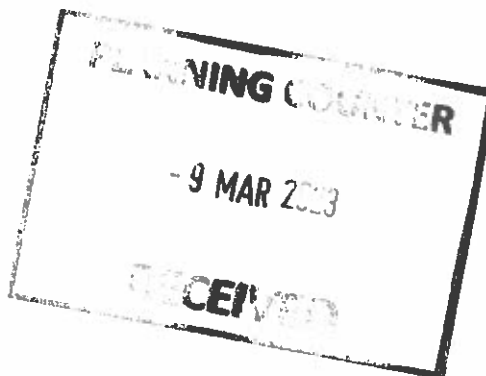


Senior Administrative Officer,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24,  
D24 YNN5



Our Ref. 21080

9 March 2023

RE: **PLANNING PERMISSION REG. REF. SDZ22A/0007**  
**CONSTRUCTION OF PHASE ONE OF THE ADAMSTOWN BOULEVARD DEVELOPMENT AREA; A RESIDENTIAL DEVELOPMENT CONSISTING OF 423 RESIDENTIAL UNITS.**

**COMPLIANCE SUBMISSION - CONDITION NO. 15 – LANDSCAPE PLAN/PLANTING PLAN.**

Dear Sir/Madam,

We are instructed by our client, (the Developer), Adamstown Station & Boulevard Ltd., Fitzwilliam Court, Leeson Close, Dublin 2, D02 YW24 to lodge this compliance submission in relation to the development outlined above.

This compliance submission refers to Condition 15 of Planning Reg. Ref. SDZ22A/0007. A CD is included with this submission containing the documents referred to herein.

We would be grateful for written confirmation of the Planning Authority's acceptance of the content of this submission as soon as possible.

Should you have any queries in relation to this compliance submission, please do not hesitate to contact this office. We would be happy to discuss same or meet with you to clarify any issues arising.

Yours sincerely,

Conor Auld

**STEPHEN LITTLE & ASSOCIATES**



**COMPLIANCE - PLANNING REG REF. SDZ22A/0007- CONDITION 15**

For the convenience of the Planning Authority, this compliance submission sets out below the text of Condition 15 followed by the Applicant's compliance response.

**CONDITION 15: Landscape Plan/Planting Plan**

For the convenience of the Planning Authority, this compliance submission sets out the text of Condition 15 followed by the Applicant's compliance response.

***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:***

- a) A fully 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 include hard and soft landscape details; including levels, sections and elevations in addition the applicant is requested to submit a fully detailed Planting Plan for the development.***
- b) The planting plan shall clearly set out the following:***
- i) Location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate***
  - ii) Implementation timetables.***
  - iii) Detailed proposals for the future maintenance/management of all landscaped areas***
- c) Issues to be agreed include:***
- i) Street trees and lighting conflicts (adjust position to ensure number of street trees proposed):***
    - Linear Park (25 No.): position lights on the built (housing) side of the street, not within the linear park and adjoining green areas which act as a green corridor.***
    - Adamstown Avenue: Southern side - 1 No.***
    - North-South Avenue: West side - 1 No.***
    - Side Street 1: East side - 2 No.***
    - Side Street 5: East side - 2 No.***
  - ii) Taking in charge areas to be low maintenance and not require the use of herbicides.***
    - The Soft Landscape Outline Specification involves extensive herbicide use for maintenance.***
    - All footpaths within the linear park to be concrete (compacted gravel path cannot be maintained without spraying).***
    - Maintenance of swales.***
  - iii) Swales to be shown on landscape plans (planting and maintenance to be agreed)***

- iii) **SuDS Tree pit details:**
- **Geotextile wrapping of soil layers to be omitted due to potential for clogging and water logging**
  - **Surface water run-off to be directed to tree pits via overland flow and be allowed to percolate through the soil profile mimicking natural systems. (Remove pipe to the subsurface in tree pit Type A.)**
- iii) **Planting (and maintenance) for areas to be taken in charge: Woodland planting in pocket park, swales, streetscape planting.**
- iv) **Natural and Accessible Play:**
- **The water play unit is designed for use in a sand pit. An enclosed area is required to keep dogs out.**
  - **Play item details (to be agreed)**
  - **Consider a ramp to allow access for wheelchair and ride on mower to access the inside of the oval enclosure within the pocket park.**

**Applicant's Response:**

a)

We refer the Planning Authority to the enclosed Landscape Detail Design document prepared by NMP which includes drawings and specifications for the general arrangements, drainage and levels, hard landscape, soft landscape and tree layout, sections and details.

b)

We refer the Planning Authority to the following enclosed material prepared by NMP Landscape Architects in respect of this Condition:

- Adamstown Planting Schedule
- Boulevard Construction Programme
- Adamstown Boulevard Landscape Tender Specification and Maintenance
- Drawing Number L1-600 'Soft Landscape Plan'
- Drawing Number L1-600-1 'Soft Landscape Plan – Sheet 1 of 6'
- Drawing Number L1-600-2 'Soft Landscape Plan – Sheet 2 of 6'
- Drawing Number L1-600-3 'Soft Landscape Plan – Sheet 3 of 6'
- Drawing Number L1-600-4 'Soft Landscape Plan – Sheet 4 of 6'
- Drawing Number L1-600-5 'Soft Landscape Plan – Sheet 5 of 6'
- Drawing Number L1-600-6 'Soft Landscape Plan – Sheet 6 of 6'
- Drawing Number L1-601 'Soft Landscape – Trees'
- Drawing Number L1-601-1 'Soft Landscape -Trees – Sheet 1 of 6'
- Drawing Number L1-601-2 'Soft Landscape -Trees – Sheet 2 of 6'
- Drawing Number L1-601-3 'Soft Landscape -Trees – Sheet 3 of 6'

- Drawing Number L1-601-4 'Soft Landscape -Trees – Sheet 4 of 6'
  - Drawing Number L1-601-5 'Soft Landscape -Trees – Sheet 5 of 6'
  - Drawing Number L1-601-6 'Soft Landscape -Trees – Sheet 6 of 6'
  - Drawing Number L1-906 'Soft Landscape Details'
- c)
- i) We refer the Planning Authority to the following enclosed material in respect of this Condition:
- Outdoor Lighting Report, prepared by Sabre Electrical Services Ltd.
  - Drawing Number LC-15-C.i-003 'Compliance 15.C.I – Lighting Plan', prepared by NMP Landscape Architects.
  - Drawing Number SES02522 'Public Lighting Layout', prepared by Sabre Electrical Services Ltd.
- ii) We refer the Planning Authority to the enclosed Adamstown Boulevard Landscape Tender Specification and Maintenance, prepared by NMP Landscape Architects, as well as the following drawings, also prepared by NMP Landscape Architects:
- Drawing Number L1-100-2 'General Arrangement Plan – Sheet 2 of 6'
  - Drawing Number L1-100-4 'General Arrangement Plan – Sheet 4 of 6'
  - Drawing Number L1-100-6 'General Arrangement Plan – Sheet 6 of 6'
- iii) We refer the Planning Authority to the following enclosed drawings, prepared by NMP Landscape Architects:
- Drawing Number L1-602 'SuDS Layout'
  - Drawing Number L1-905-1 'Tree Pit – Type A'
  - Drawing Number L1-905-2 'Tree Pit-Type B'
  - Drawing Number L1-905-3 'Tree Pit-Type C'
  - Drawing Number L1-905-4 'Tree Pit-Type D'
  - Drawing Number L1-905-5 'Typical Swale Detail'
- iv) We refer the Planning Authority to the following enclosed drawings, prepared by NMP Landscape Architects:
- Drawing Number LC-15.C.iv-003 'Pocket Park Detail Plan'
  - Drawing Number LC-15.C.iv-004 'Linear Park – Sheet 1 of 3'
  - Drawing Number LC-15.C.iv-005 'Linear Park – Sheet 2 of 3'
  - Drawing Number LC-15.C.iv-006 'Linear Park – Sheet 3 of 3'
  - Drawing Number L1-904-1 'Landscape Elements and Furniture Details – Sheet 1 of 2'
  - Drawing Number L1-904-2 'Landscape Elements and Furniture Details – Sheet 2 of 2'

- Drawing Number L1-907-1 'Outdoor Exercise Equipment – Sheet 1 of 2'
- Drawing Number L1-907-2 'Outdoor Exercise Equipment – Sheet 2 of 2'
- Drawing Number L1-907-3 'Play Equipment – Sheet 1 of 3'
- Drawing Number L1-907-4 'Play Equipment – Sheet 2 of 3'
- Drawing Number L1-907-5 'Play Equipment – Sheet 3 of 3'

## CONCLUSION

We would be grateful for written acknowledgement by the Planning Authority of compliance material submitted at its earliest possible convenience.

## STEPHEN LITTLE & ASSOCIATES

9 March 2023

## ENCLOSURES

The following documentation is enclosed with this submission contained on a CD, in compliance with Condition 15:

- Outdoor Lighting Report, prepared by Sabre Electrical Services Ltd.
- Drawing Number LC-15.C.i-003 'Compliance 15.C.i – Lighting Plan', prepared by NMP Landscape Architects.
- Drawing Number SES02522 'Public Lighting Layout', prepared by Sabre Electrical Services Ltd.
- Drawing Number LC-15.C.iv-003 'Pocket Park Detail Plan', prepared by NMP Landscape Architects.
- Drawing Number LC-15.C.iv-004 'Linear Park – Sheet 1 of 3', prepared by NMP Landscape Architects.
- Drawing Number LC-15.C.iv-005 'Linear Park – Sheet 2 of 3', prepared by NMP Landscape Architects.
- Drawing Number LC-15.C.iv-006 'Linear Park – Sheet 3 of 3', prepared by NMP Landscape Architects.
- Drawing Number L1-904-1 'Landscape Elements and Furniture Details – Sheet 1 of 2', prepared by NMP Landscape Architects.
- Drawing Number L1-904-2 'Landscape Elements and Furniture Details – Sheet 2 of 2', prepared by NMP Landscape Architects.
- Drawing Number L1-907-1 'Outdoor Exercise Equipment – Sheet 1 of 2', prepared by NMP Landscape Architects.
- Drawing Number L1-907-2 'Outdoor Exercise Equipment – Sheet 2 of 2', prepared by NMP Landscape Architects.
- Drawing Number L1-907-3 'Play Equipment – Sheet 1 of 3', prepared by NMP Landscape Architects.
- Drawing Number L1-907-4 'Play Equipment – Sheet 2 of 3', prepared by NMP Landscape Architects.

- Drawing Number L1-907-5 'Play Equipment – Sheet 3 of 3', prepared by NMP Landscape Architects.
- Drawing Number L1-602 'SuDS Layout', prepared by NMP Landscape Architects.
- Drawing Number L1-905-1 'Tree Pit – Type A', prepared by NMP Landscape Architects.
- Drawing Number L1-905-2 'Tree Pit-Type B', prepared by NMP Landscape Architects.
- Drawing Number L1-905-3 'Tree Pit-Type C', prepared by NMP Landscape Architects.
- Drawing Number L1-905-4 'Tree Pit-Type D', prepared by NMP Landscape Architects.
- Drawing Number L1-905-5 'Typical Swale Detail', prepared by NMP Landscape Architects.
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- Drawing Number L1-601-5 'Soft Landscape -Trees – Sheet 5 of 6', prepared by NMP Landscape Architects.

- Drawing Number L1-601-6 'Soft Landscape -Trees – Sheet 6 of 6', prepared by NMP Landscape Architects.
- Drawing Number L1-906 'Soft Landscape Details', prepared by NMP Landscape Architects.

**Document Control: -**

Author	Checked by	Purpose	Date
TP	<i>Chella</i>	Draft	07.03.2023
	<i>Chella</i>	Final for Submission	09.03.2023

