

Additional Information

Clonbrone, Esker Hill, Lucan, Co. Dublin

AI Submission

Ref No. SD22A/0390

04/04/23



Dear Sir / Madam,
Please find the landscape response to items (5 i & ii)

We wish to submit drawings and this response for the Additional Information, with respect to the landscape items.

Please find drawings;
DWG 1 – Rev A – Landscape Masterplan - A1
Green Infrastructure Plan (Attached) - A3

We wish to respond to the Additional Information Thus:

Items to be addressed:

5. *(i) Provide a Green Infrastructure Plan (to be coordinated with the proposed Landscape Plan and SuDS Plan) that includes objectives to protect or restore existing on site GI assets, provides for connection to local or primary GI corridors or includes elements which allow the site to act as a local stepping stone.*

Response: Please find green infrastructure plan that has included objectives to protect or restore existing on site GI assets, provides for connection to local or primary GI corridors or includes elements which allow the site to act as a local stepping stone.

- (ii) A query arises in relation to the calculation method for the Green Space Factor Worksheet provided by the Applicant, in particular it is noted that the arborists report shows one tree being protected whose canopy lies partly within the site, yet a proposed surface area of 695m² is shown for preserved trees. The Applicant is therefore requested to provide a revised Green Space Factor worksheet which provides an accurate calculation of the greening factors on the subject site.*

Response: Please find revised Green Space Factor form. There are 2 plans, one taken at the initial stage where trees are proposed and the second shown after 2 years when trees are established and existing. The green space factor worksheet gives a greater score for existing trees which enables us to achieve the .5 factor.

- **Impact on existing trees, hedgerows and biodiversity:** *Most of the existing trees including all of the hedges (2 No.) and a category B Beech tree on the development site are proposed for removal to facilitate the development. There is limited effort to integrate the existing trees into the development. The proposed planting is insufficient to mitigate this loss. There are no street trees.*

We are proposing to add 30+ street trees to the design with a proportion of them being in two 'Miyawaki' pockets.

- Street trees will be planted at 14-16/16-18cm
- 'Miyawaki' planting will be at 8-10cm

We are proposing to plant a total of 66 trees through the site which is significantly more than the 23 to be removed. Some of the trees that are being removed are of poor quality and weren't expected to have more than 10 years life expectancy.

- **Does not comply with SDCC Green Infrastructure Strategy:** *Green Infrastructure has not been properly addressed. There is no Green Infrastructure Plan. The site lies within a Primary Green Infrastructure Corridor (No. 4 Liffey Valley River Corridor) and on the edge of a Core Area, as defined the SDCC County Development Plan 2022-2028. A GI Strategy has not been provided showing GI on site and the local context.*

We have incorporated a green infrastructure plan into this document. The design is going to provide a secondary green link in the form of a hedge and trees. One by the road and the other through the gardens.

- **Green Space Factor not correctly applied.** *The Green Space factor has not been applied correctly. For example, the arborists report shows one tree being protected whose canopy lies partly within the site, yet a proposed surface area of 695m² is shown for preserved trees. We believe if applied correctly the Green Space Factor would fail.*

We have reviewed the previous form submitted and noticed an anomaly in our figures that has been corrected for this submission. The green space factor has been correctly applied now in the following pages.

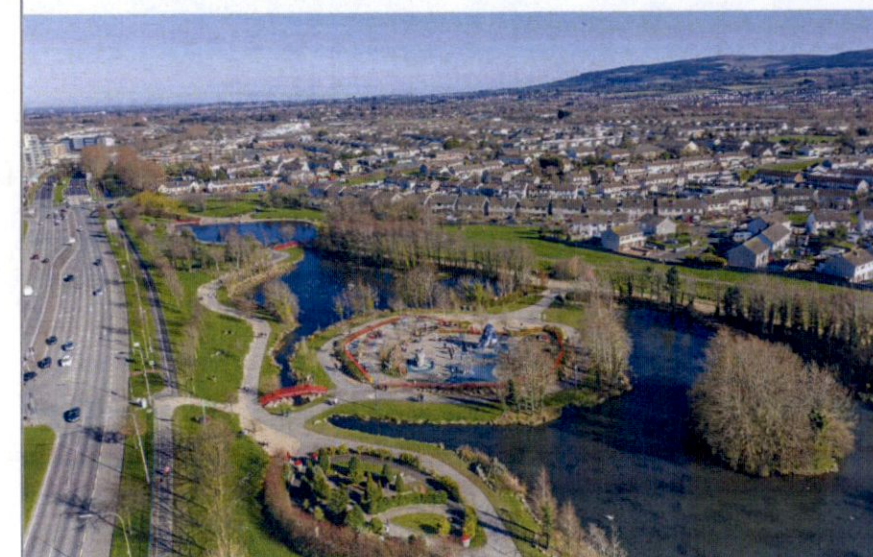
- We have proposed a greater amount of trees to be planted than being removed. The green space factor has been applied at 2 stages.

1. Initial score @.375
2. After 2 years when trees are considered existing. After 2 years the green space factor shall .5

Proposed Tree Planting Name.	Size.
Acer platanoides	12-14cm
Platanus acerifolia	12-14cm
Aesculus hippocastanum	12-14cm
Fagus sylvatica 'Dawyck'	14-16cm
Quercus ilex	12-14cm
Quercus robur 'Fastigiata'	16-18cm
Tilia cordata	14-16cm
Betula pendula	12-14cm
Alnus glutinosa	8-10cm
Corylus avellana	8-10cm



South Dublin Green Space Factor Guidance Note



AI: Item 5

5. (i) Provide a Green Infrastructure Plan (to be coordinated with the proposed Landscape Plan and SuDS Plan) that includes objectives to protect or restore existing on site GI assets, provides for connection to local or primary GI corridors or includes elements which allow the site to act as a local stepping stone.

Response:

Please refer to our Green infrastructure Document which is attached, and how we plan to connect GI corridors and how we can use the site as a stepping stone.



AI: Item 5

(ii) A query arises in relation to the calculation method for the Green Space Factor Worksheet provided by the Applicant, in particular it is noted that the arborists report shows one tree being protected whose canopy lies partly within the site, yet a proposed surface area of 695m² is shown for preserved trees. The Applicant is therefore requested to provide a revised Green Space Factor worksheet which provides an accurate calculation of the greening factors on the subject site.

Response:

We have re-calculated our Green space factor and seen that there was an anomaly in our previous figures. We have maximized the score that we can on site and as you can see below the score is still below the .5 needed.

However, we have proposed a +2-year score i.e. showing the trees as existing which shall increase the score to 0.5.

It must be noted, however, that a woodland to the back/north of the site is in third party, private ownership & has not been included in any green space factor figures. This is a significant tree belt within an urban area, that is not proposed to be altered by the current development proposal. The enclosed plans include a new gate that may facilitate access to the wooded area. If utilized the green space factor would easily exceed 0.5

Please see the next page for more on this point.

User input indicated by Orange fields

User Input	
Zoning lookup	Minimum GI Score
Res	0.5

1. Enter Development Site Area m ² HERE		3116m ²	
Surface Type (see tab for detailed descriptions)	Factor	Proposed Surface Area m ²	Factor Value
1. Short Lawn	0.3	638	191.4
2. Tall Lawn (wild, not mown)	0.5		
Permeable Paving	0.3	663	199
Vegetation		0	0
4a. Vegetation-Shrub below 3cm	0.4		
4b. Vegetation-Shrub / Hedgerow above 3cm	0.5	644.5	322.25
4c. Vegetation-Pollinator friendly perennial planting	0.5	0	0
4d. Vegetation-Preserved hedgerow	1.2	0	0
Trees		0	0
5a. New trees	0.6	495	297
5b. Preserved trees	1.2	107.5	129
7. SuDS intervention (rain garden, bioswale)	0.6	45	27
Green Roof		0	0
9a. Green Roofs- Intensive green roof (substrate is 1 metre or greater in depth)	0.7	0	0
9b. Green Roofs - Extensive green roof (less than 1 metre in depth)	0.6	0	0
10. Green wall	0.4	0	0
11. Retained Open Water	2	0	0
12. New open water	1.5	0	0
Total Equivalent Surface Area of Greening Factors		2593	

Green Factor Numerator	0.5
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Minumum Required GI score	Final GI score	Result
0.5	1165.65	0.375

- Please see green space factor.

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Response:

The below score represents the site +2 years after construction and once the planting comes out of its 18-month maintenance period. At this point some of the hedging and the trees will be part of the public realm. Therefore, the trees and hedging will go from being new trees and change to existing preserved trees. This shall provide a green space factor of 0.5.

This is excluding the adjoining woodland in the third party ownership

User input indicated by Orange fields

User Input	
Zoning lookup	Minimum GI Score
Res	0.5

1. Enter Development Site Area m ² HERE		3116m ²	
Surface Type (see tab for detailed descriptions)	Factor	Proposed Surface Area m ²	Factor Value
1. Short Lawn	0.3	638	191.4
2. Tall Lawn (wild, not mown)	0.5		
Permeable Paving	0.3	663	199
Vegetation		0	0
4a. Vegetation-Shrub below 3cm	0.4		
4b. Vegetation-Shrub / Hedgerow above 3cm	0.5	489.5	244.75
4c. Vegetation-Pollinator friendly perennial planting	0.5	0	0
4d. Vegetation-Preserved hedgerow	1.2	142	170.4
Trees		0	0
3a. New trees	0.6	0	0
3b. Preserved trees	1.2	602.5	723
7. SuDS intervention (rain garden, bioswale)	0.6	45	27
Green Roof		0	0
9a. Green Roofs- Intensive green roof (substrate is 1 metre or greater in depth)	0.7	0	0
9b. Green Roofs- Extensive green roof (less than 1 metre in depth)	0.6	0	0
10. Green wall	0.4	0	0
11. Retained Open Water	2	0	0
12. New open water	1.5	0	0
Total Equivalent Surface Area of Greening Factors		2580	

Green Factor Numerator 0.5

Minimum Required GI score	Final GI score	Result
0.5	1555.55	0.50

- Please see green space factor.