

CUNNANE STRATTON REYNOLDS

CSR Ref: 22234 CLONBURRIS T3

South Dublin County Council Reg. Ref. 20181 Clonburris Phase/Tile 3 - SDZ22A/0017

Planning Department

South Dublin County Council

Co. Dublin

6th April 2023

Re: **Clonburris SDZ – Clonburris Phase/Tile 3**

Register Reference: **SDZ22A/0017**

Applicant: **Cairn Homes Properties Ltd**

Response to Request for Additional Information - Landscape

Dear Sir/Madam,

With reference to the above application and to the subsequent Further Information (FI) request by SDCC. We act on behalf of the applicant, Cairn Homes Properties Ltd., as their landscape design consultant, to provide responses to the to the items relating to landscape design matters contained within the FI letter, in the order in which they are raised.

The following consultant firms assisted in the preparation of this FI Response:

- **Cunnane Stratton Reynolds Ltd** – landscape design and LVIA;
- **John Spain Associates** – planning and development advice;
- **MCORM** – architecture/ layout and scheme design;
- **DBFL** – civil engineering/ roads and drainage;
- **3D Design Bureau** – visualisation.

Responses as follows:

Item no. 3 (e):
The applicant is requested to provide additional information which:
I. details all (any additional) bicycle parking locations within the site.
II. gives detail re the bicycle stand specification (i.e. Sheffield stands) proposed.

CSR Response:

- I. Additional visitor bike stands have been added adjacent each apartment block entrance and along the cycle lanes to achieve a total no. of 20 stand for 40 visitor bikes.
See drawing **22234-1-100 (LANDSCAPE Masterplan)**
- II. All visitor bicycle stands in public open space are proposed to be Sheffield stands, for their flexibility and robustness.
See drawing no. **22234-2-903 (Bicycle Stand Detail)**

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Item no. 5- Interface with future road

Item no. 5 (a)

There is concern regarding the interface between the proposed apartment block and the roadway / bridge to the west. Further consideration of this matter is required. The applicant is requested to provide further cross sections to include the bridge and also provide more detail regarding the impact of the bridge on the amenity area to the west of the apartment block. The applicant is requested to provide details of how any retaining features may be incorporated into the adjacent open space.

Item no. 5 (d)

The applicant is requested to provide details of boundary treatments

CSR Response (a+d):

A native hedgerow is proposed along the bridge, with climbers along the retaining wall of the bridge, to create a densely planted green corridor, in line with the requirements of the strategic green corridor. The turning head has been modified to achieve an enhanced, continuous green corridor along the bridge. Eight additional trees (*Quercus petraea* 'Columna') are proposed in the hedge for further vertical screening and enhancement of the green infrastructure. All ground floor apartments of Block 01 will be protected by 1.1m high clipped hedge to provide separation and an element of privacy from the public footpath. Cross-section drawings have been prepared to illustrate these design amendments.

See drawing **22234-1-100 LANDSCAPE Masterplan** and **22234-1-110 T3 Boundary Treatment Plan** and section **22234-1-204 T3 Sections 6 of 6**

Item no. 7

Item 7 (a)

The applicant is requested to provide redesigned proposals that demonstrate:

- i. A Strategic Green Corridor along the northern boundary of the site adjacent to the Dublin-Cork Railway. Tree protection measures should include full extent of scrub thicket.

CSR Response:

The revised design of the ecological corridor along the railway retains and integrates the full extent of the existing scrub thicket. A chestnut paling fence is proposed to protect the area from misuse during the landscape establishment period. Additional native hedge planting is also proposed to enhance the existing vegetation mix and create a continuous vegetated corridor and to enhance its ecological value.

Hedgerow protection is provided along the scrub thicket during the construction phase. For the layout of tree and hedgerow protection fences see drawing **22234-1-110 T3 Boundary Treatment Plan** and arborist drawing **Clonburriss T3 Tree Protection Plan**

See drawing **22234-1-106 (LANDSCAPE Planting Strategy Plan)** and **22234-1-107 (Green Infrastructure Strategy)**

- ii. A Strategic Green Corridor approximately N-S along the western boundary incorporating and strengthening the existing hedgerow within the Strategic Open Space.

CSR Response:

Careful consideration has been given to maintaining and protecting existing hedgerows. Whilst maintaining and protecting Hedge No 8 would be a desirable outcome, it is unfortunately not a feasible proposition. Maintaining and protecting fragments would be considered inappropriate and efforts would be better spent replanting a new coherent length of hedgerow with a good mix of native species. Also, the future bridge design will result in the removal of a large extent of Hedge no.8.

It is proposed to plant a new c.90m long mixed species native hedgerow on the verge along the bridge, with additional native climber planting along the retaining walls and 10 new proposed native trees. In addition, the turning head of street no.14 has been inverted to provide improved green infrastructure connectivity along the bridge corridor. These enhancements when considered together, offer considerable green infrastructure enhancement to the Strategic Green Corridor as outlined in the SDZ. This area forms part of the wider north-south Strategic Corridor which will also form part of the future T4/T5 application and the permitted Cappagh Park immediately to the south.

See drawing **22234-1-107 (Green Infrastructure Strategy)** and section A on drawing **22234-1-200 (T3 Sections 6 of 6)**

Item no. 7 (b)

The Clonburris SDZ strategy requires a green infrastructure-based approach to drainage and stormwater management. SuDS are to be designed as an ecological resource designed into the streets, public squares and open space network. These shall be of a high quality, designed as a series of 'wet' and 'dry' landscape elements to achieve a multifunctional space for amenity, biodiversity, and surface water management.

The applicant is advised SuDS should be designed in accordance with SDCC Sustainable Drainage Explanatory Design and Evaluation Guide 2022. Further use of swales and natural SuDS requested. Additional details are requested including details of filter strips. The applicant is requested to provide road edge detail showing how water accesses the swales/tree pits and bioretention areas. Further information required on tree pits is requested. The applicant is requested to demonstrate amenity and biodiversity value of SuDS measures. Contact Public Realm Section to agree details prior to resubmitting.

CSR Response:

Wherever possible, additional SuDS measures have been incorporated throughout the site and these are shown on both the drainage layouts and landscape layouts. Proposed enhancements include two additional attenuation areas at the south-west corner of the apartment block and pedestrian / cycle routes along the railway and the bridge are now proposed to be permeable asphalt.

SuDS elements form an integral part of the overall drainage design provided by the consulting drainage engineer, with inputs and co-ordination from ourselves as landscape design consultants. Details of SuDS tree pits, road edge details showing connections to the various SuDS elements and the stormwater system, are to engineer's design and details (refer to DBFL drawings).

See drawing **22234-1-108 (LANDSCAPE SUDS Plan)**

If more detail is required, an updated detailed landscape plan could be submitted to SDCC for agreement prior to commencement on site.

Item no. 7 (c)

The applicant is requested to provide 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). The applicant is requested to incorporate the following in the revised Landscape Proposals:

Item 7 (c) (i)

Details of all natural SuDS features including swales, rain gardens, bioretention areas, tree pits, channel rills, kerbing, filter strips, ponds, detention basins, wetlands etc.

CSR Response:

Refer to response to 7b above. Refer also to Landscape SuDS Plan where the DBFL SuDS design has been reflected and co-ordinated with landscape elements. An indicative planting list for SuDS features can be found in the planting schedule. The broad principles regarding SuDS and Green Infrastructure have been agreed with Parks & Public Realm for Tile 1, these principles have been rolled out on Tile 3. Any further detail that may be required by Parks & Public Realm can be addressed at Compliance, prior to commencement on site.

See drawings **22234-1-108 (LANDSCAPE SUDS Plan); 22234-1-109 LANDSCAPE Planting Schedule.**

Item 7 (c) (ii)

Revised tree and hedgerow protection measures: show extent and position of tree and hedgerow protection fences including retention of Hedge 8

CSR Response:

Careful consideration has been given to maintaining and protecting existing hedgerows. Existing hedgerows and areas of scrub thicket have been retained and integrated within the revised landscape scheme wherever possible. Due to the compact nature of the scheme and the required layout of the street network and residential areas as specified within the Clonburris SDZ planning document, the retention of existing hedgerows within the body of the site is not possible. New native and biodiverse hedgerow planting is proposed along the western boundary, along the future bridge and along the railway, to enhance the existing vegetation and provide a continuously vegetated green corridor. The proposed native hedging mix consists of a staggered double row of bare-root planting and will be protected by a chestnut paling fence to prevent potential access and misuse.

In relation to Hedge No. 8, please refer also to response to 7a above. Whilst maintaining and protecting Hedge No 8 would be a desirable outcome, it is unfortunately not a feasible proposition, having regard to the future bridge and access arrangements for the scheme. Maintaining and protecting fragments would be considered inappropriate and efforts would be better spent replanting a new coherent length of hedgerow with a good mix of native species, as set out above.

See drawing **22234-1-106 LANDSCAPE Planting Strategy Plan**

For the layout of tree and hedgerow protection fences see drawing **22234-1-110 T3 Boundary Treatment Plan** and arborist drawing **Clonburris T3 Tree Protection Plan**

Item 7 (c) (iii)

Woodland planting should use the Miyawaki technique (3-5/m²) in order to establish quickly and reduce maintenance costs. This will require an establishment period and maintenance of 5 years for newly planted woodland areas prior to taking in charge.

CSR Response:

Woodland planting is not proposed on Tile 3. Along the northern ecological corridor most vegetation exists and is already well established scrub thicket, with enhancements proposed. Additional native hedgerows, parkland trees and feature trees are proposed to complete the ecological corridor and create a north-south green corridor along the future bridge.

See drawing 22234-1-100 T3 Landscape Masterplan

Item 7 (c) (iv)

All playspace surfacing to be engineered woodchip surfacing

CSR Response:

Formal play spaces have not been proposed within Taken-in-Charge areas on Tile 3. Informal play opportunities are integrated along the shared path on the northern east-west green corridor. These spaces consist of large wooden logs, large boulders, play steps and sensory planting and would not require engineered surfacing. Details of the natural play will be submitted to SDCC for approval following a grant of planning once play elements are being sourced and will be in accordance with the relevant safety standards and SDCC play requirements.

Refer to drawing 22234-1-100 T3 Landscape Masterplan

Item 7 (c) (v)

Details of all play items and natural play features to be provided and agreed with SDCC Public Realm Section. Play areas must be universally accessible.

CSR Response:

Refer to response to 7(c) (iv) above. Formal play areas are not provided in Tile 3. It is our understanding that informal incidental play opportunities would not need to be universally accessible.

Item 7 (c) (vi)

Landscape Proposals to reflect the requirements of additional information items 1 and 2 above to deliver the required green infrastructure

CSR Response:

Refer to response to 7 (a) (b) & (c)(i) above. SuDS elements are reflected on Landscape Proposals. Tree and hedgerow protection measures are shown on drawing Clonburris T3 Tree Protection Plan

If more detail is required, an updated detailed landscape plan could be submitted to SDCC for agreement prior to commencement on site.

Conclusion

We trust that the concerns and queries as set out by the local planning authority are now addressed to the satisfaction of SDCC. Should additional detail or information be required, an updated detailed landscape plan could be submitted to SDCC for agreement prior to commencement on site.

We trust that this response is of assistance to the Council and we ask that the Council agrees to the proposals and recommends for approval.

Yours sincerely,



Alastair Ferrar
Associate Director
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