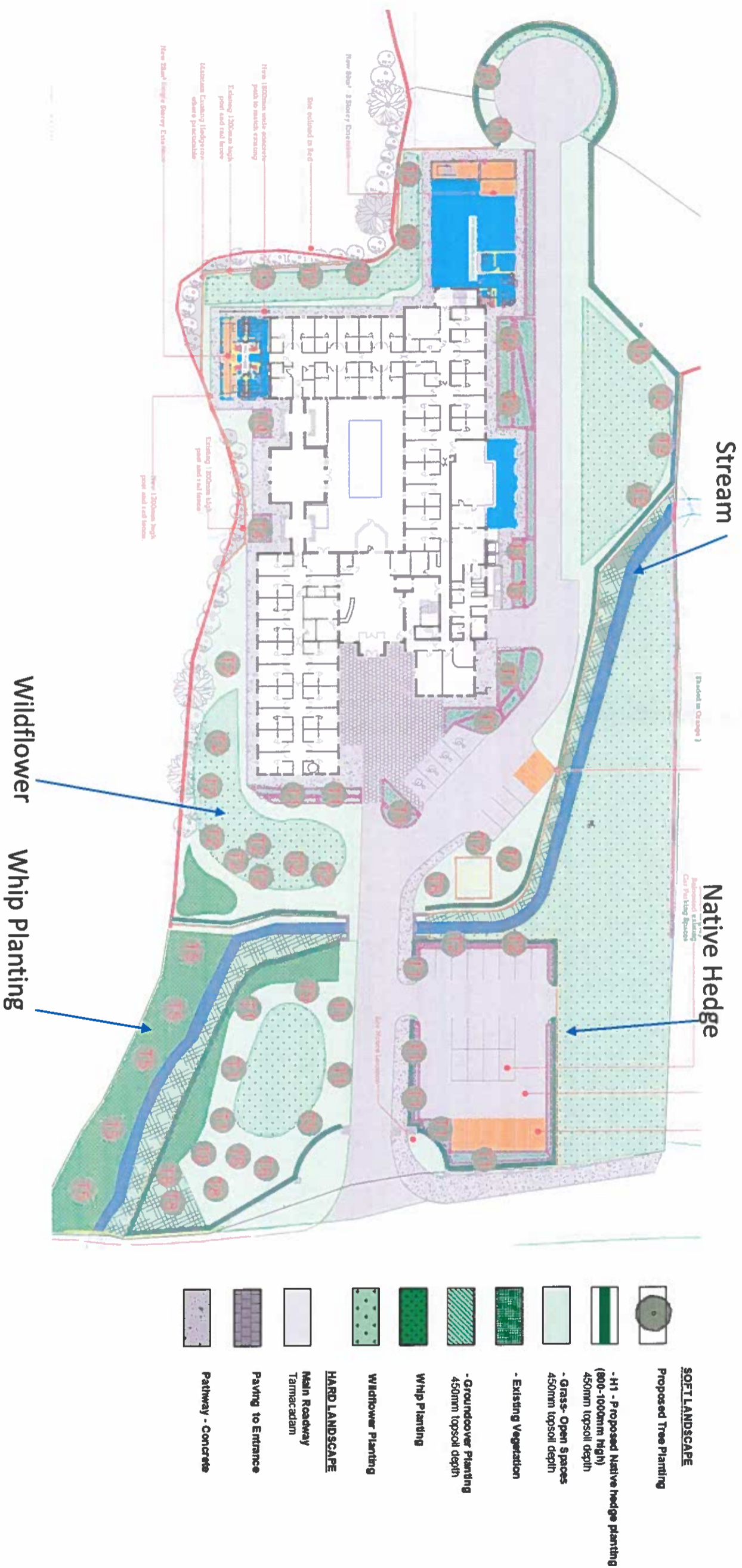
REASON: to ensure the protection, safety, prudent retention and long-term viability of trees to be retained on and immediately adjacent to the site in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016

Response:

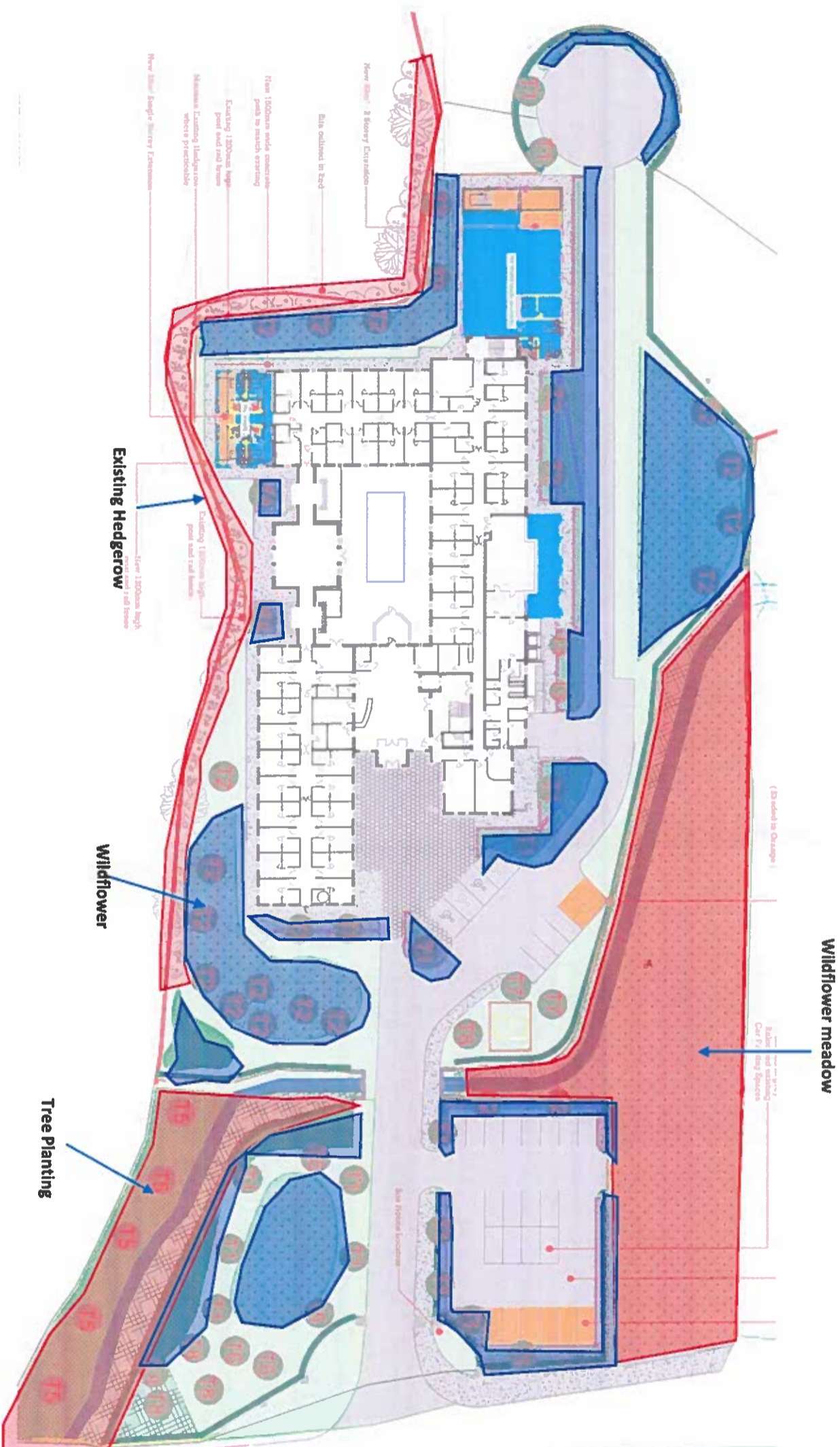
Tree and Hedgerow Bond will be looked after by the client. We wish to note that a survey of the existing hedgerow shall be submitted



Landscape Masterplan



Green Infrastructure



Existing Areas of Strong Green Infrastructure
 To be developed and augmented with wildflower and/or tree planting

Proposed New Areas of Green Infrastructure

N.T.S



Tree Planting



● Existing Tree

● Proposed New Trees

N.T.S

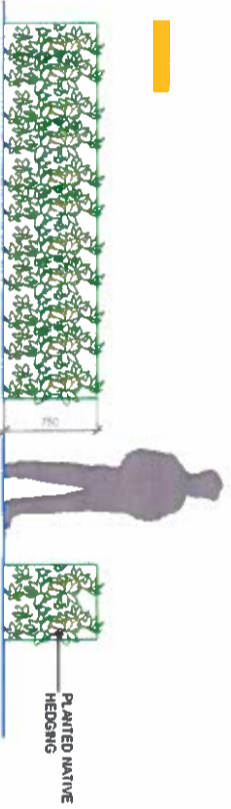


Hedge Planting



Existing Hedgerows
- Native Hedge

Proposed New Hedgerows
- Native Hedge



Hedge Planting



Native Hedge = 424 lin m.

- Creataegus monogyna 60-90cm 80%
- Corylus avellana 40-60cm 20%
- Prunus spinosa 60-90cm 10%
- Ilex aquifolium 3L (pot size) 8%
- Viburnum opulus 40-60cm 5%

Double Row @500mm centres
500mm between rows

Hedge detail: 1:50



1800



1500

N.T.S



Proposed Trees



T1 *Fagus sylvatica* 'Dawyck'



T2 *Betula Pendula*



T3 *Rhus typhina*



T4 *Amelanchier grandiflora*



T5 *Quercus robur*



T6 *Fagus sylvatica*



T7 *Pinus sylvestris*



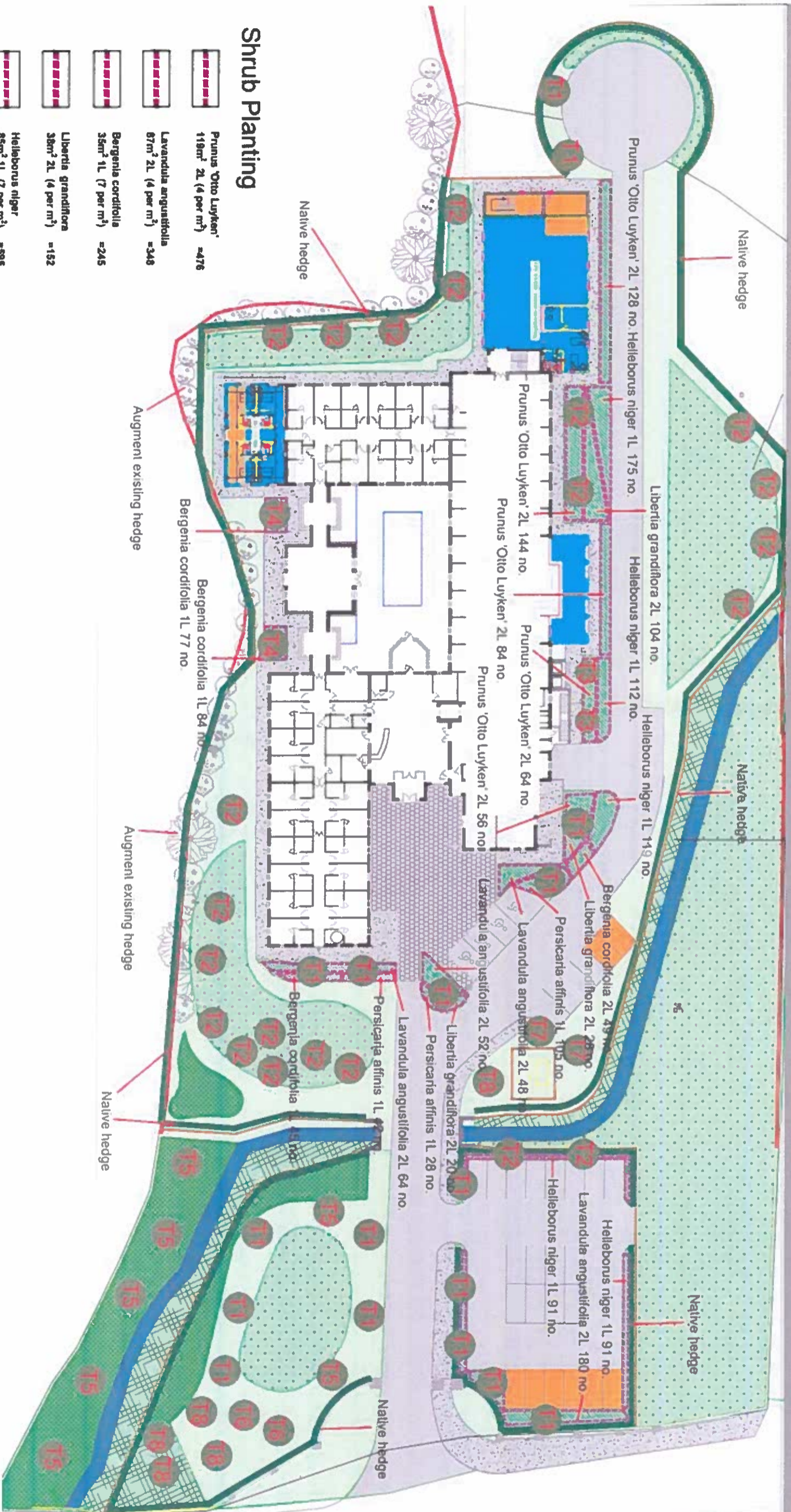
T8 *Aesculus hippocastanum*

* Tree images are mature and not an indication of size when planted







Proposed Trees



Proposed Planting



Shrub Planting

-  Prunus 'Otto Luyken' 2L (4 per m²) =476
-  Lavandula angustifolia 2L (4 per m²) =348
-  Bergenia cordifolia 35m² 1L (7 per m²) =245
-  Libertia grandiflora 38m² 2L (4 per m²) =152
-  Helleborus niger 85m² 1L (7 per m²) =595
-  Persicaria affinis 25m² 1L (7 per m²) =175

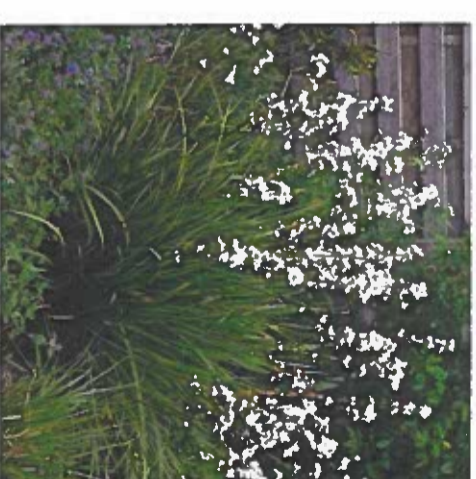
Proposed Planting



Lavandula angustifolia



Bergenia cordifolia



Libertia grandiflora



Persicaria affinis



Helleborus niger



Prunus 'Otto Luyken'

Proposed Planting



Wildflower planting
= 2522m²



Feature tree planting
to the front of site



Whip Planting
= 581m²

Green Space Factor Form

1. Enter Development Site Area m ²		122240m ²	
Surface Type (see tab for detailed descriptions)			
1. Short Lawn	Factor	Proposed Surface Area m ²	Factor Values
2. Tall Lawn (wild, not mown)	0.3	2224	667.2
Permeable Paving	0.5	1858	929
Vegetation	0.3	0	0
4a. Vegetation - Shrub below 3cm	0.4	0	0
4b. Vegetation - Shrub / Hedgerow above 3cm	0.5	2618	1309
4c. Vegetation - Pollinator friendly perennial planting	0.5	0	0
4d. Vegetation - Preserved hedgerow	1.2	1486	1783.2
Trees		0	0
5a. New trees	0.6	442.5	265.5
5b. Preserved trees	1.2	400	480
7. SUDS intervention (rain garden, bioswale)	0.6	0	0
Green roof		0	0
9a. Green Roofs - Intensive Green roof (substrate is 1 metre or greater in depth)	0.7	0	0
9b. Green roofs - Extensive green roof (less than 1 metre in depth)	0.6	0	0
10. Green wall	0.4	0	0
11. Retained Open Water	2	350	700
12. New open water	1.5	0	0
Total Equivalent Surface Area of Greening Factors		9378.5	

Green Factor Numerator **0.50**

Minimum Required GI score	0.5	Final GI score	6133.9	Result	0.50
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Detailed Design - Landscape Details

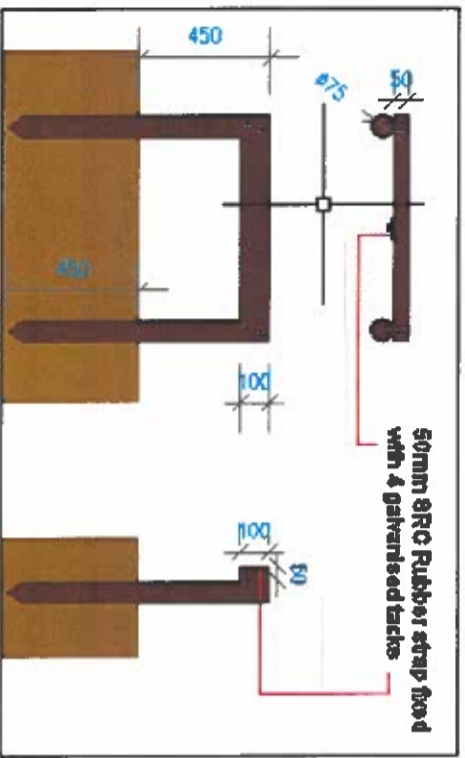
SCHEDULE OF IMPLEMENTATION:

1. ALL TREE AND HEDGEROW PLANTING IS TO BE CARRIED OUT DURING THE FIRST WINTER SEASON, I.E. NOVEMBER TO FEBRUARY INCLUSIVE.
2. ALL LAWN AREAS ARE TO BE PREPARED AND SEEDED DURING THE GROWING SEASON, I.E. APRIL TO OCTOBER INCLUSIVE.
3. ALL CONTAINERISED SHRUB PLANTING MAY BE CARRIED OUT AT ANY TIME OF WHEN SOIL IS NOT FROZEN, WATERLOGGED OR EXCESSIVELY DRY.

PLANTING NOTES:

ALL TREES, SHRUBS AND HEDGEROW PLANTS SHALL COMPLY WITH BS 3936, SPECIFICATION FOR NURSERY STOCK. ALL PRE-PLANTING SITE PREPARATION, PLANTING AND POST PLANTING MAINTENANCE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF BS 4428 (1989) CODE OF PRACTICE FOR GENERAL LANDSCAPE OPERATIONS (EXCLUDING HARD SURFACES).

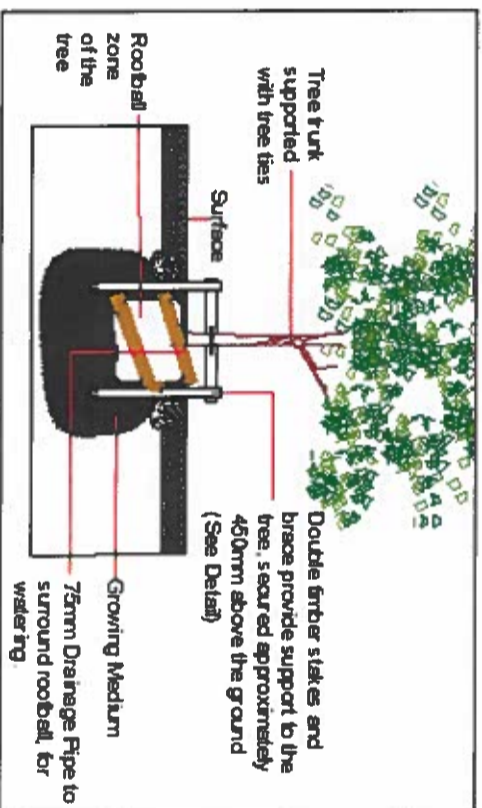
ALL NEW TREE PLANTING SHALL BE POSITIONED IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3 OF BS 5837: 2005 TREE IN RELATION TO CONSTRUCTION RECOMMENDATIONS, WHICH SPECIFIES MINIMUM DISTANCES BETWEEN NEW PLANTING AND STRUCTURES.



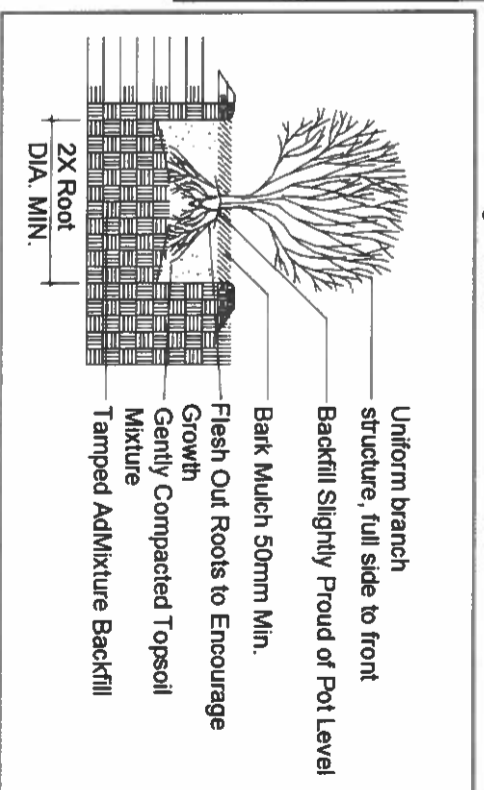
Tree Planting



Tree Planting



Tree Planting Detail



Shrub Planting Detail