

30th November 2022

Land Use, Planning & Transportation Department
South Dublin County Council
County Hall
Tallaght
Dublin 24
D24 A3XC

RE: DEVELOPMENT OF CLONBURRIS SOUTH WEST DEVELOPMENT, WITHIN CLONBURRIS SDZ LANDS
Applicant: Cairn Homes Properties Ltd.
REG.REF: SDZ21A/0022
COMPLIANCE WITH CONDITION 7

Dear Sir/Madam,

I write in reference to the above planning permission. Following is a response to condition number 7 which is relevant to Landscape Architecture and requires confirmation from this practice for compliance purposes. Please see Cairn Homes Properties Ltd. correspondence for updates on status of all other conditions.

Condition no. 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.

REASON: In the interests of adequate Green Infrastructure provision in accordance with the Planning Scheme.

Response:

Condition 7a: Street trees were moved to inside of the street, between car parking and on street edge. Additional trees added along Street 1.

Condition 7b: Enhanced planting provided on Local Green Corridor (Street 2) using additional street trees, hedgerows, grassed and planted swales and small scale SuDS.

Condition 7c: Planting on western boundary of Street 7 (Strategic Green Corridor) was extended to strengthen existing proposals and create the required Strategic Green Corridor.

Condition 7d: Condition agreed not being valid. The requirement in the Planning Scheme is tree provision every 3 parallel and 3 perpendicular.

Condition 7e: Additional Street trees provided.

Condition 7f: Street Trees provided where blocks of car parking are proposed.

Condition 7g: Street Trees provided fully in Public Areas to be an integral part of the street rather than in front gardens. Guidance on street tree provision and appropriate design layouts for local streets and homezones as per Clonburris SDZ Planning Scheme 2019, Clonburris SDZ Parks and Landscape Strategy and DMURS (2019).

Condition 7.8 [sic]: All Street Trees planted within the Public Realm have suitable tree pits that incorporates SuDS features - please see drawing 1738_PLC_D_01 for Soft Landscape and SuDS details.

Condition 7.9 [sic]: Street Trees to be planted at a minimum 18-20m girth along local streets and minimum 16-18cm girth on intimate local roads, i.e. homezones. – please see drawing 1738_PLC_P_04.1/04.2 for Soft Landscape Plan)

Yours sincerely,



Mark Boyle, Director
For & on behalf of Murray & Associates

ENCL:

1738_PLC_P_00 for Masterplan

1738_PLC_P_01.1 for Masterplan – 01/02

1738_PLC_P_01.2 for Masterplan – 02/02

1738_PLC_P_04.1 for Soft Landscape Plan – 01/02

1738_PLC_P_04.2 for Soft Landscape Plan – 02/02

1738_PLC_D_01 for Soft Landscape and SuDS Details

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