

Planning Compliance
Land Use, Planning & Transportation Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

By email

1st December 2022

Dear Sir/Madam,

RE: CONDITION 7 – DEVELOPMENT OF 569 DWELLINGS AT CLONBURRIS SOUTH WEST DEVELOPMENT AREA WITHIN THE CLONBURRIS SDZ AT TOWNLANDS OF CAPPAGH, CLONBURRIS LITTLE AND KISHOGE, CO. DUBLIN.

REG REF: SDZ21A/0022

I write on behalf of Cairn Homes Properties Ltd in respect of Reg Ref: SDZ21A/0022. It is our intention to commence the development permitted under Reg Ref: SDZ21A/0022 and to discharge the following condition as required prior to commencement.

Condition 7:

Street trees

Prior to the commencement of any works on site or as otherwise agreed, the applicant, owner or developer shall have lodged with the Planning Authority for written agreement, landscape proposals that demonstrate the following or as otherwise agreed in writing with the Planning Authority:

- a. Streets 1, 3, 5, 8, 12: Where street trees have not been provided on one side of the street, the footpath should be moved to the inside, (i.e. car parking and tree on the street edge), to enable the street tree to be in the street. Additional street trees required to address the gap in street tree provision along Street 1 where it runs adjacent to the Public Open Space.*
- b. Street 2 (Local Green Corridor): Enhanced planting shall be provided by additional street trees, hedgerows, grassed and planted swales and small scale SuDS as appropriate to create a Local Green Corridor along this street.*
- c. Street 7 (Strategic Green Corridor) Extend the planting proposed within the western boundary of the Local Park southwards to strengthen existing proposals and create the required Strategic Green Corridor.*
- d. Street 8 As above (1). There are gaps in street tree provision i.e. street tree/hedgerow spacing is c. 50metres. Ensure Street Tree provision every 2 parallel or 5 perpendicular car park spaces.*
- e. Street 9 There are gaps in street tree provision i.e. street tree spacing is c. 35metres. Additional Street Tree provision required.*
- f. All Streets: Where blocks of car parking are proposed, SDCC require Street Trees to be provided as per the*

Scheme.

g. 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.

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

9. 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

Please see enclosed cover letter and the following drawings prepared by Murray & Associate Landscape Architecture in respect of the permitted development site:

- 1738_PLC_P_00 Masterplan
- 1738_PLC_P_01.1 Masterplan – 01/02
- 1738_PLC_P_01.2 Masterplan – 02/02
- 1738_PLC_P_04.1 Soft Landscape Plan – 01/02
- 1738_PLC_P_04.2 Soft Landscape Plan – 02/02
- 1738_PLC_D_01 Soft Landscape and SuDS Details

Yours Sincerely



Lianna Slowey
Town Planner