

LAND PLANNING & DESIGN

CUNNANE STRATTON REYNOLDS LAND PLANNING & DESIGN

PROPOSED CRECHE & COMMUNITY FACILITY
AT CUIL DUIN AVENUE, CITYWEST,
CO. DUBLIN

RESPONSE to REQUEST for FURTHER INFORMATION
Planning Application Register Reference SD22A/0398

22262-2-D02

MARCH 2023

Planning conditions related to landscape as Request for Further Information SS22A/0398 (9th December 2022) issued by South Dublin City Council:

Condition 4.1. The applicant is requested to submit the following:

1. Implementation of Landscape Plan

The landscape Plan shall be implemented in full, within the first planting season following completion of the development, in addition:

- a) All hard and soft landscape works shall be completed in full accordance with the submitted Landscape Masterplan (Dwg. No. PP381-01-01)*
- b) All trees, shrubs and hedge plants supplied shall comply with the requirements of 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).*
- c) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012. Trees in Relation to Design, Demolition and Construction - Recommendations.*
- d) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted*

CSR Response:

The Landscape Plan submitted by way of further information will be implemented, in accordance with relevant standards, in full within the first planting season. Hard and soft landscape works will be completed as per the submitted Landscape Plan.

Condition 4.2. The applicant is requested to submit the following:

2. Retention of Landscape Architect

- 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.*
- 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.*
- iii) Installation of attenuation tree pits shall be supervised by the project landscape architect.*

CSR Response:

Cunnane Stratton Reynolds are the appointed project landscape architects and will supervise installation of all attenuation tree pits and provide a Practical Completion Certificate when all landscape works are fully completed.

Condition 4.3. Green Infrastructure and Green Space Factor (GSF)

The applicant shall submit the following information relation to Green Infrastructure and the Green Space Factor in accordance with the quoted policies and sections of the South Dublin County Development Plan 2022 - 2028:

- (a) To demonstrate how they intend to reduce fragmentation of existing green infrastructure. The applicant should provide a green infrastructure plan showing connections through the site and connections to wider GI network.
- (b) To demonstrate how the appropriate Greening Factor will be achieved for the relevant land use zoning objective. See link to the Green Space Factor Worksheet: Related Documents – SDCC

CSR Response:

Refer to:

- drawing number 22262-2-101 Green Infrastructure Plan
- Document no. 22262-2-D01 Green Space Factor Score

4.3.a. A Green Infrastructure Plan has been provided to demonstrate how the proposed works will consider measures to enhance and integrate the existing green and blue infrastructure. This plan demonstrates that development on the site is respecting and retaining existing green and blue infrastructures features, such as the stream and stream banks, and extensive SuDS measures are proposed to integrate with natural drainage networks.

4.3.b. Following a discussion with SDCC Parks on 16th March 2023 we have proposed a number of green space factor enhancements to the scheme which has brought about a satisfactory score. Also refer to response to condition 4.4 below.

Condition 4.4. Green Space Factor (Minimum Score Not Achieved)

In cases where proposed development does not meet the minimum required score and the Council agree that the minimum score is not achievable on the site; the Council will engage with the applicant to help determine an alternative GI solution, to ensure that the proposed development does not detract from the local environment and makes a positive contribution to local GI provision. Where site-specific constraints do not allow for adequate landscaping features in line with minimum requirements a developer will be permitted to provide alternative GI interventions or contributions to make up for this shortcoming, see below. Those GI measures ultimately chosen will be dictated by the site-specific context and will be subject to agreement with Council. The applicant shall therefore contact the Public Realm Section to agree alternative GI interventions or contributions to make up for this shortcoming.

CSR Response:

Refer to: drawing number 22262-2-101 Landscape Masterplan, 22262-2-900 SuDS Tree Pit Detail & document no. 22262-2-D01 Green Space Factor Score

Following consultation with SDCC Parks 08th of March, it was agreed to increase SuDS provision, i.e., SuDS Tree pits, bioretention areas, and other SuDS measures, as well as increasing the green roof area. Following these design adjustments, a satisfactory GSF score has been achieved. All the measures have been coordinated with the design team and are reflected on the relevant drawings.



Fig 01: extract from dwg. no. 22101-CSR-00-XX-DR-L-0102

Total Equivalent Surface Area of Greening Factors		3,045.30
Green Factor Numerator		1721.33
Minimum Required GI score	Final GI score	Result
0.5	0.55	Pass

Fig 02: extract from doc. no. 22262-3-D01 Green Space Factor Score

Condition no. 4.5.

Tree and Hedgerow Protection

5.(i) To ensure the protection of trees to be retained within the site, the developer shall implement all the recommendations pertaining to tree retention, tree protection and tree works, as detailed on the submitted Tree Protection Plan. The arborist shall carry out a post construction tree survey on the condition of the retained trees. A completion certificate shall be signed off by the arborist when all permitted development works are completed and in line with the recommendations of the tree report. The certificate shall be submitted to the Public Realm Section for written agreement upon completion of the works. The developer shall also be made aware of their obligations to constantly assess and survey the trees after construction because of the potential impact and the age/condition of these trees as outlined in the tree survey. Reason: To ensure and give practical effect to the retention, protection and sustainability of trees during and after construction of the permitted development.

(ii) No drainage or service runs (including cables, pipes or similar services) shall be laid beneath the canopy of any tree identified for retention or within any fenced protection zone unless otherwise agreed in writing by the local planning authority.

(iii) The applicant shall submit a detailed Tree Survey for the subject site.

CSR Response:

Refer to:

- drawings number 22262-T-101 & 102 - Tree Classifications & Constraints and Arboricultural Impact Assessment
- 22262-T-D01 Tree Survey

A tree survey has been carried out on 16th March 2023 where has been identified that the existing tree inside site is infected with Ash Dieback, reason why the retention it is not possible. However, a tree protection measure is not required for the existing tree outside the site boundary shown as retained. It has been identified that that this tree is good value for biodiversity.

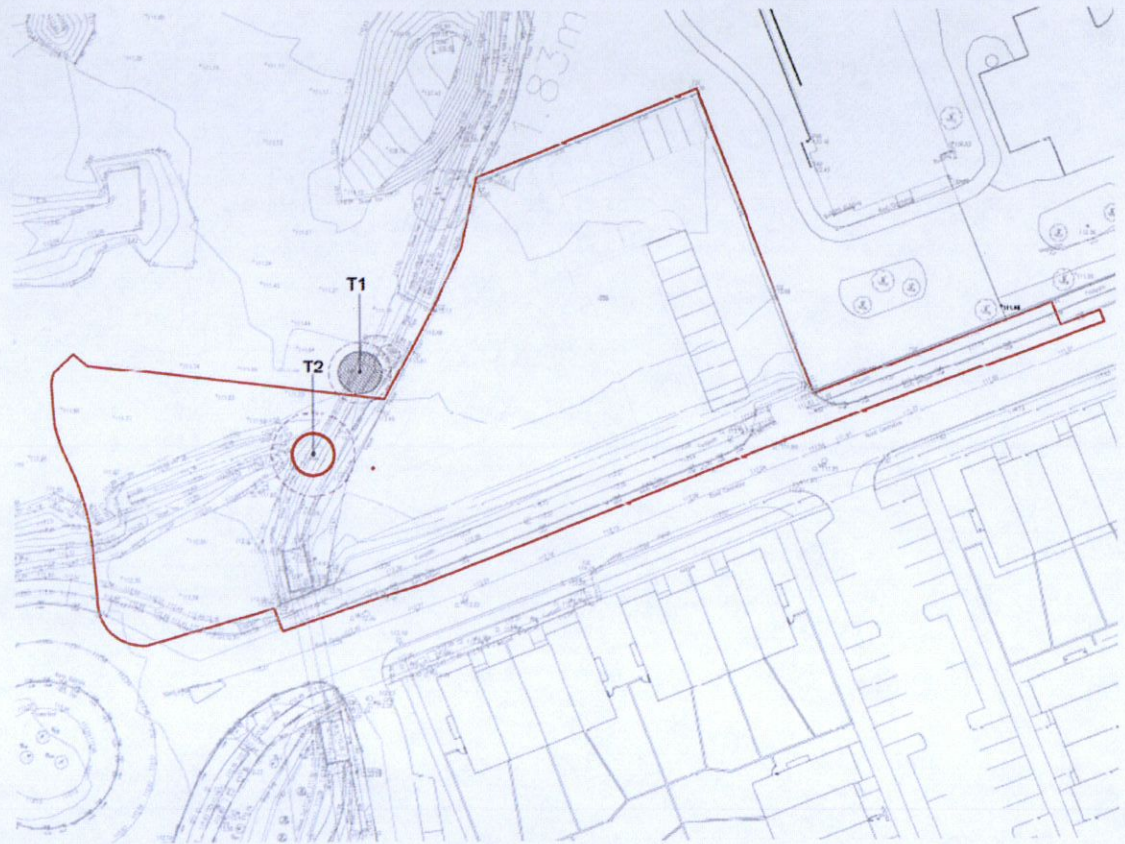


Fig 03: extract from dwg. no. 22262-T-102