

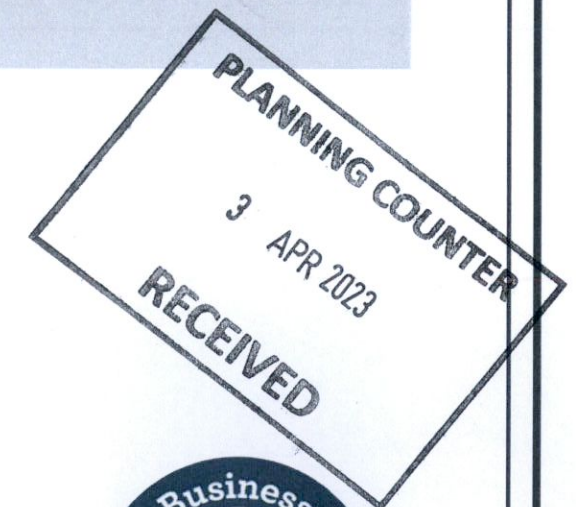
Clonburris SDZ, Reg ref: SDZ22A0010
Dublin 22

Ronan Mac Diarmada & Associates
Landscape Architects & Consultants



**CLARIFICATION OF ADDITIONAL
INFORMATION RESPONSE**

March 2023



Item 1

Layout & Design

It is not considered that AI Item No.1 has been adequately addressed in relation to the following:

- (a) Further information on the opportunities for plaza enclosure on the western and eastern edge of the plaza is required as there are technical concerns with the proposed solutions. Further green infrastructure and SUDS should be incorporated in the public urban plaza.

Item 3

3. Communal Open Space

In relation to AI Item No.3 insufficient detail and consideration have been given to the layout and design of the communal open spaces. The communal open space for Block A in particular is not considered to have an overly usable shape and is closed in to the north by a water tank, bin store and bicycle store: access to these is not clear. This open space is indicated as narrow strips of open space along the eastern and northern sides of Block A, directly adjoining and overlooked by the creche unit.

The applicant should also be requested to address the accessibility of the communal open spaces for residents. There is a stairwell in Block A with direct access to the communal open space located to the north, although hedgerow planting is currently proposed across this access. Accessibility for mobility impaired should also be provided directly from the building to the communal open space (stairwell does not include lift). It does not appear that the communal open space for Block B is directly accessible from the building itself.

There does not appear to be any provision of communal open space for the units in proposed Block K (apartments proposed)

Item 4

4. Movement & Transport

B) Street Widths & Car Parking

The Planning Authority and Roads Department still have significant concerns in relation to the designation and design of the street network and types. The proposed development includes Intimate Local Streets/Homezones where they are not included in the Planning Scheme. The only Intimate Local Street/Homezone within the subject site, as indicated in Figure 2.2.7 in the Planning Scheme, is located in the centre north of sub-sector CSE-S1. Any other Intimate Local Streets/Homezones outside of this should be redesigned as Local Streets, as designated under the Planning Scheme. Given the location of the east-west local street along the north of CSE-S1 this should be designed with a fully shared surface for the integrated movement of vehicles, pedestrians and cyclists.

The designated Intimate Local Street/Homezone in the east of the site should be significantly redesigned to comply with the Planning Scheme. Perpendicular car parking on both sides of the Intimate Local Street/Homezone, whether on-curtilage or off-curtilage, is not in compliance with the Planning Scheme. The Intimate Local Street/Homezone should extend the full extent of this street and the on-street perpendicular car parking at the northern end of this street should be omitted. The footpath should be 2.5-4.0m along this street.

The applicant is requested to submit revised plans indicating revised details. Dimensioned cross sections of all street types with comparison to the Planning Scheme should also be provided.

The National Transport Authority have also provided an observation on the additional information submitted in response to this item. NTA request that car parking is reduced to 1 no space per unit. The applicant is requested to take into consideration this submission. The applicant should submit a breakdown of parking spaces set against the number of dwellings in the development.

Item 5

5. Green and Blue Infrastructure & Ecology

It is not considered that AI Item No. 5 has been adequately addressed in relation to the following:

- (a) The Planning Authority would have concerns with the retention of the current boundary treatment along the northern and eastern boundaries as part of the proposed development. These spaces are considered vital to the successful deliver of this section of the SDZ. It is therefore considered that the application must engage with the adjoining landowners to provide the Planning Authority certainty as to the delivery of these areas. As a minimum the replacement with a more visually acceptable boundary treatment should be facilitated through this application.

- (b) The Planning Authority and Public Realm Section would have concerns with the loss of habitat onsite and green infrastructure proposed. It is not considered that the proposed development fully complies with the agreed Parks and Landscape Strategy for the SDZ.

Item 7

7. Landscape & Open Space

The Public Realm Section have raised concerns in relation to landscaping, open space and green infrastructure (AI Item Nos. 5 & 8). The applicant is requested to address/ submit the following in this regard:

(a) Green Infrastructure

Redesigned proposals that demonstrate:

- (b) A Strategic Green Corridor facilitated along the northern boundary of the site adjacent to the Dublin-Cork Railway.
- (c) A Local Green Corridor approximately N-S along the eastern boundary incorporating nature based SuDS: planting proposals require strengthening as there is no difference between it and the tree planting proposed on the other local streets and homezones.
- (d) A Local Green Corridor approximately N-S and E-W along the westernmost local street south of Clonburris Link Street incorporating nature based SuDS: planting proposals require strengthening as there is no difference between it and the tree planting proposed on the other local streets and homezones.
- (e) A Local Green Corridor approximately N-S through the centre of the development increasing the retention of trees and hedgerows;
- (f) Provision of street trees on both sides along local streets and homezones.

7. Landscape & Open Space

(b) Trees and Hedgerows

A tree and hedgerow management plan that:

- i) retains where possible the trees and hedgerows required by the Planning Scheme
- ii) shows the amount of trees and hedgerow being removed and the amount of compensatory/replacement trees and hedgerow being planted as part of the proposals. To be in compliance with the SDZ and the requirement of no net loss of hedgerow across the scheme, the amount of compensatory/replacement hedgerow provided in this development shall be at least equal to that being removed. Trees and vegetation within what will be privately owned or inaccessible spaces (rear gardens) cannot be relied upon as compensatory planting that will be appropriately retained and managed. The applicant should also be cognisant of retaining or planting hedgerows/vegetation so that it is incorporated into open space and areas that will be appropriately managed and accessible.

(c) Landscaping

The Public Realm Section have raised concerns in relation to the landscaping design around the permitted pond. 'The proposed engineered detention basin is unacceptable in a Public Open Space area. It has not been designed in accordance with the Council's SUDS Guidance and is lacking in amenity and biodiversity value. Further natural SuDS should be used to create/enhance the Local Green and Strategic Green Infrastructure Links required by the Planning Scheme. The proposal for a gravel path in an area that is designed to flood is also not acceptable.' Further above ground SUDS measures should be considered where appropriate and incorporated into the landscape design.

(d) Street Trees

There is very poor street tree provision throughout the development. The planning scheme requires: 'Streets should be generously planted at frequent intervals to soften the impact of parking and strong building frontages at intervals of 14 – 20 metres. In the interest of biodiversity and place making, reduced spacing between street trees should be considered where appropriate and achievable. (Planning Scheme P64)'. A high quality of Street Tree planting is required throughout the development to strengthen Green Infrastructure links. Landscape proposals are required that demonstrate:

- i. All Streets: Street Trees to be provided as per the Clonburris SDZ Planning Scheme.
- ii. Street Trees to be provided fully in Public Areas to be an integral part of the street rather than in front gardens. The applicant is referred to the Clonburris SDZ Planning Scheme 2019, Clonburris SDZ Parks and Landscape Strategy and DMURS (2019) for guidance on street tree provision and appropriate design layouts for local streets and homezones.
- iii. All Street Trees planted within the Public Realm shall have suitable tree pits that incorporates SuDS features including sufficient growing medium.
- iv. Street Trees to be planted at:
 - Minimum 18-20m girth along local streets
 - Minimum 16-18cm girth on intimate local roads, i.e. homezones

Item 7

(e) Landscape Plan

A revised detailed landscape plan, to be agreed with Public Realm, with full works specification, that accords with the specifications and requirements of Council's Public Realm Section. The revised landscape plan shall integrate retained and enhanced hedgerows and trees, tree planting and SuDS drainage to provide strong green infrastructure links throughout the development in accordance with Clonburris SDZ Planning Scheme, Parks and Landscape Strategy, Biodiversity Management Plan and SDCC County Development Plan (2022-2028).

(f) Play Provision

A far greater level of play provision is required than what is proposed. The concept of using natural play is acceptable however we require further detail on this. Proposals that demonstrate details of all play items, natural play features and safety surfacing are required. All play areas must be universally accessible. The applicant is recommended to contact Public Realm section to agree details of the natural play proposals.

Clarification of Additional Information Request Index

Item 1

Layout & Design

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(a) Further information on the opportunities for plaza enclosure on the western and eastern edge of the plaza is required as there are technical concerns with the proposed solutions. Further green infrastructure and SUDS should be incorporated in the public urban plaza.

Response:

(a) Please refer to diagram shown on page.

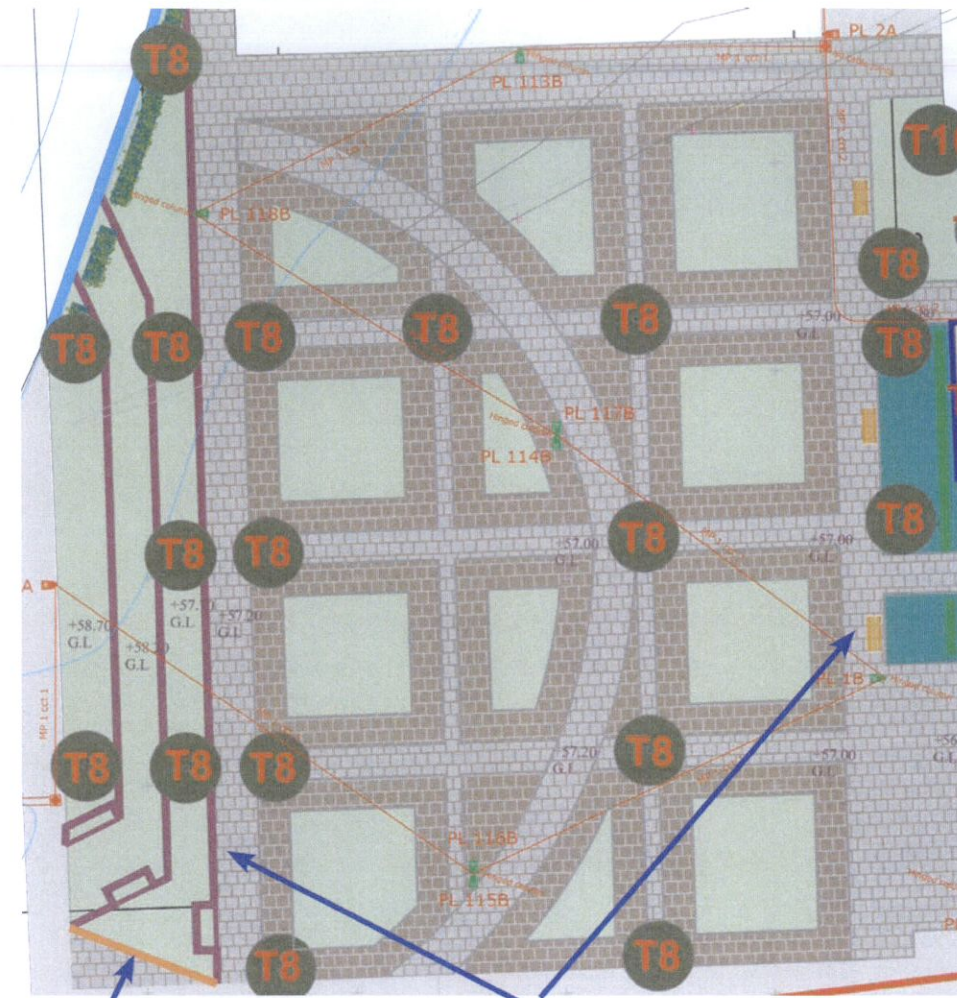
1) A feature signage wall will act as the main focal point to the site and to the urban plaza, where a creche & commercial/retail unit will be located.

2) Seating will be located on the perimeter of the plaza in the form of benches to the east & low terrace wall to the west of the plaza.

3) Columnar tree planting will enclose the central space, creating sub spaces where a range of activities can occur such as day markets or areas of play.

4) Suggested location of art pieces with possible seating opportunities to be agreed with Arts Officer & Artist.

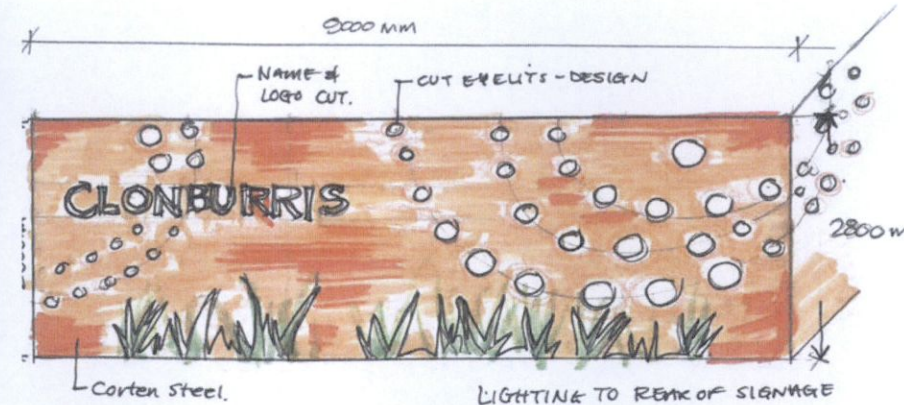
Plaza 1 : Urban Plaza



Location of Feature Signage to Entrance of site

Seating to perimeter of urban plaza

Example of Feature Signage



Extract Table from: Clonburriss SDZ, Planning Scheme by SDCC

Table 2.10.3 | Design Criteria for Urban Squares

Urban Squares	Objective	Components
Clonburriss Square	<ul style="list-style-type: none"> To provide the central public space and the focus of public life and activities in Clonburriss Urban Centre as part of the retail core. To provide the focus for the social and economic life of Clonburriss. To provide a legible and distinctive focal space with associated pedestrian streets. 	<ul style="list-style-type: none"> Well enclosed urban space. Continuous surface and comfortable gradients. Uncluttered central space, free of permanent features, to allow for range of activities in the space. High quality surface design and materials. High quality tree line and street furniture providing definition to the edges of the space. Seating opportunities at edges of space. Focal work of public art or monument with sitting opportunities. Active fronting ground floors. Passive surveillance by upper floor residential uses. Strong evening economy. Public space with 24 hour access.
Other local squares in urban centres	<ul style="list-style-type: none"> To provide local focal space for mixed use in the urban centres. To provide for a range of business and social activities. 	<ul style="list-style-type: none"> Well enclosed urban space. Continuous surface and comfortable gradient. Uncluttered space, free of permanent features, to allow for range of activities in the space. High quality surface design and materials. High quality tree line and street furniture providing definition to the edges of the space. Seating opportunities at edges of space. Focal work of public art or monument. Active perimeter ground floors. Passive surveillance by upper floor residential uses. Supporting element of evening economy Public space with 24 hour access.
Urban spaces	<ul style="list-style-type: none"> To provide focal spaces for the urban centres, and the Planning Scheme more generally. To provide robust, multi-functional and adaptable design. To host a range of activities. To provide for a comfortable and inviting space for all users. To accommodate evening economy. 	<ul style="list-style-type: none"> Hard and permeable continuous surface, with innovative SUDS measures. Uncluttered free space. Tree-lining for definition of edges of the space. High quality street furniture and lighting on perimeter. Public art or central feature. Managed vehicular access for loading and emergency services only.

Location Plan



Clarification of Additional Information Request Index

Item 1

Layout & Design

It is not considered that All Item No.1 has been adequately addressed in relation to the following:

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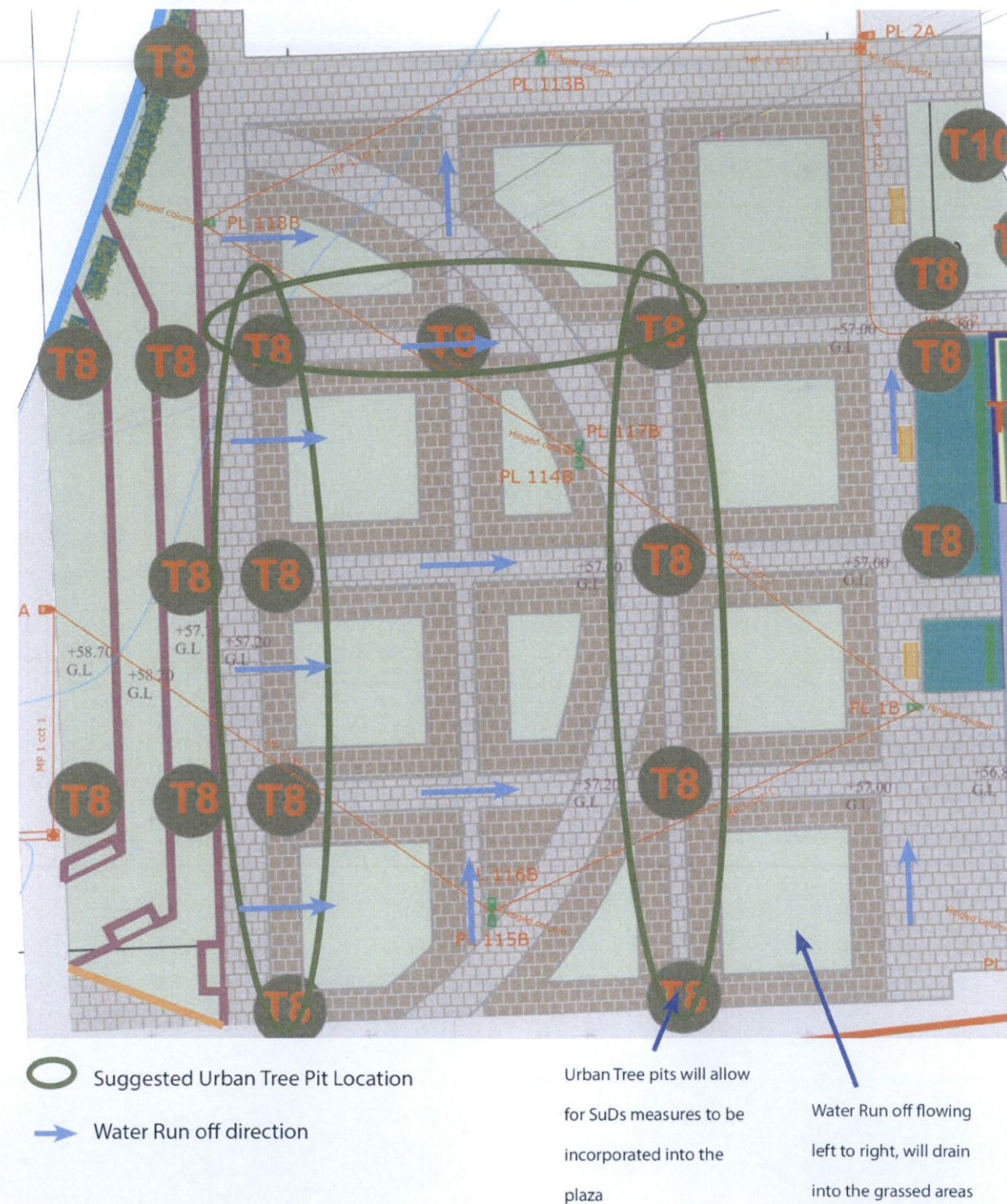
(a) Please refer to diagram shown on page. The urban plaza to the west of the site, allows for water run off into the green spaces to allow for drainage.

Urban tree pits will be implemented for the trees located within the plaza. These shall form part of the SuDs implementation on site.

We have included for further green infrastructure in the plaza by introducing green areas into the surface. However, we note the SDZ document requires "continuous surface & continuous gradient".

The water run off will flow into the green areas and the urban tree pits. Acco-channel drains will be located to each entrance to a building.

Plaza 1 : Urban Plaza SuDs



Location Plan



Clarification of Additional Information Request Index

Item 1

Layout & Design

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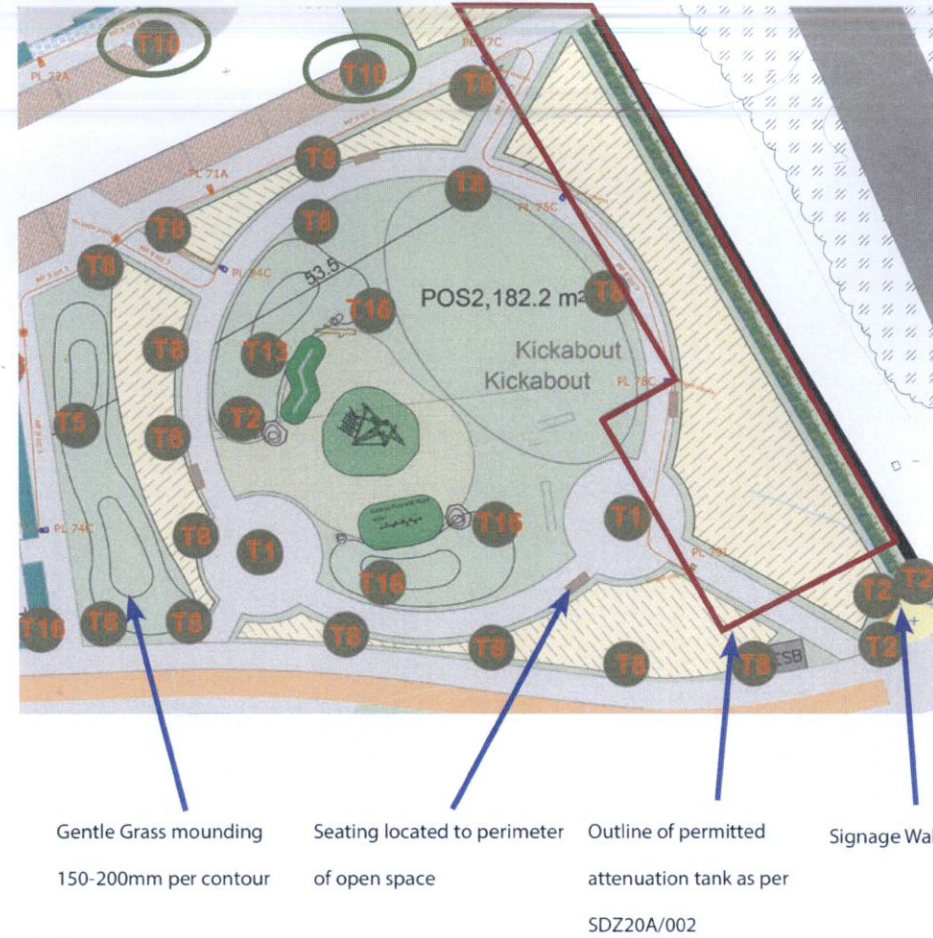
(a) Please refer to diagrams shown on page. The eastern open space, will accommodate a new proposed play area, kickabout area and incorporate the permitted attenuation tank, located in the open space. Water will run off into the grassed areas.

Similarly to the Western plaza, a signage wall will be located in this space and will act as a focal point.

Seating will be located on the perimeter on circular path in the form of benches, and will allow passive surveillance to the play area.

A mix of natural play items, gentle grass mounding and feature tree planting will create an interesting space for children and adults to congregate in.

Plaza 2 : Eastern Open Space SuDs

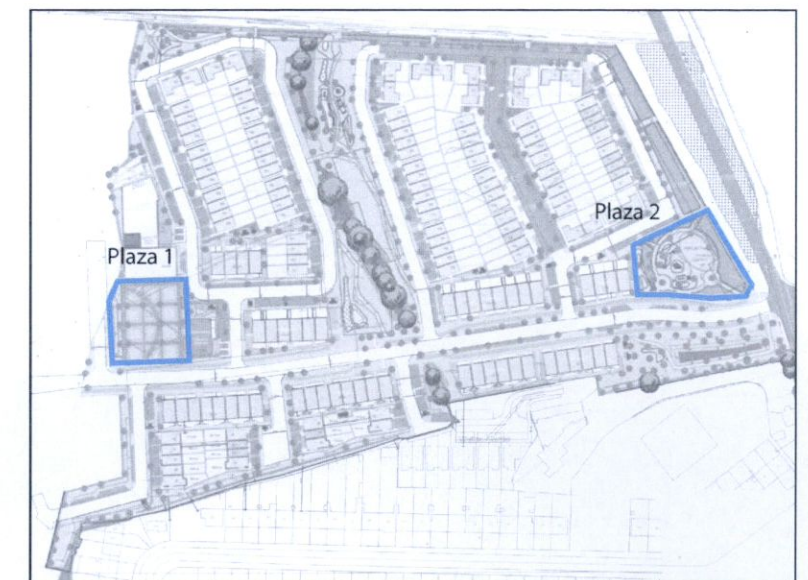


Extract Table from: Clonburris SDZ, Planning Scheme by SDCC

Table 2.10.3 | Design Criteria for Urban Squares

Urban Squares	Objective	Components
Clonburris Square	<ul style="list-style-type: none"> To provide the central public space and the focus of public life and activities in Clonburris Urban Centre as part of the retail core. To provide the focus for the social and economic life of Clonburris. To provide a legible and distinctive focal space with associated pedestrian streets. 	<ul style="list-style-type: none"> Well enclosed urban space. Continuous surface and comfortable gradients. Uncluttered central space, free of permanent features, to allow for range of activities in the space. High quality surface design and materials. High quality tree line and street furniture providing definition to the edges of the space. Seating opportunities at edges of space. Focal work of public art or monument with sitting opportunities. Active fronting ground floors. Passive surveillance by upper floor residential uses. Strong evening economy. Public space with 24-hour access.
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Location Plan



Clarification of Additional Information Request Index

Item 3

3. Communal Open Space

In relation to AI Item No.3 insufficient detail and consideration have been given to the layout and design of the communal open spaces. The communal open space for Block A in particular is not considered to have an overly usable shape and is closed in to the north by a water tank, bin store and bicycle store: access to these is not clear. This open space is indicated as narrow strips of open space along the eastern and northern sides of Block A, directly adjoining and overlooked by the creche unit.

The applicant should also be requested to address the accessibility of the communal open spaces for residents. There is a stairwell in Block A with direct access to the communal open space located to the north, although hedgerow planting is currently proposed across this access. Accessibility for mobility impaired should also be provided directly from the building to the communal open space (stairwell does not include lift). It does not appear that the communal open space for Block B is directly accessible from the building itself.

There does not appear to be any provision of communal open space for the units in proposed Block K (apartments proposed)

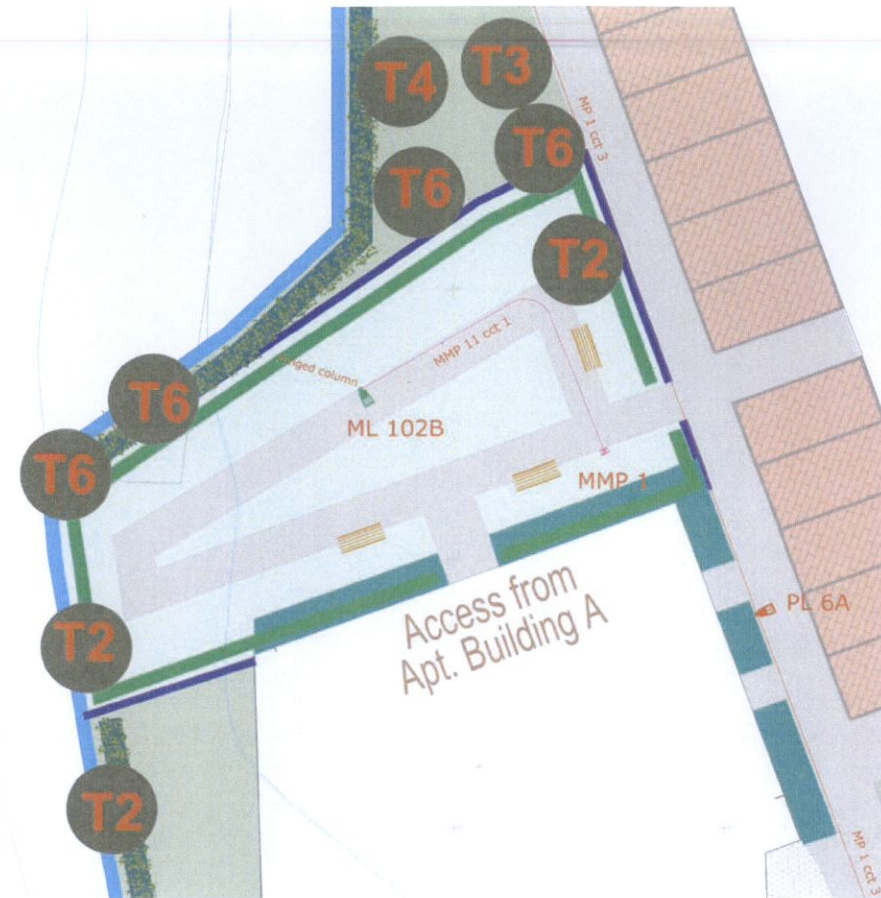
Response

The communal open space at Block A has been revised to address the accessibility issue of the space. The layout has been revised so that it omits the bike parking and bin store from the open space. This will allow for a much larger usable open space. There is now direct access from Block A to the communal open space. Hedge planting around the perimeter of the site will provide some privacy to the space.

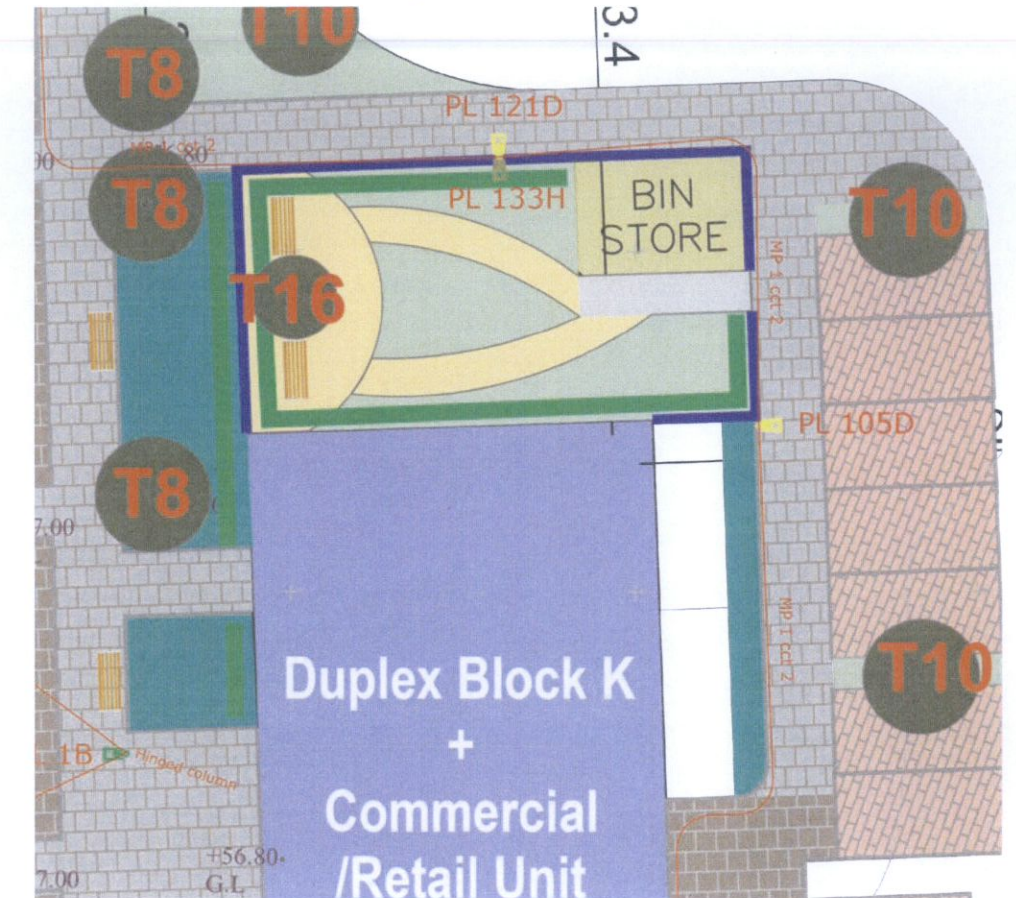
Block B has been omitted in this proposed iteration of the development.

Block K will also provide a communal open space accessible from the path adjacent from the parking. Hedge planting and a railing will provide privacy to the space.

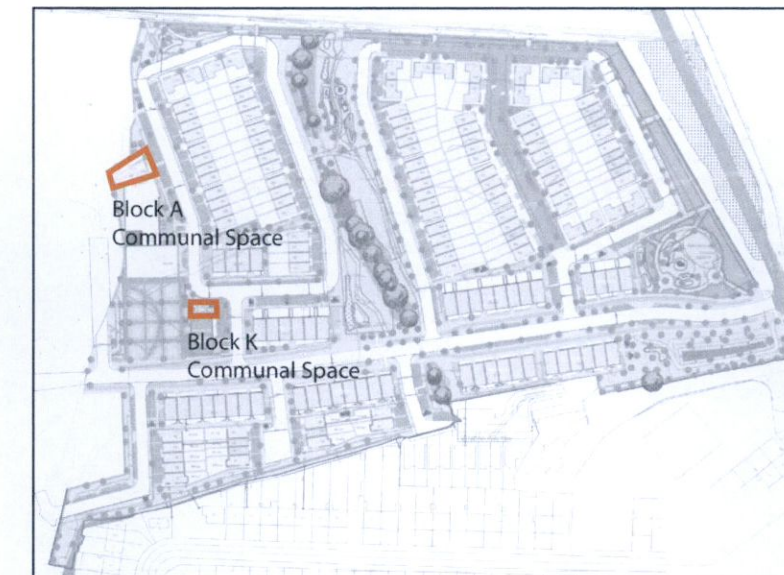
Communal Open Space at Block A



Communal Open Space at Block K



Location Plan



Item 4

4.Movement & Transport

B)Street Widths & Car Parking

The Planning Authority and Roads Department still have significant concerns in relation to the designation and design of the street network and types. The proposed development includes Intimate Local Streets/ Homezones where they are not included in the Planning Scheme. The only Intimate Local Street/Homezone within the subject site, as indicated in Figure 2.2.7 in the Planning Scheme, is located in the centre north of sub-sector CSE-S1. Any other Intimate Local Streets/Homezones outside of this should be redesigned as Local Streets, as designated under the Planning Scheme. Given the location of the east-west local street along the north of CSE-S1 this should be designed with a fully shared surface for the integrated movement of vehicles, pedestrians and cyclists.

The designated Intimate Local Street/Homezone in the east of the site should be significantly redesigned to comply with the Planning Scheme. Perpendicular car parking on both sides of the Intimate Local Street/ Homezone, whether on-curtilage or off-curtilage, is not in compliance with the Planning Scheme. The Intimate Local Street/Homezone should extend the full extent of this street and the on-street perpendicular car parking at the northern end of this street should be omitted. The footpath should be 2.5-4.0m along this street.

The applicant is requested to submit revised plans indicating revised details. Dimensioned cross sections of all street types with comparison to the Planning Scheme should also be provided.

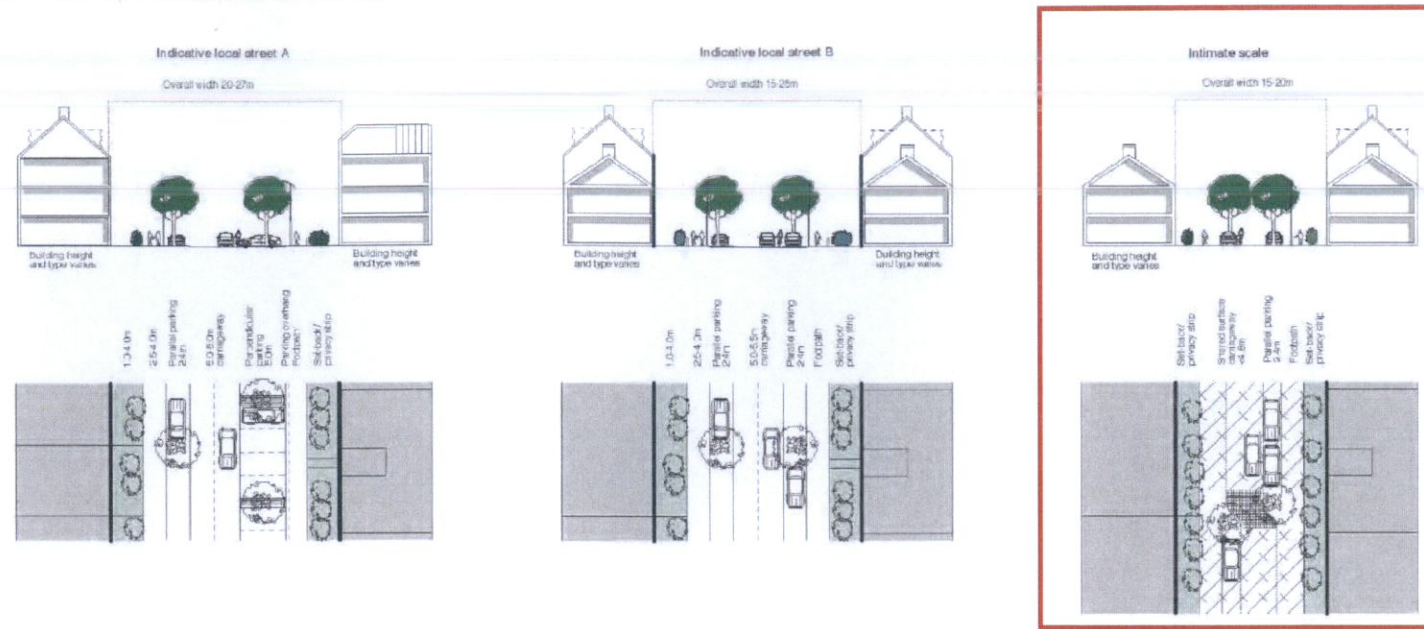
The National Transport Authority have also provided an observation on the additional information submitted in response to this item. NTA request that car parking is reduced to 1 no space per unit. The applicant is requested to take into consideration this submission. The applicant should submit a breakdown of parking spaces set against the number of dwellings in the development.

Response.

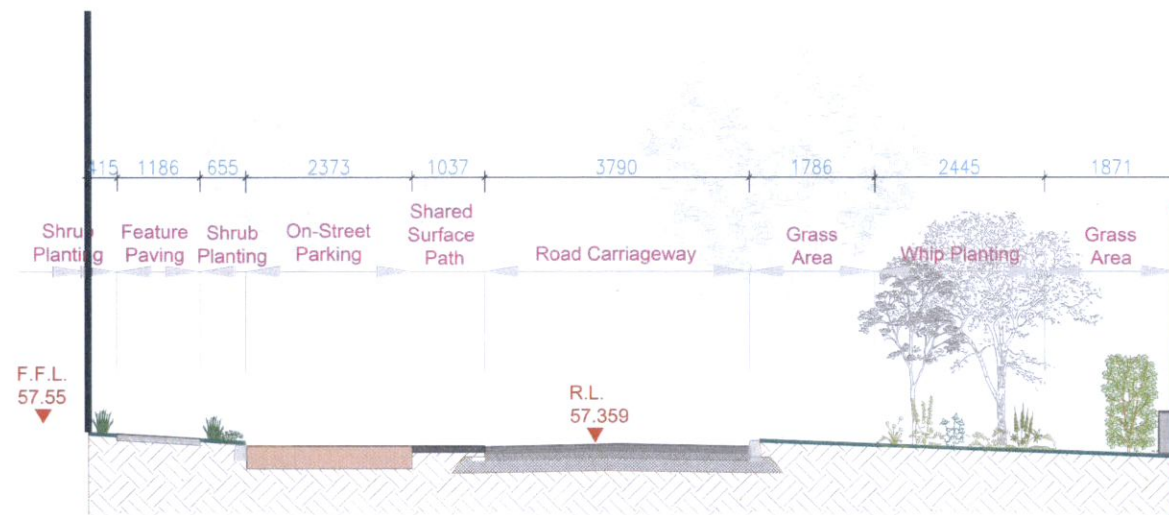
Please refer to the section provided showing the dimensions and typology set out in relation to the guidelines in the Clonburris Planning Scheme.

In the intimate local streets, the combined road and path shall be a shared surface and shall provide for greater access for pedestrians with Street Planting where possible.

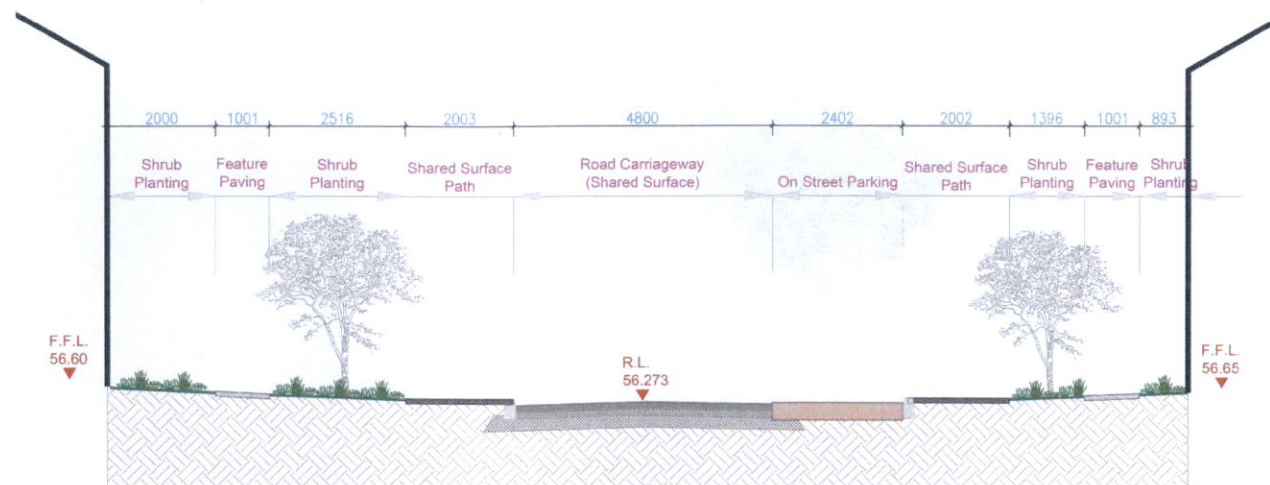
Figure 2.2.6 | Example Local Streets including Homezone (Intimate Scale)



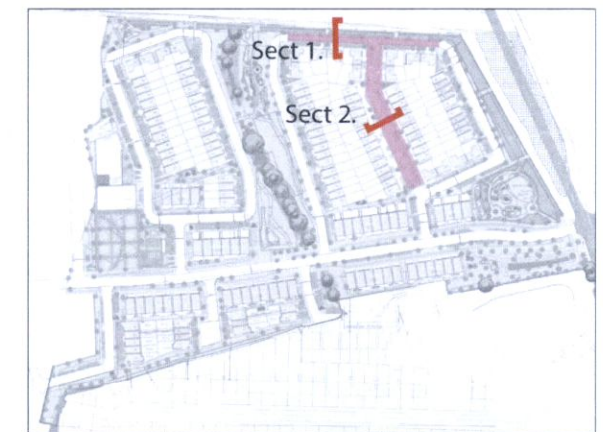
Section 1. Through Local Intimate Street (north of Site)



Section 2. Through Local Intimate Street (Shared Surface)



Location Plan



Item 5

5. Green and Blue Infrastructure & Ecology

It is not considered that AI Item No. 5 has been adequately addressed in relation to the following:

(a) The Planning Authority would have concerns with the retention of the current boundary treatment along the northern and eastern boundaries as part of the proposed development. These spaces are considered vital to the successful deliver of this section of the SDZ. It is therefore considered that the application must engage with the adjoining landowners to the provide the Planning Authority certainty as to the delivery of these areas. As a minimum the replacement with a more visually acceptable boundary treatment should be facilitated through this application.

(b) The Planning Authority and Public Realm Section would have concerns with the loss of habitat onsite and green infrastructure proposed. It is not considered that the proposed development fully complies with the agreed Parks and Landscape Strategy for the SDZ.

Response:

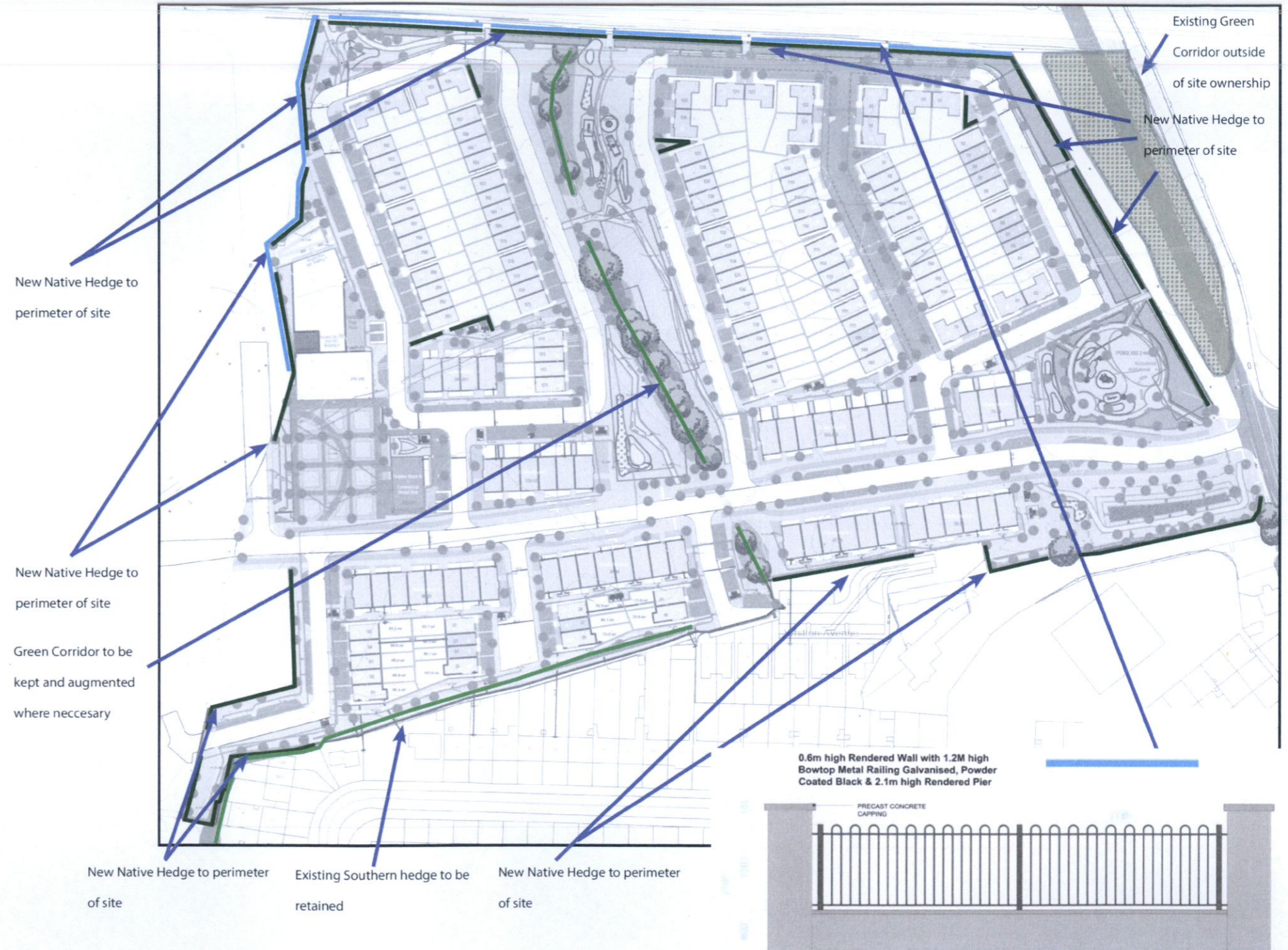
(a) The Eastern boundary consists of a 1.2m railing and a palisade fence to the northern boundary. We propose the eastern boundary to be retained as the railing is of good quality. A native hedge will be used to supplement the railing.

For the northern boundary, there is currently no existing hedgerow to the northern boundary. It is proposed to the north with the adjoining landowner, Irish Rail to provide a butt wall & railing supplemented with a native hedge. There will be breaks in the wall to allow for circulation to the railway link. This wall will be 0.6m high with 1.2m railing.

(b) The majority of the green infrastructure on site has been retained. The arborist dwg and reports have shown a singular hedge and parts of the central & southern hedge to be removed to accommodate the proposal with some trees to be removed due to poor quality. The hedge to the southern boundary is in poor condition, we propose to augment with Native hedgerow.

Please refer to Arborist Dwg for more details on retained green infrastructure links and green corridors.

Existing & New Native Hedge Plan



- Existing Hedgerow Retained (3 hedges : approx. 233.1 linear metres) (augmented with native species where necessary)
- New Native Hedge : approx. 933.3linear metres

Rendered butt wall and Railing along Northern Boundary



Item 7

7. Landscape & Open Space

The Public Realm Section have raised concerns in relation to landscaping, open space and green infrastructure (AI Item Nos. 5 & 8). The applicant is requested to address/ submit the following in this regard:

(a) Green Infrastructure

Redesigned proposals that demonstrate:

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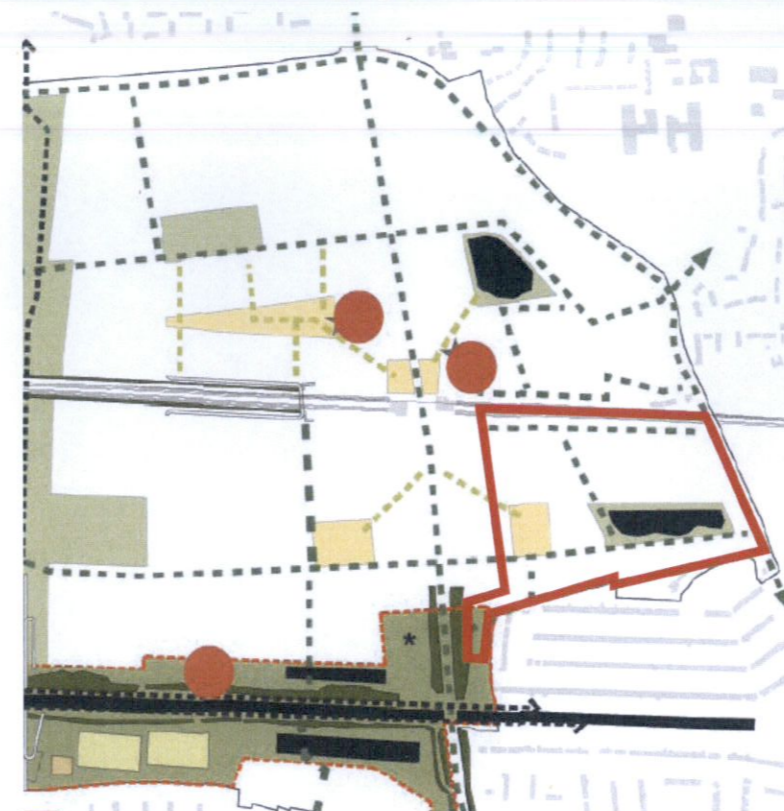
(b) As per Extract from : Clonburris SDZ, Parks & Landscape Strategy by DFLA, We are proposing to enhance the planting along the northern boundary of the site, linking the Grand Canal Corridor.

We propose a native hedge & whip planting running along the north-east boundary. This will help enhance the biodiversity along this corridor and will also introduce a new local green corridor to the site and the railway line.

In co-ordination with Irish Rail, we are proposing a low wall and railing between the boundary to the north and the corridor. This will allow passive surveillance and also provide pedestrain links to the rail line and the site.

The boundary treatment is to be confirmed.

Green Corridor Plan & Extract from : Clonburris SDZ, Parks & Landscape Strategy by DFLA



- Legend**
- Existing vegetation retained
 - Existing & proposed water bodies
 - Proposed all-weather pitches
 - Proposed natural soccer pitches
 - Proposed natural play areas
 - Proposed tennis courts / basketball courts
 - ★ Proposed community / park hub buildings
 - ✱ Proposed pumping stations
 - Strategic open space
 - Local parks & squares
 - Urban spaces
 - Strategic Green Corridor
 - Local Green Corridor
 - Local Link

7.3 Railway Corridor

The Railway Corridor is a key biodiversity corridor forming part of the Parks and Landscape Strategy. It is an important east-west green infrastructure link running centrally through the SDZ lands. It provides connectivity with north-south linkages across the lands, which link with the Grand Canal Corridor to provide functional wildlife habitat.

This strategy proposes to maintain and enhance existing planting along the railway with supplemental additional hedgrow planting proposed to this green infrastructure link. The corridor is approx 20m in width and minimum 50% of this should be comprised of native hedgrow species (existing retained and proposed plantings).

Selected areas adjacent to development areas can be utilised as sub-spaces for informal or low impact amenity e.g. natural play, kickabout, and seating areas. Any such areas should be based on arborist and ecological surveys and have regard to adjacent development areas.

Lighting to this corridor should be minimised and designed to the recommendations of the Biodiversity Management Plan and in consultation with the following:

- arborist survey
- Irish Rail
- site walks with all relevant stakeholders

Clarification of Additional Information Request Index

Item 7

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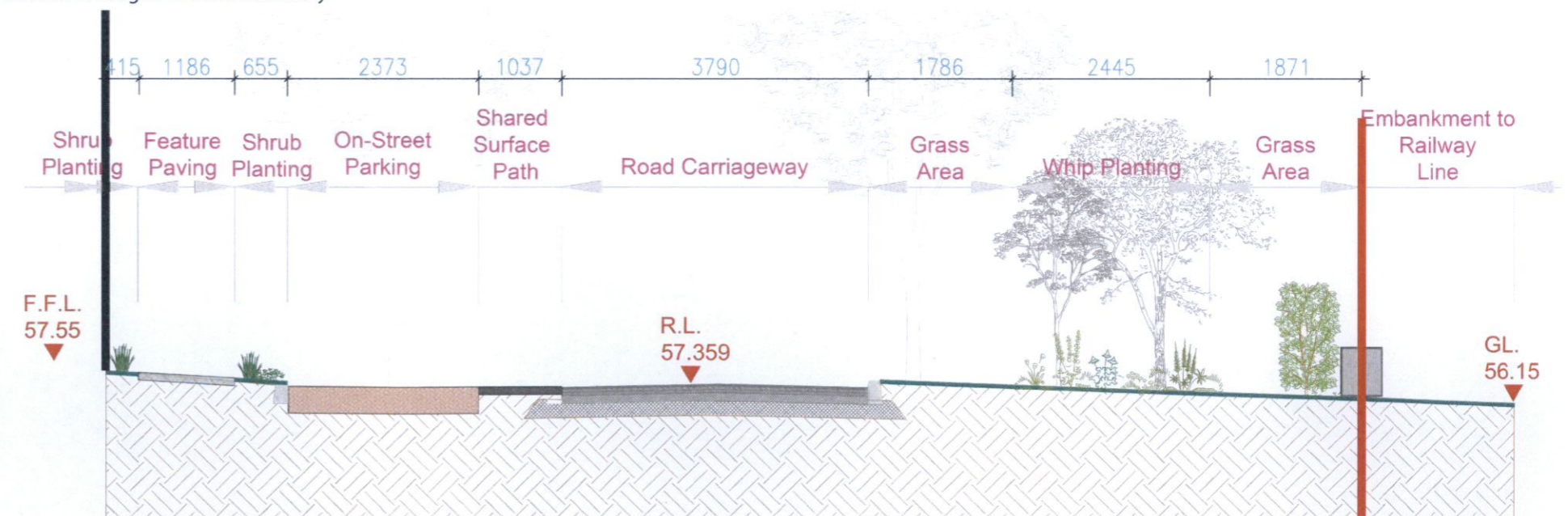
Response:

(b) Also, please refer to whip planting list for details and location of planting and section shown on below for typical treatment through Northern Boundary.

Proposed Local Green Corridor & Indicative Section



Section Through Northern Boundary



Whip planting Details

Proposed Whip Planting Name.	%
Alnus glutinosa	33.3%
Betula pendula	33.3%
Corylus avellana	33.3%



Typical View of Whip tree planting to create screening.



Alnus glutinosa



Betula pendula

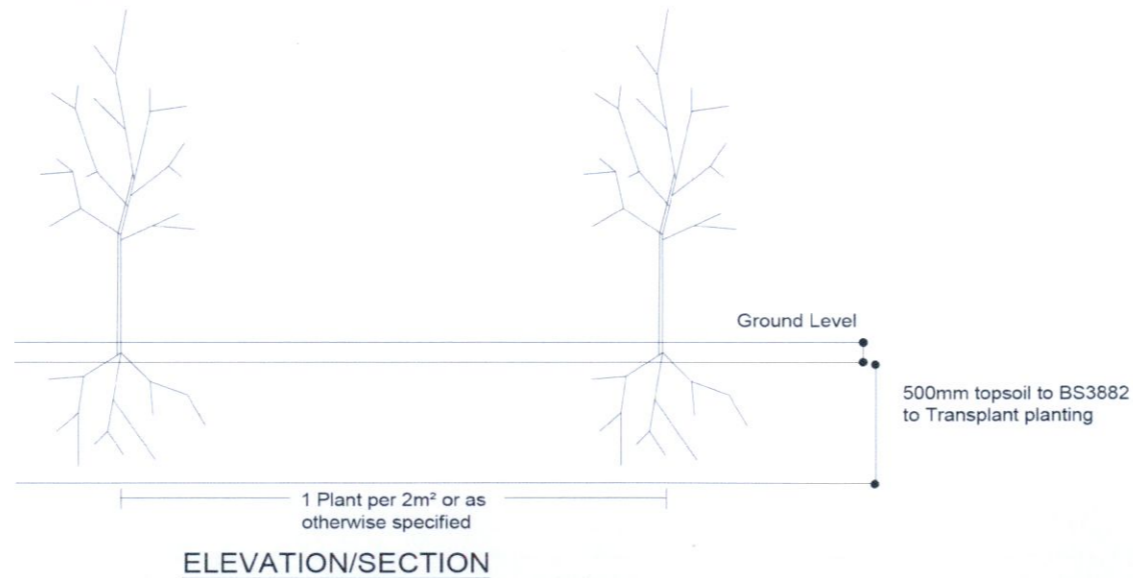


Corylus avellana

Location Plan



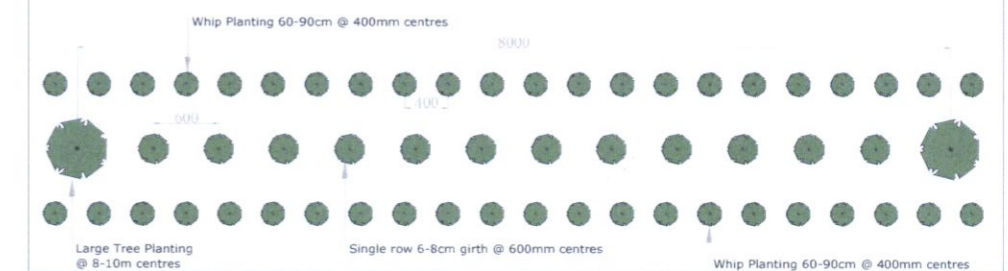
TRANSPLANT PLANTING AREA



Notes

1. Transplant Planting beds to be 300-500mm Depth of quality approved topsoil or as otherwise stated.
2. Break up soil in the base of each pit.
3. Mix the dug soil with a slow release fertiliser & a specified soil ameliorant.
4. Planting is to be carried out to densities specified.
5. Once planted, backfill with the remaining soil & firm as before.

Detail of Proposed Additional Native Hedge & Trees



Clarification of Additional Information Request Index

Item 7

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(c) A Local Green Corridor approximately N-S along the eastern boundary incorporating nature based SuDS: planting proposals require strengthening as there is no difference between it and the tree planting proposed on the other local streets and homezones.

(d) A Local Green Corridor approximately N-S and E-W along the westernmost local street south of Clonburris Link Street incorporating nature based SuDS: planting proposals require strengthening as there is no difference between it and the tree planting proposed on the other local streets and homezones.

(e) A Local Green Corridor approximately N-S through the centre of the development increasing the retention of trees and hedgerows;

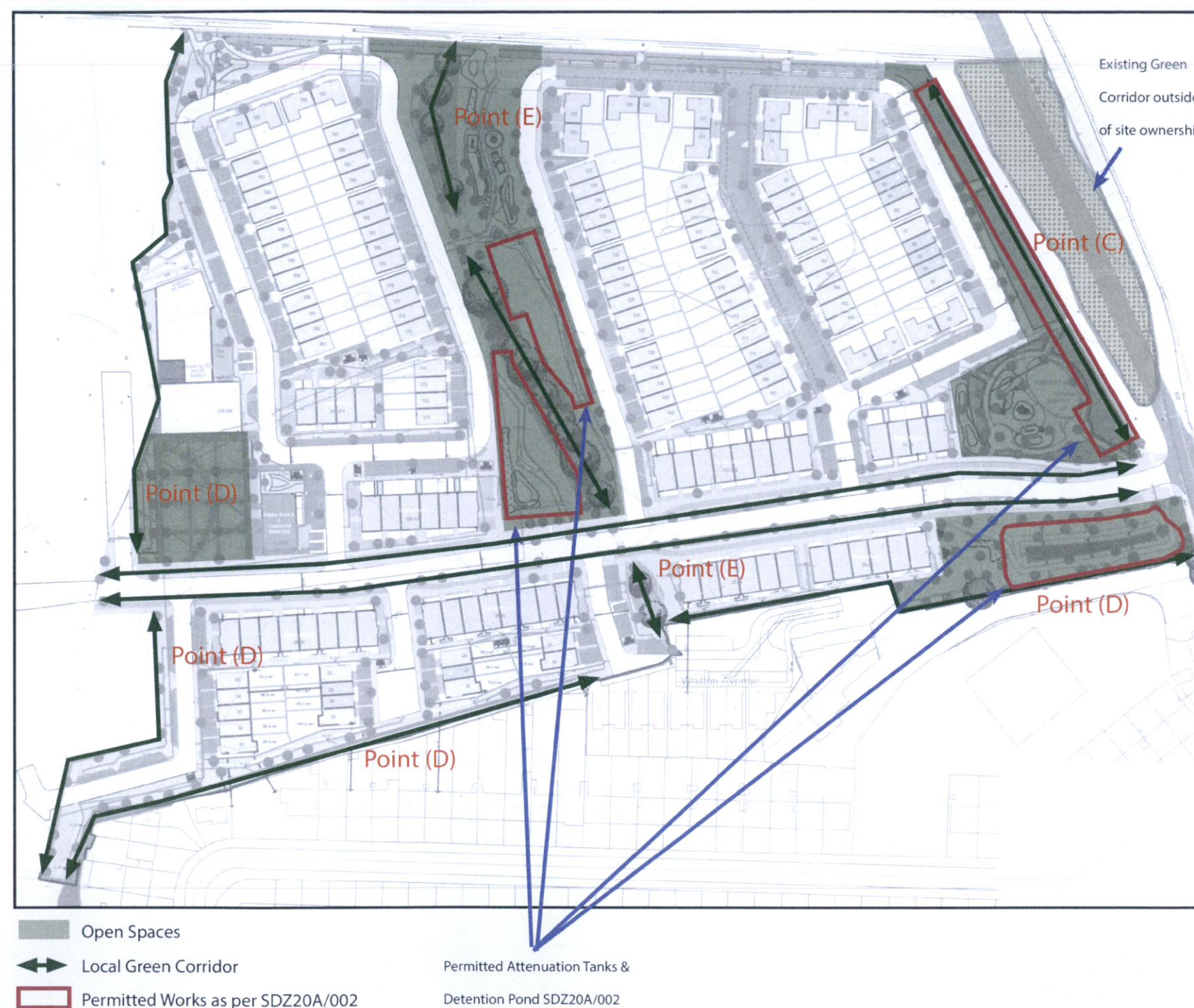
Response:

(c) Due to restrictions from previously agreed attenuation tanks in this area, we have proposed the use of wildflower planting and native hedge planting along the Eastern Boundary to introduce a new Local Green Corridor to mirror the Existing Green Corridor. Street tree planting will line the road.

(d) The Green corridor located N-S and E-W has been supplemented by the use of wildflower planting and native hedge planting. The tree planting has been revised to include native tree species, to differentiate it from local streets and homezones.

(e) The local green corridor running N-S through the centre of the development is relatively untouched, SDCC infrastructure walls, attenuation are located in this area. We wish to retain this hedgerow as much as possible, subject to SDCC Works . Part of the hedge has been removed due to the agreed link road running East - West (Distributor Road as prescribed by SDCC) through the site and some trees will be removed as per Arborist recommendation.

New Local Green Corridor & Green Link Plan



Clarification of Additional Information Request Index

Item 7

7. Landscape & Open Space

The Public Realm Section have raised concerns in relation to landscaping, open space and green infrastructure (AI Item Nos. 5 & 8). The applicant is requested to address/ submit the following in this regard:

(c) A Local Green Corridor approximately N-S along the eastern boundary incorporating nature based SuDS: planting proposals require strengthening as there is no difference between it and the tree planting proposed on the other local streets and homezones.

Response:

(c) Due to restrictions from previously agreed attenuation tanks in this area, we have proposed the use of wildflower planting and native hedge planting along the Eastern Boundary to introduce a new Local Green Corridor to mirror the Existing Green Corridor. Street tree planting will line the road and the tree types have been changed to differentiate between the road & Open space.

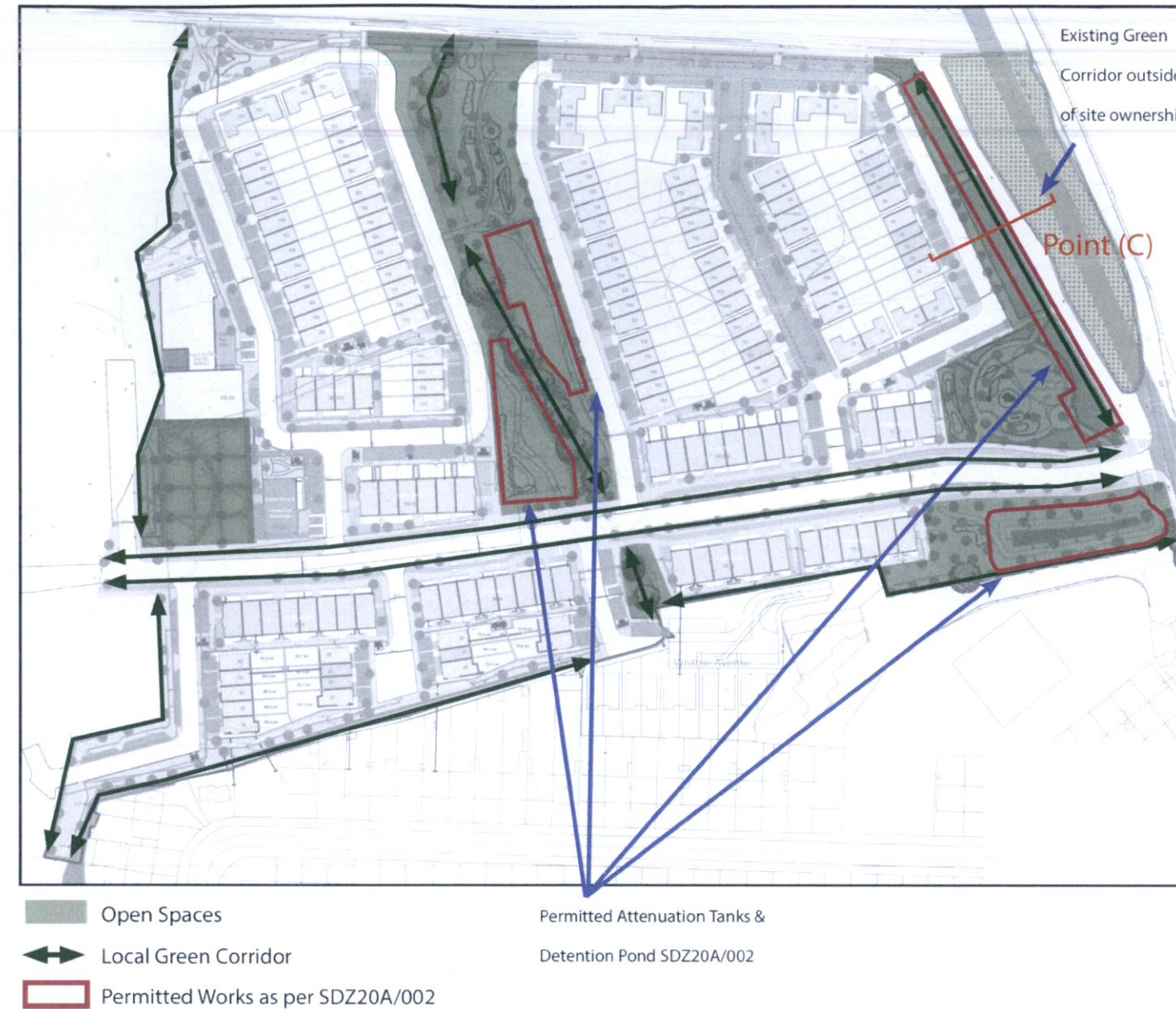
Nature based SuDS shall be incorporated within the open space south of the distributor road. An attenuation pond with associated planting shall be developed here.

The proposed green corridor will help enhance the existing green corridor located outside the site boundary.

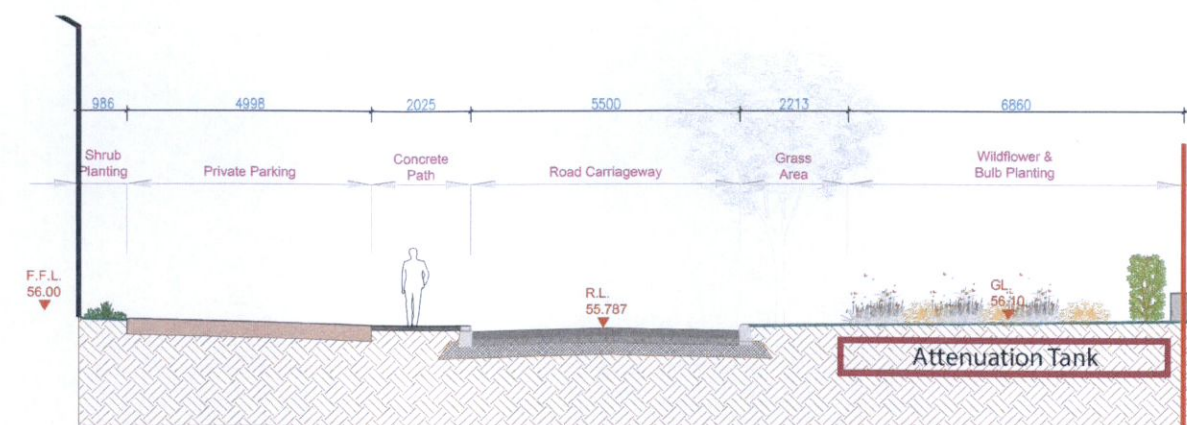
Existing Green Corridor to Eastern Site Boundary



New Local Green Corridor & Green Link Plan



Section Through Eastern Boundary



Clarification of Additional Information Request Index

Item 7

7. Landscape & Open Space

The Public Realm Section have raised concerns in relation to landscaping, open space and green infrastructure (AI Item Nos. 5 & 8). The applicant is requested to address/ submit the following in this regard:

(d) A Local Green Corridor approximately N-S and E-W along the westernmost local street south of Clonburris Link Street incorporating nature based SuDS: planting proposals require strengthening as there is no difference between it and the tree planting proposed on the other local streets and homezones.

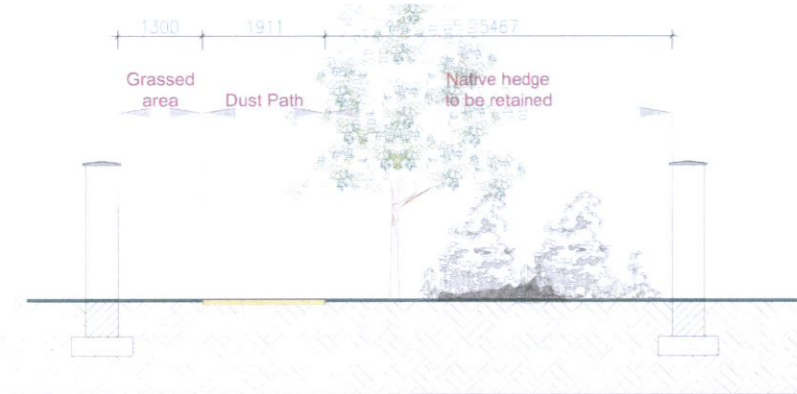
Response:

(d) The Green corridor located N-S and E-W has been supplemented by the use of wildflower planting and native hedge planting. The tree planting has been revised to include native tree species, to differentiate it from local streets and homezones.

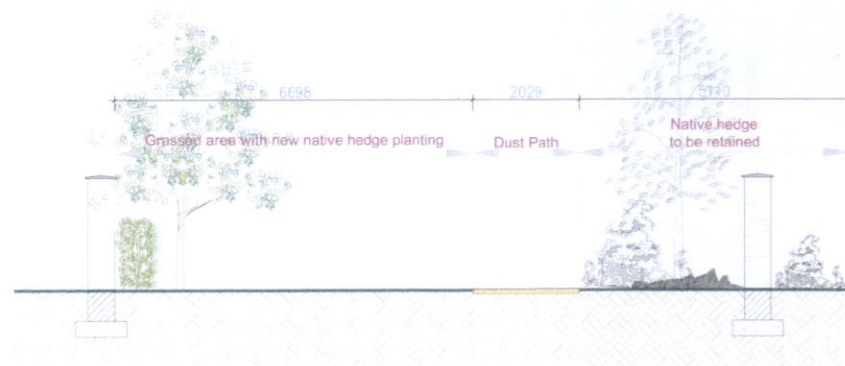
The trees shall be selected to be native and not be overshadowed by the proposed houses, a betula species has been selected as a tree.

The hedge shall be native and whitethorn shall be the principal hedge.

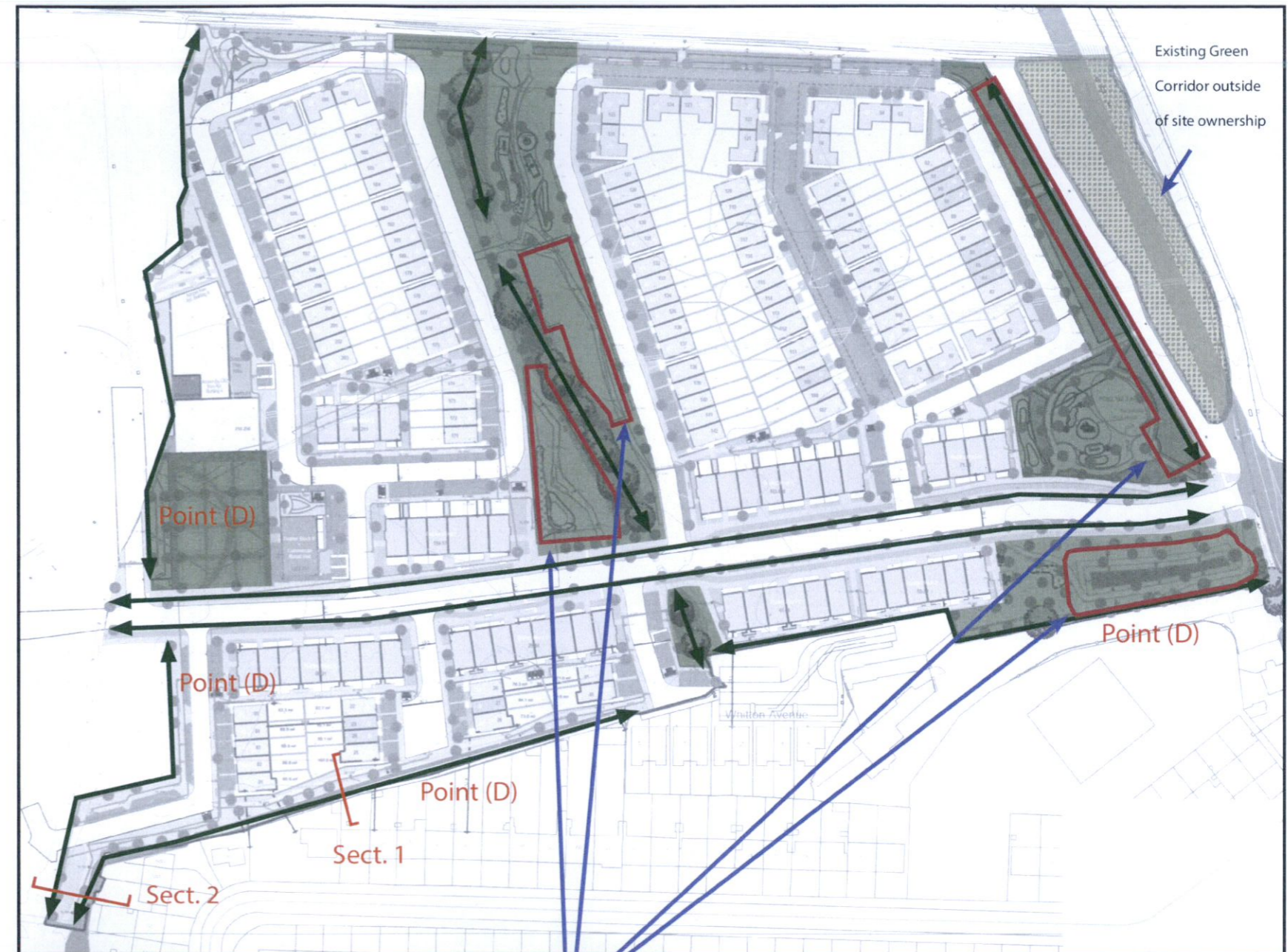
Section 1 : Through Southern Boundary



Section 2 : Through Pedestrian Link at Southern Boundary



New Local Green Corridor & Green Link Plan



- Open Spaces
- Local Green Corridor
- Permitted Works as per SDZ20A/002
- Permitted Attenuation Tanks & Detention Pond SDZ20A/002

Clarification of Additional Information Request Index

Item 7

7. Landscape & Open Space

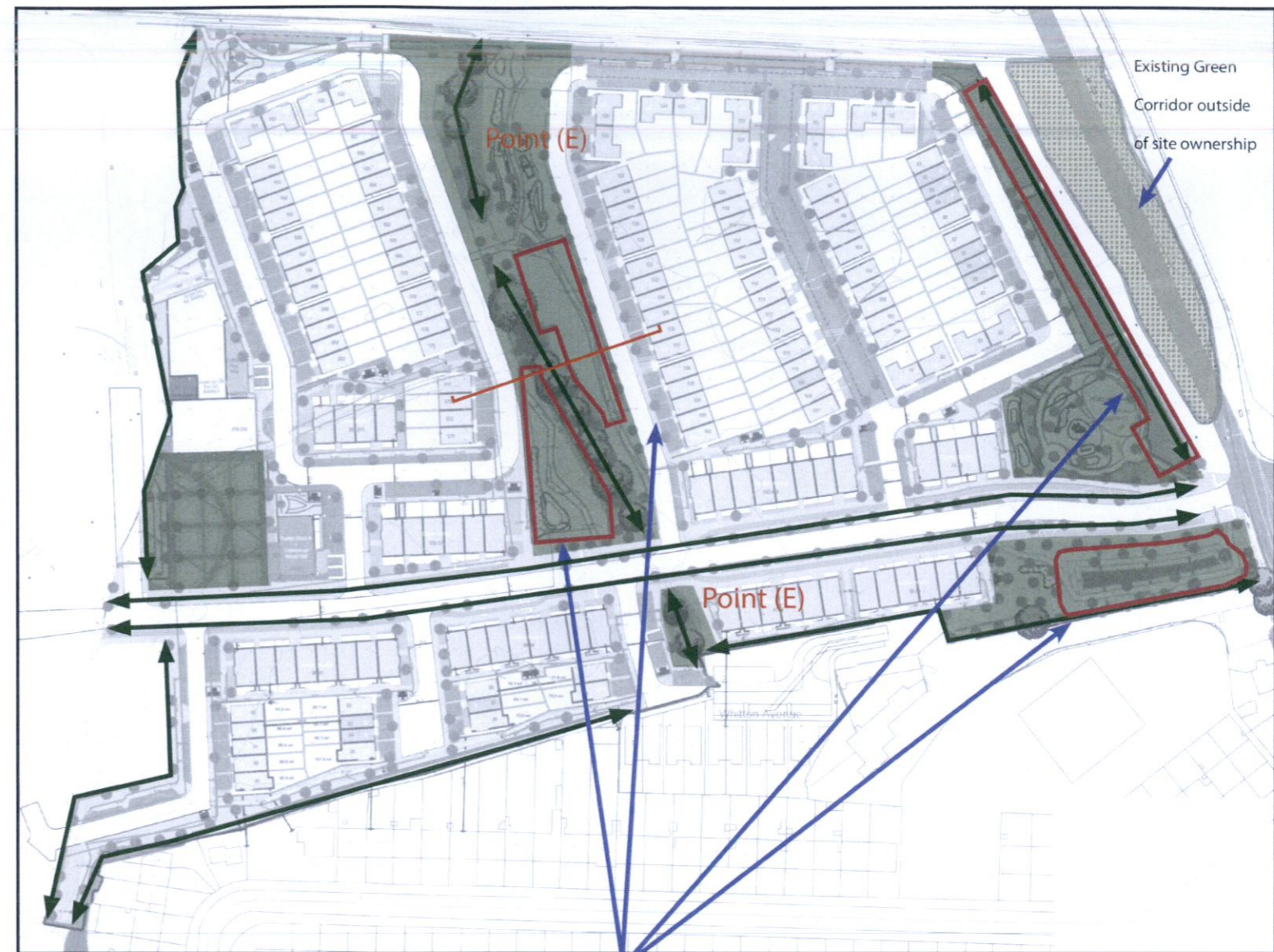
The Public Realm Section have raised concerns in relation to landscaping, open space and green infrastructure (AI Item Nos. 5 & 8). The applicant is requested to address/ submit the following in this regard:

(e) A Local Green Corridor approximately N-S through the centre of the development increasing the retention of trees and hedgerows;

Response:

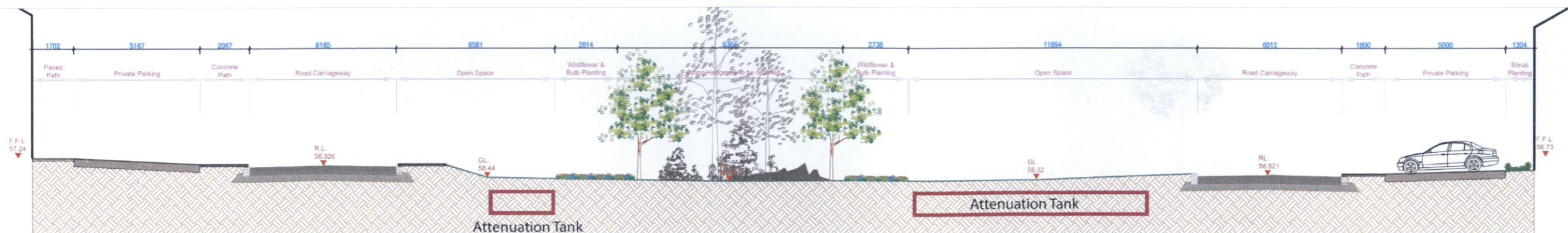
(e) The local green corridor running N-S through the centre of the development is relatively untouched, SDCC infrastructure walls, attenuation are located in this area. We wish to retain this hedgerow as much as possible, subject to SDCC Works. Part of the hedge has been removed due to the agreed link road running East - West (Distributor Road as prescribed by SDCC) through the site and some trees will be removed as per Arborist recommendation.

New Local Green Corridor & Green Link Plan



- Open Spaces
- Local Green Corridor
- Permitted Works as per SDZ20A/002
- Permitted Attenuation Tanks & Detention Pond SDZ20A/002

Section Through Central Open Space & Existing Hedgerow



Item 7

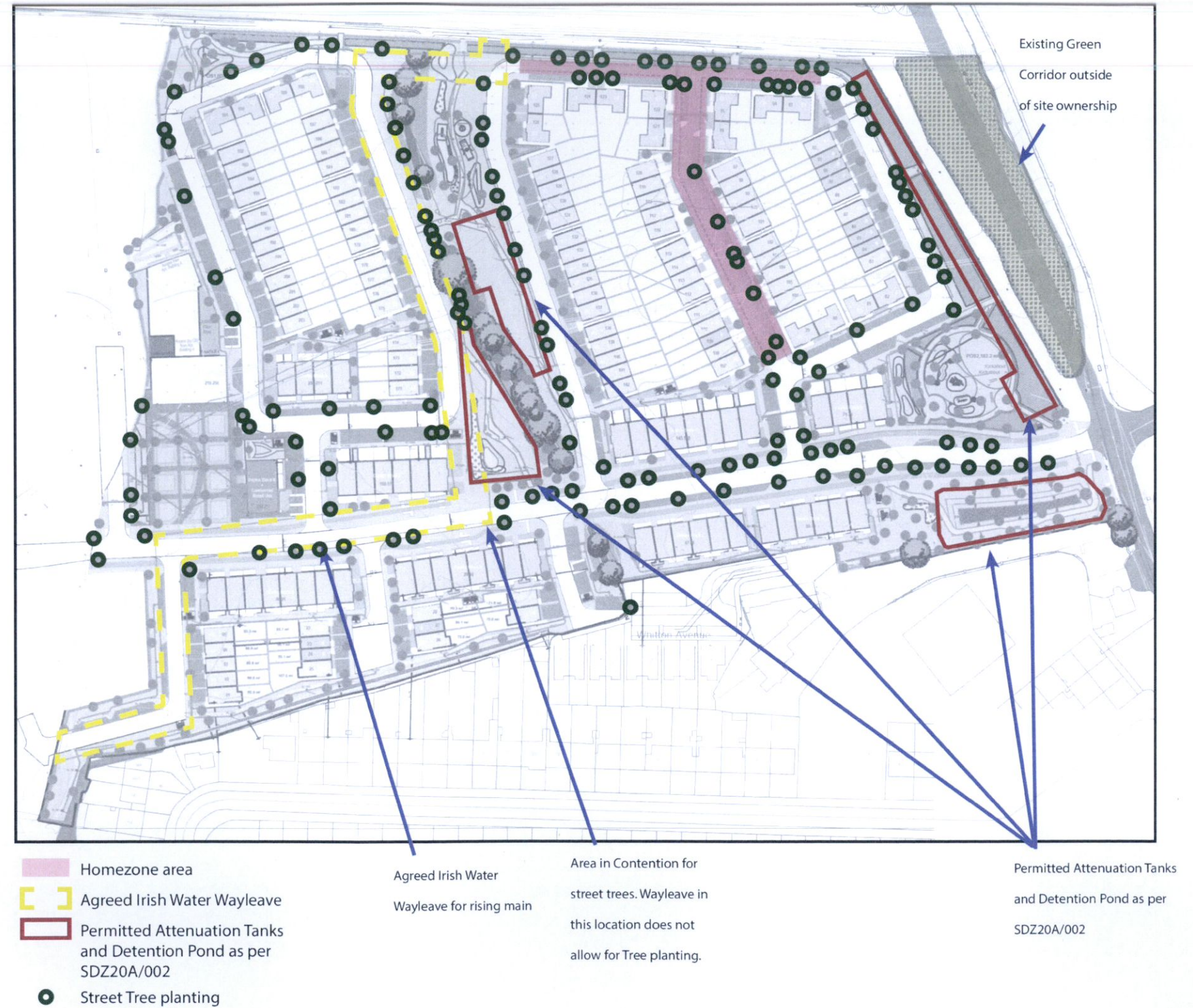
Street Tree Provision in Local Streets and Homezones

7. Landscape & Open Space

(f) Provision of street trees on both sides along local streets and homezones.

Response:

(f) Street trees have been provided on both sides along local streets and homezones where possible. There is a wayleave located on site and also lighting standards dictating the placement of trees so there may be areas of the streets where tree planting cannot occur.



Item 7

(b) Trees and Hedgerows

A tree and hedgerow management plan that:

i) retains where possible the trees and hedgerows required by the Planning Scheme

ii) shows the amount of trees and hedgerow being removed and the amount of compensatory/replacement trees and hedgerow being planted as part of the proposals. To be in compliance with the SDZ and the requirement of no net loss of hedgerow across the scheme, the amount of compensatory/replacement hedgerow provided in this development shall be at least equal to that being removed. Trees and vegetation within what will be privately owned or inaccessible spaces (rear gardens) cannot be relied upon as compensatory planting that will be appropriately retained and managed. The applicant should also be cognisant of retaining or planting hedgerows/vegetation so that it is incorporated into open space and areas that will be appropriately managed and accessible.

Response:

(i) We propose to retain the majority of the trees and hedgerows on site. Native species will be used to augment hedges where necessary. Please refer to arborist report and dwg for more details on the retention of the vegetation on site. The graphic shows the trees and hedge to be retained.

(ii) Please refer to diagram showing the amount of trees and hedgerow being removed and those that are being planted. As shown in the diagram, we are proposing to retain the majority of the vegetation on site.

Pre-Development, a protective fence will be erected around the central & southern hedge to protect the hedge structure.

The hedgerows/vegetation located centrally will be accessed via the open space.

On the Southern Hedge, a 4-5m buffer strip will be implemented to further protect the southern hedge. This hedge will be left open so it can be maintained and augmented if necessary.

Retained Trees, New trees & Removed Trees Plan



- 3 hedges : approx. 376 linear metres) (augmented with native species where necessary)
- Existing Hedge Removed (2 hedges and sections of other hedge: approx. 177 linear metres) (poor condition or to facilitate development)
- New Native Hedge : approx. 910.9 linear metres
- Existing Trees Retained (21no. trees)
- Existing Trees Removed (26no. trees) (poor condition or to facilitate development)
- New Tree Planting (410no. trees)

The number of trees exceeds the existing number of trees on site. 410 trees are proposed to be planted (not including the whip planting) approx, 8.5 times the number of trees on site.

New native hedgerow is also proposed 910.9 lin/. Currently, there is 553 lin/m of which 177 lin/m is removed to facilitate development. However, 1286.9 lin/m shall be on site approximately 2.3 times the existing hedgerow.

Item 7

(c) Landscaping

The Public Realm Section have raised concerns in relation to the landscaping design around the permitted pond. 'The proposed engineered detention basin is unacceptable in a Public Open Space area. It has not been designed in accordance with the Councils SUDS Guidance and is lacking in amenity and biodiversity value. Further natural SuDS should be used to create/enhance the Local Green and Strategic Green Infrastructure Links required by the Planning Scheme. The proposal for a gravel path in an area that is designed to flood is also not acceptable.' Further above ground SUDS measures should be considered where appropriate and incorporated into the landscape design.

Response:

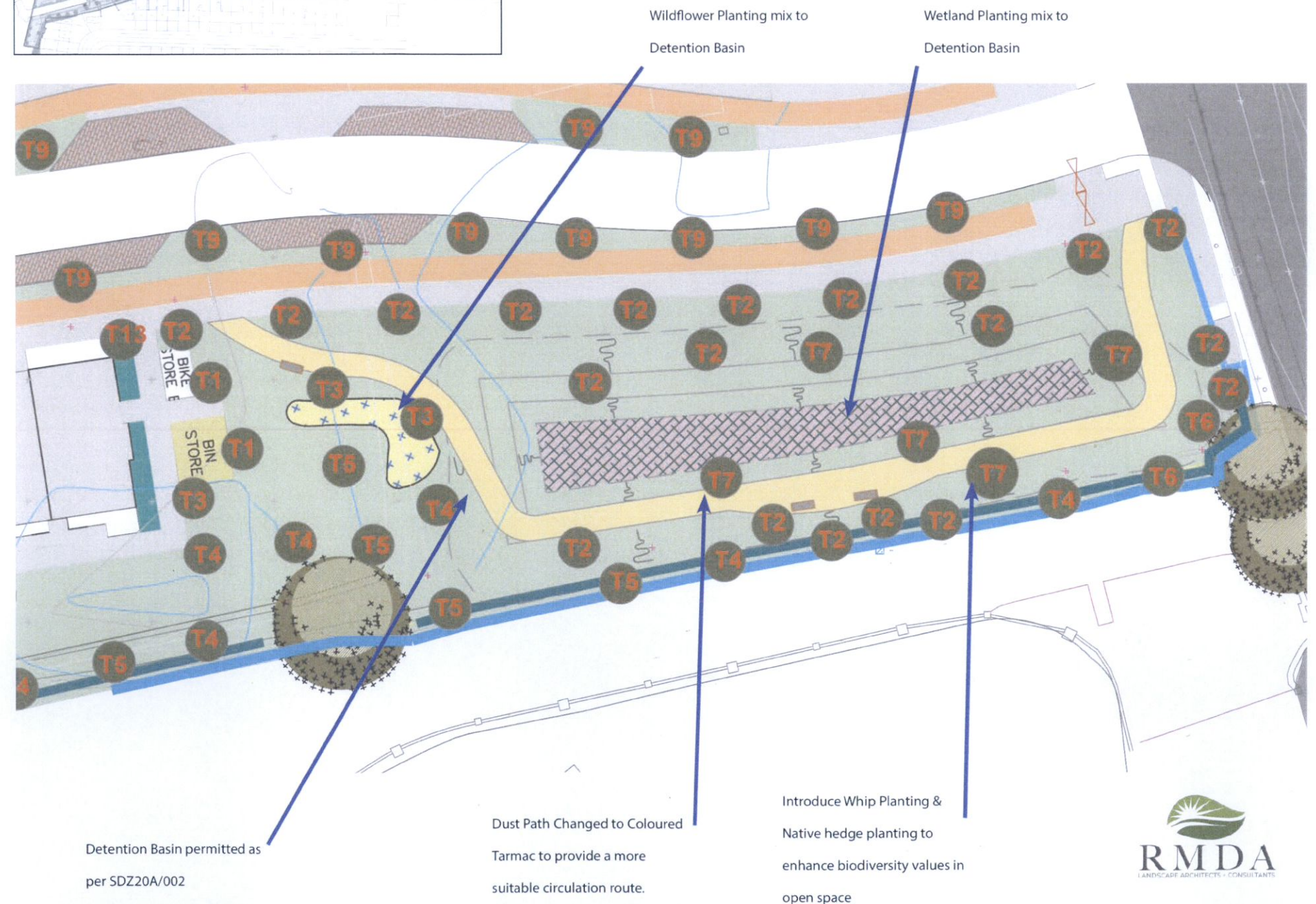
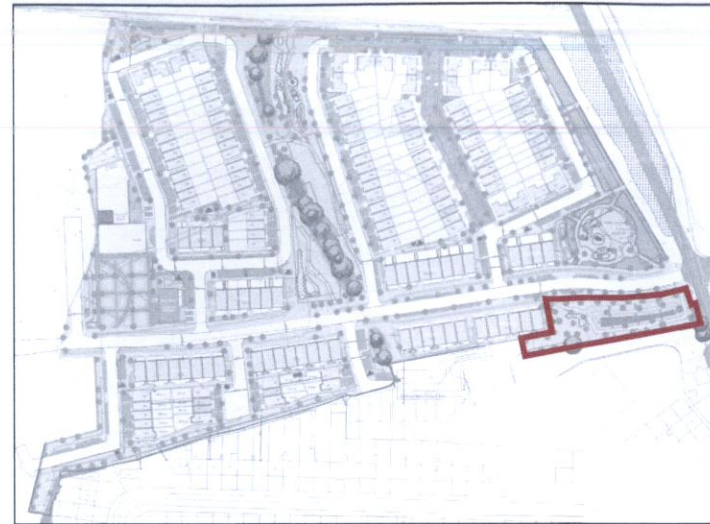
The design for the detention basin has been previously agreed for this area. This forms part of a granted scheme. We propose the use of wetland planting and tree species suitable to wet areas to provide biodiversity and amenity value to the open space.

The gravel path has been changed to coloured tarmac path to provide a more suitable surface.

A path for amenity has been included to work with the slopes as per the granted scheme. The path provides a circulation route around the detention basin for amenity purposes.

The path, seating and planting shall provide amenity for the residents and the other users.

Permitted Detention Basin Location



Item 7

(d) Street Trees

There is very poor street tree provision throughout the development. The planning scheme requires: 'Streets should be generously planted at frequent intervals to soften the impact of parking and strong building frontages at intervals of 14 – 20 metres. In the interest of biodiversity and place making, reduced spacing between street trees should be considered where appropriate and achievable. (Planning Scheme P64)'. A high quality of Street Tree planting is required throughout the development to strengthen Green Infrastructure links. Landscape proposals are required that demonstrate:

Response:

We have referred to Clonburris SDZ Parks & Landscape Strategy and Dmurs guidance for street guidance.

There are a number of constraints:

- 1: The quantum of open space
- 2: The constraint from the existing wayleave
- 3: The constraint of SDCC infrastructural works including detention pond
- 4: The density requirement
- 5: The services of Irish Water requirements

All these constraints have an affect on provision of street trees. In summary, there is limited developable area to provide the required density & street tree planting.

Site Constraints Plan & Proposed Street Tree Planting



- Plaza Area
- Existing Wayleave
- Attenuation Tank (SDCC)
- Attenuation Pond (SDCC)
- Distributor Road (SDCC)
- Street Trees

Item 7

(d) Street Trees

- i. All Streets: Street Trees to be provided as per the Clonburris SDZ Planning Scheme.
- ii. Street Trees to be provided fully in Public Areas to be an integral part of the street rather than in front gardens. The applicant is referred to the Clonburris SDZ Planning Scheme 2019, Clonburris SDZ Parks and Landscape Strategy and DMURS (2019) for guidance on street tree provision and appropriate design layouts for local streets and homezones.
- iii. All Street Trees planted within the Public Realm shall have suitable tree pits that incorporate SuDS features including sufficient growing medium.
- iv. Street Trees to be planted at:
 - Minimum 18-20m girth along local streets
 - Minimum 16-18cm girth on intimate local roads, i.e. homezones

Response:

- (i) All streets have been provided with street trees where possible as per the Clonburris Planning Scheme
- (ii) Street trees have been provided in local streets and homezone areas.
- (iii) All street trees planted within the public realm have been provided with suitable tree pits, incorporating SuDS features. Please refer to tree pit detail.

There shall be a minimum of 16cm³ of growing medium for each tree.

- (iv) Street trees will be planted at :

- Minimum 18-20m girth along local streets
- Minimum 16-18cm girth on intimate local roads, i.e. homezones




However, we must note that these have a higher note of failure due to size. We have provided an alternative list with smaller sizes to due to availability of trees and to prevent larger trees from not adapting to ground conditions when planted.

It is our view that a size smaller would be more beneficial & sustainable 14-16cm. - 16-18cm.

We shall agree tree types & sizes if required with the local authority.

Tree Pits & Street Trees Location Plan



-  Suggested Tree Pit Location
-  Suggested Tree Pits done by others as part of Road Construction
-  Street Tree Provision

Item 7

iii. All Street Trees planted within the Public Realm shall have suitable tree pits that incorporates SuDS features including sufficient growing medium.

iv. Street Trees to be planted at:

- Minimum 18-20m girth along local streets
- Minimum 16-18cm girth on intimate local roads, i.e. homezones

Response:

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- (iii) All street trees planted within the public realm have been provided with suitable tree pits, incorporating SuDS features. Please refer to tree pit detail.

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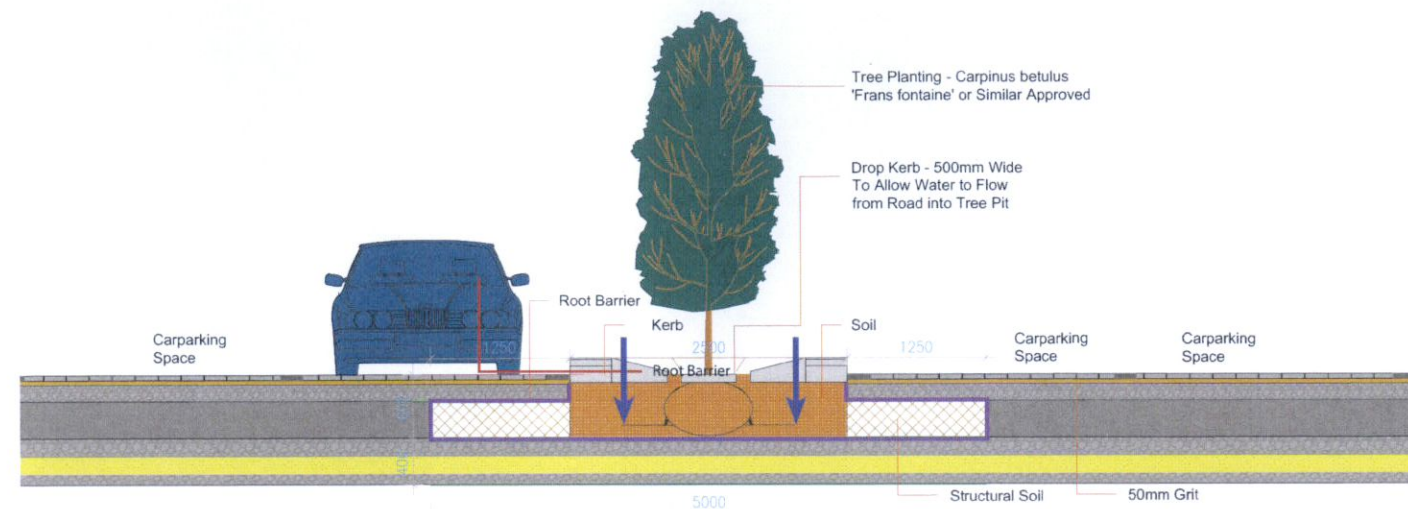
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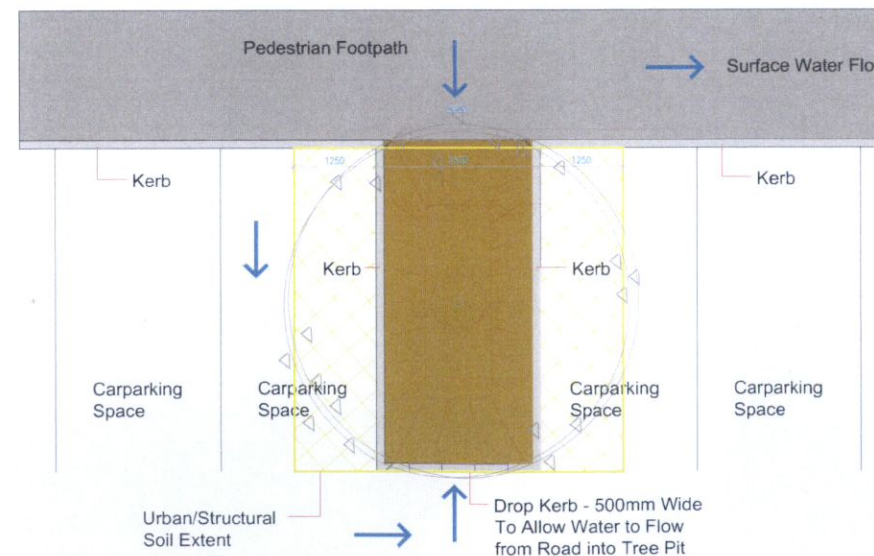
We shall agree tree types & sizes if required with the local authority.

Tree Pit & Urban Soil Detail

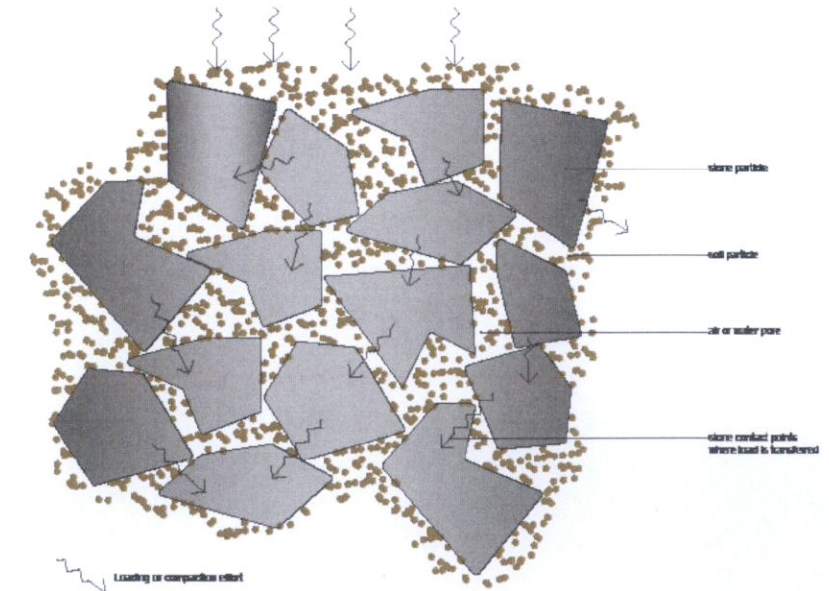
Front View of Tree Pit



Plan View of Tree Pit



Structural Soil detail



Item 7

(e) Landscape Plan

A revised detailed landscape plan, to be agreed with Public Realm, with full works specification, that accords with the specifications and requirements of Council's Public Realm Section. The revised landscape plan shall integrate retained and enhanced hedgerows and trees, tree planting and SuDS drainage to provide strong green infrastructure links throughout the development in accordance with Clonburris SDZ Planning Scheme, Parks and Landscape Strategy, Biodiversity Management Plan and SDCC County Development Plan (2022-2028).

Response:

(e) The proposed landscape plan will integrate the retained hedgerows and trees. Supplementary native species will be used to enhance the existing planting and augment where necessary. We are providing strong green infrastructure links through the centre of the site by retaining the majority N-S hedgeline as well as contributing to new green corridors running East-West along the railway line, North-South along the site perimeter & the retention of the Southern hedgeline.

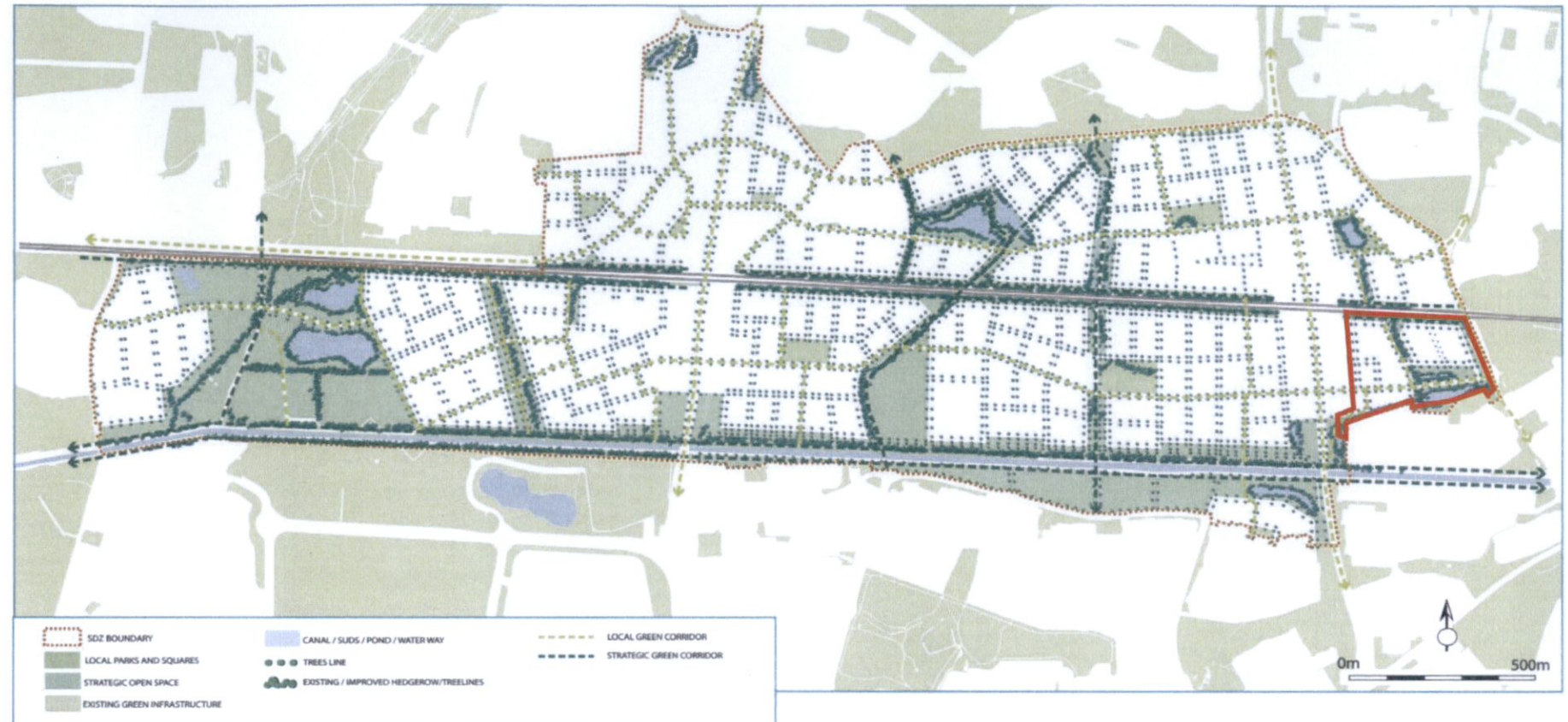
As per Green Infrastructure, SDZ Planning Scheme 2019, we are providing local green corridors to the main and intimate streets. The strategic green corridor along the railway line will be enhanced by the planting of whip and native hedge species.

Also, please refer to full spec of works & maintenance attached.

Green Infrastructure as per SDZ Planning Scheme 2019

2.3.2 Green Infrastructure Network

Figure 2.3.1 | Green Infrastructure



3 Character Areas and Development Areas

Development Area 1: Clonburris Urban Centre



Proposed Site Development

3 Character Areas and Development Areas

Development Area 2: Clonburris South East



Item 7

(e) Landscape Plan

A revised detailed landscape plan, to be agreed with Public Realm, with full works specification, that accords with the specifications and requirements of Council's Public Realm Section. The revised landscape plan shall integrate retained and enhanced hedgerows and trees, tree planting and SuDS drainage to provide strong green infrastructure links throughout the development in accordance with Clonburris SDZ Planning Scheme, Parks and Landscape Strategy, Biodiversity Management Plan and SDCC County Development Plan (2022-2028).

Response:

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As per Green Infrastructure, SDZ Planning Scheme 2019, we are providing local green corridors to the main and intimate streets. The strategic green corridor along the railway line will be enhanced by the planting of whip and native hedge species.

Also, please refer to full spec of works & maintenance attached.

Overall Planting Plan



Item 7

(f) Play Provision

A far greater level of play provision is required than what is proposed. The concept of using natural play is acceptable however we require further detail on this. Proposals that demonstrate details of all play items, natural play features and safety surfacing are required. All play areas must be universally accessible. The applicant is recommended to contact Public Realm section to agree details of the natural play proposals.

Response:

(f) Please refer to spec details shown. We are proposing natural play equipment such as wooden elements and rock structures.

The play surfacing will be that of wet rubber pour around the roundabout to allow it to be universally accessible.

The play surface around the rest of the play elements shall be a combination of bark mulch & soft areas.

Play Area Location Plan



2. Embankment Slide (1.5M Height & 1M Wide)

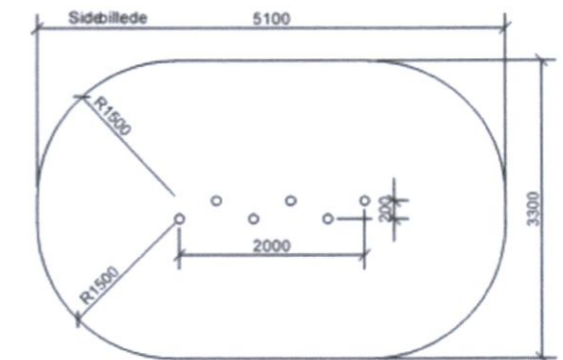


3. N3240 Jump Posts

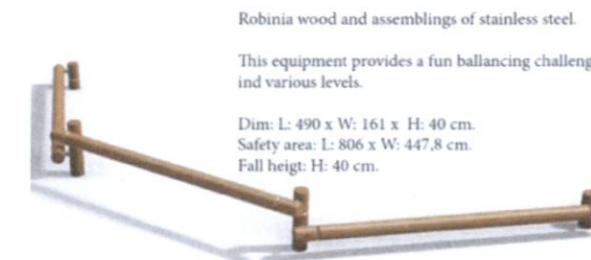


Jump posts in Robinia wood.

Dim: L:200 x B: 20 x H: 45 cm
Safety area: L: 510 x B: 330 cm
Fall height: 25-45 cm



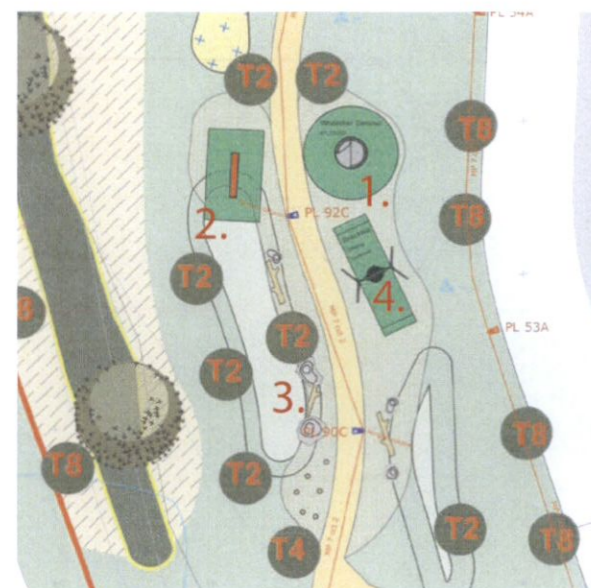
4. Triple Balancing Beam N3220



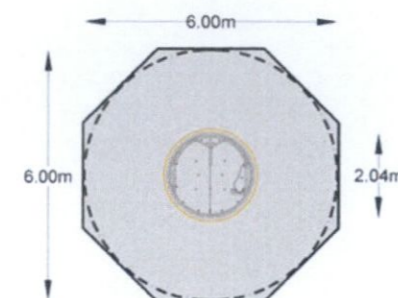
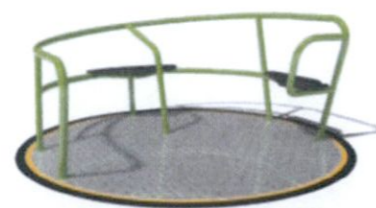
Robinia wood and assemblies of stainless steel.

This equipment provides a fun ballancing challenge ind various levels.

Dim: L: 490 x W: 161 x H: 40 cm.
Safety area: L: 806 x W: 447,8 cm.
Fall height: H: 40 cm.



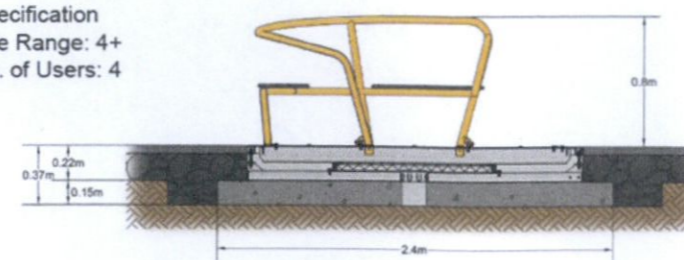
1. Spinmee Inclusive Roundabout (8062112)



Materials

- In-ground frame fully welded from 80mm x 80 x 3.2mm, with hot dip galvanised finish.
- Surface level to provide hard edge to install rubber surface up to.
- Platform support frame from 100mm x 50mm x 3mm, with 50mm x 50mm by 5mm angle at perimeter.
- Handrail from diameter 42.4mm x 3mm.
- All these steel fabricated parts finished to HAGS powder coating process.
- JOST Turntable bearing 1050mm diameter. Bolted between platform support frame and base frame.
- Seat panels from 18mm EkoGrip.
- Platform tread plate cut from 5mm thick Aluminium '5 bar' sheet.
- Surround to base frame from 1.2mm thick galvanised steel sheet to prevent ingress of earth when installation back filled.
- Fixing bolts stainless steel.

Specification
Age Range: 4+
No. of Users: 4



Item 7

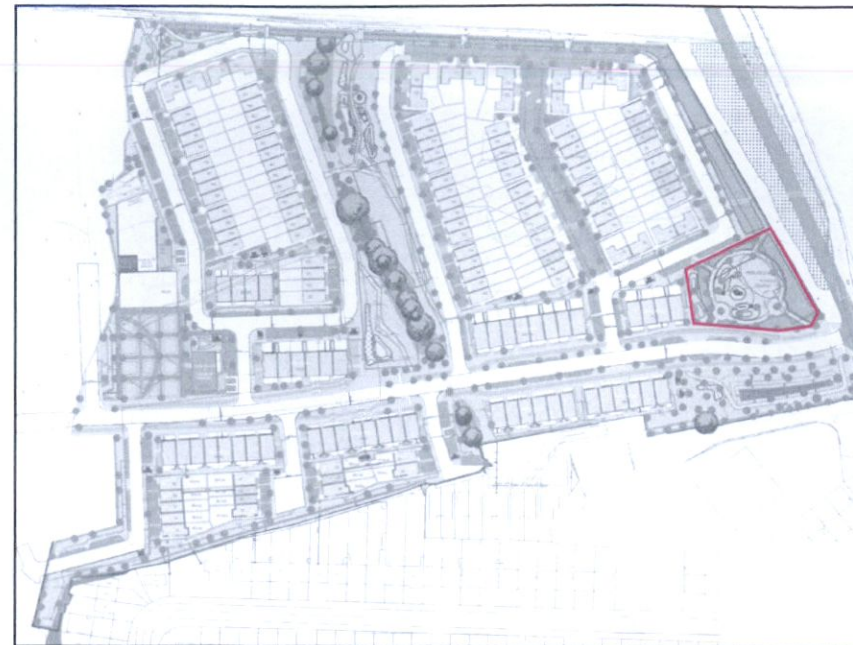
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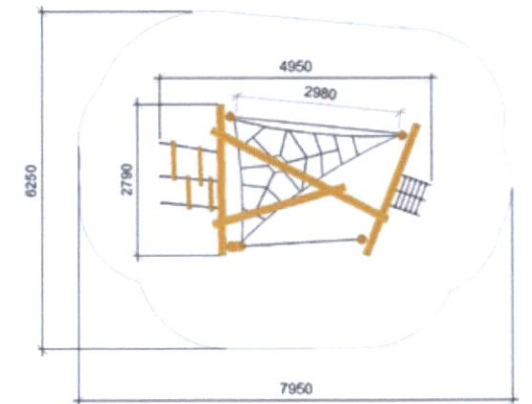
Response:

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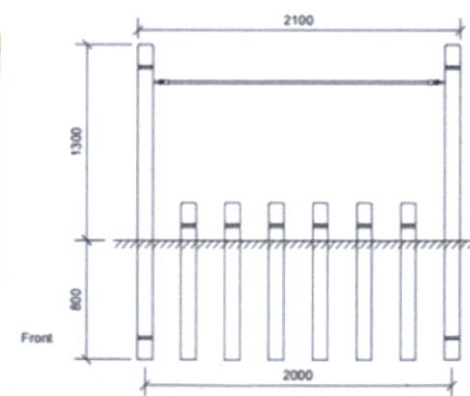
Play Area Location Plan



2. NORLEG Klatresystem



1. Posts with Ropes & Steps N3118



Robinia wood, Taifun rope and assemblings of stainless steel.

3. Triple Balancing Beam N3220



Robinia wood and assemblings of stainless steel.
This equipment provides a fun ballancing challenge ind various levels.
Dim: L: 490 x W: 161 x H: 40 cm.
Safety area: L: 806 x W: 447,8 cm.
Fall height: H: 40 cm.

