

25.04.2023

Land Use, Planning and Transportation Dept.

South Dublin County Council

County Hall

Tallaght

Dublin 24

A chara,

**RE – Cookstown, Transitional Care Facility Reg Ref. SD22A/0361**

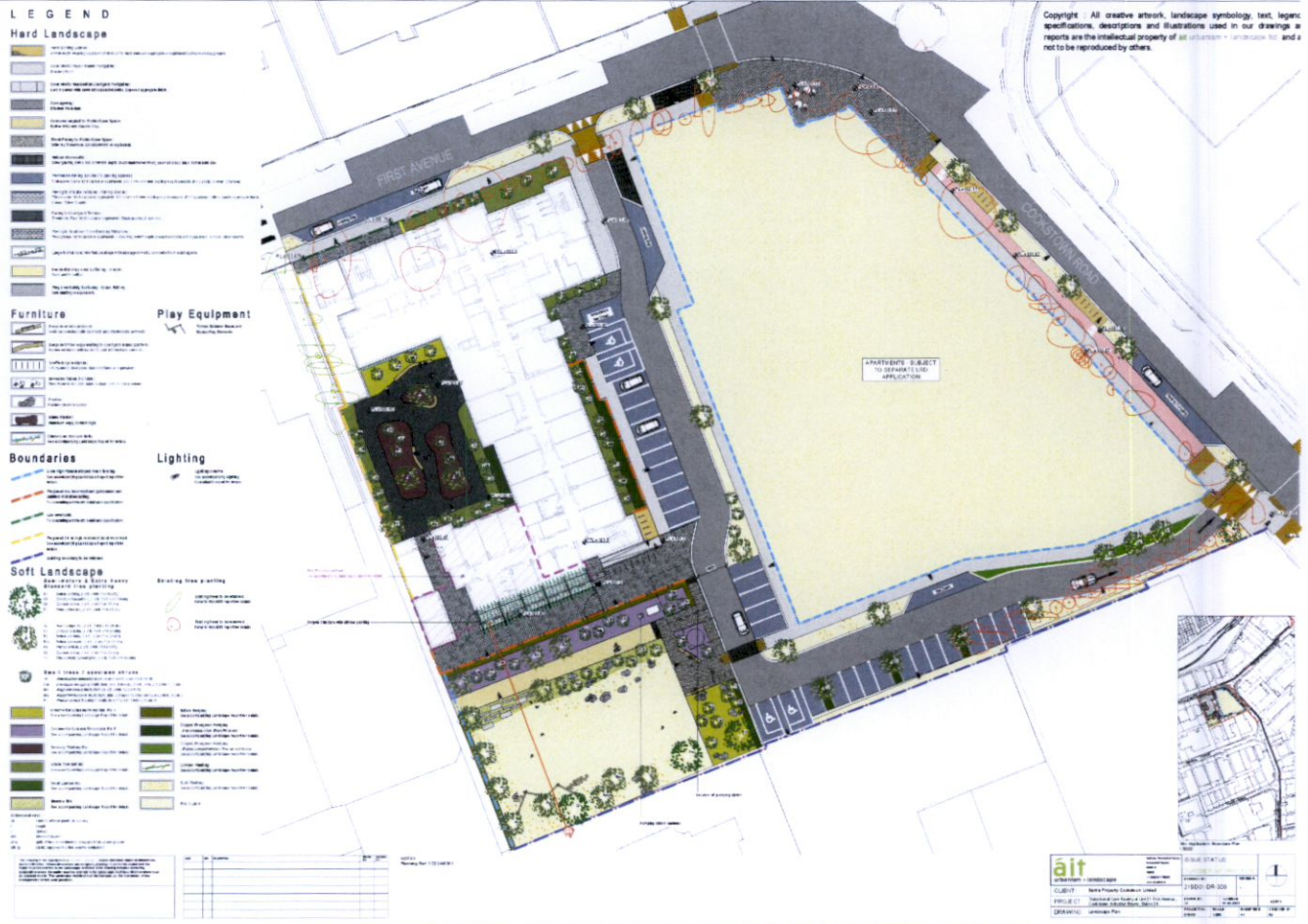
Please see following response from Áit U+L re: landscape related compliance items

Written responses are numbered and sequenced below in accordance with the item numbers and sequence of the contained within the request for Clarification of Additional Information received.

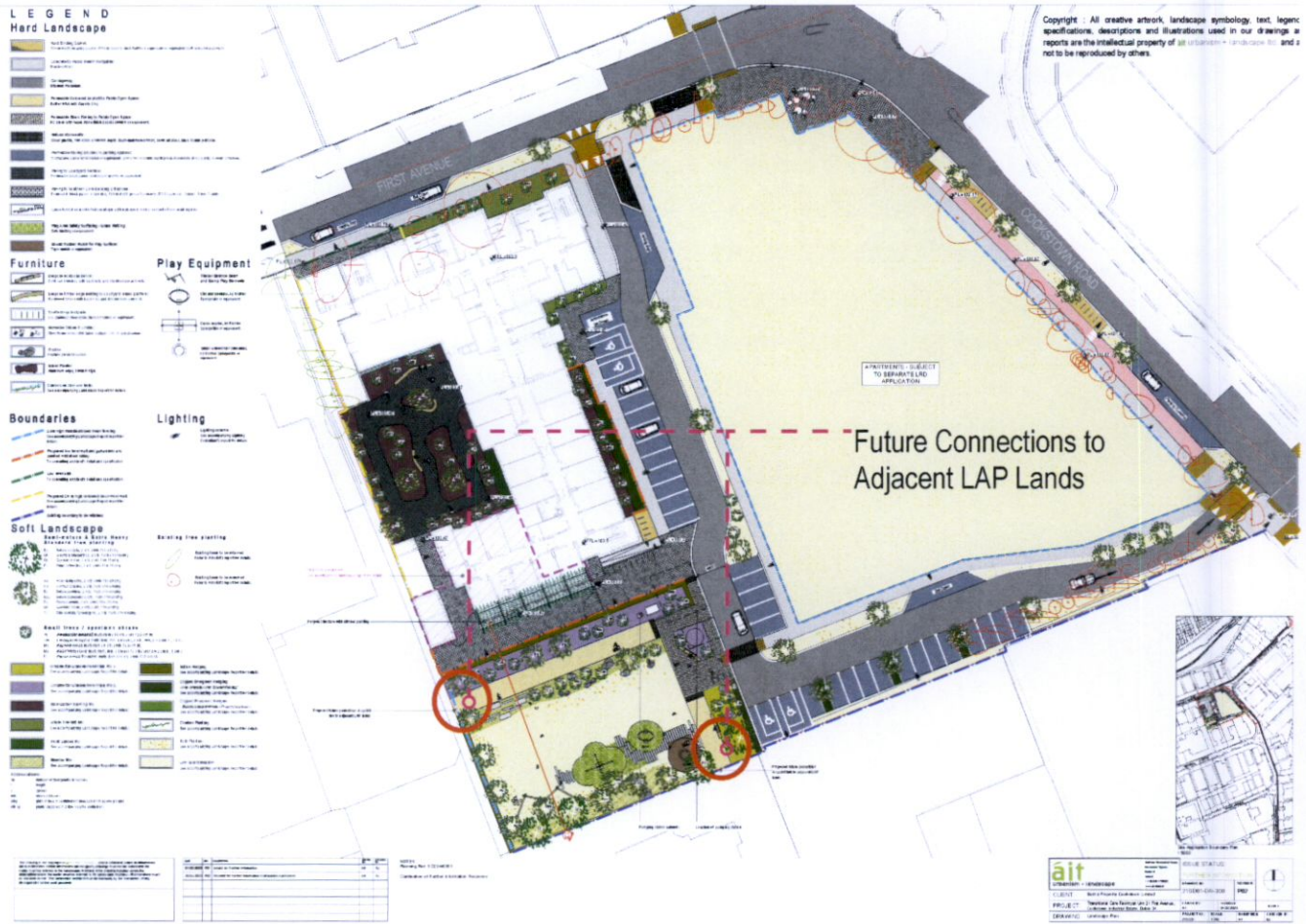
**Response to Item 2B *Pedestrian, Cyclist and Public Realm Upgrades:***

The plan for the site's proposed section of the pocket park has been revised to provide a high-quality shared pedestrian and cycle link to the adjoining lands to the south, via a connection in the parks' southeast corner. This new link will compliment the pedestrian & cyclist link already proposed east to west through the park to adjoining the LAP lands. contained within the resubmitted Landscape Report is a diagram detailing its connectivity to the wider adjoining LAP lands. The revised proposed POS plan also details additional, more varied play equipment to increase the play value of the site's portion of the wider Pocket Park. The proposed park's planting schedule contains a range of native and non-native tree, shrub & perennial planting with a mix of meadow and maintained lawn areas planted with seasonal bulbs to provide for pollinators and improve biodiversity. For further details please see 21SD01 DR-300, 21SD01 DR-301 & the accompanying resubmitted Landscape Report.





DR-300 Further Information Submission 01/02/2023

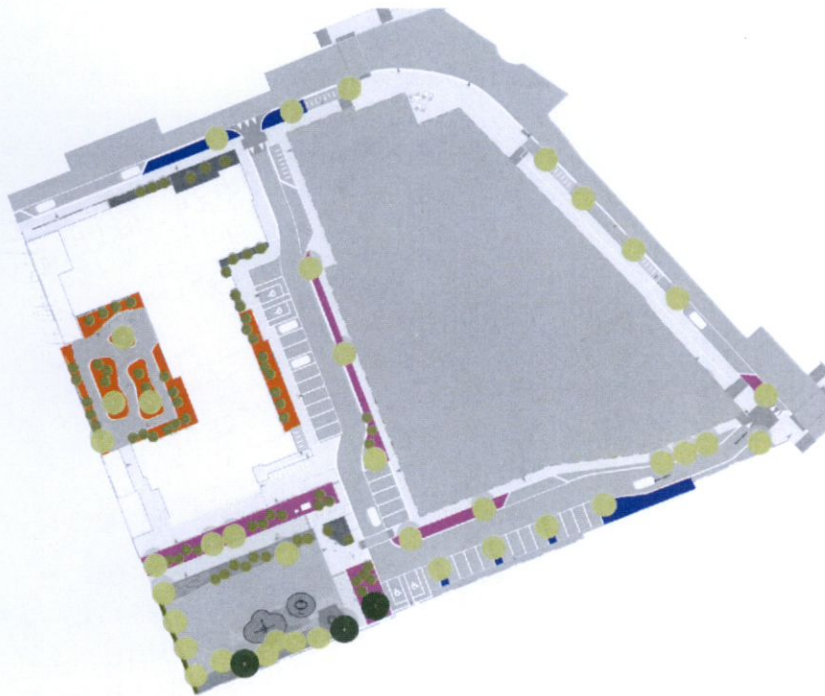


DR-300 Further Information Clarification Submission April 2023



**Response to Item 4 Green Space Factor (GSF):**

As suggested in the received notification of 'Clarification of Additional Information' as consulting landscape architects, Áit U+L have engaged directly with SDCC's Public Realm Section. A Teams call meeting with Laurence Colleran from SDCC's Public Realm Section was held on Thursday April 13<sup>th</sup>. At the meeting it was discussed how the Green Factor Score may be improved for the Cookstown site and how mitigating measures could be implemented to supplement a failing score. Additional measures now proposed include a wider range of SuDS interventions across the site, including swales, stormwater tree pits and planted swale in combination with some 1300sqm of permeable paving surfaces. The additional measures have increased the Green Factor score for the site from 0.23 to 0.32, this score will still fall short of the required 0.5 for a REGEN site. To mitigate this short fall, additional habitat provision measures suggested at the engagement meeting are to be implemented. The measures include the installation of Bat Boxes within the park, installation of Swift boxes on the building façade and the installation of areas of sand at roof level, for creation of solitary bee habitat. For further details please see the accompanying resubmitted Landscape Report.





**Proposed Soft SuDS Areas**

-  Storm Water Tree Pits
-  Rain Gardens
-  Swales



## Biodiversity Enhancement Plan

-  Indicative Proposed Pole/ tree Mounted Bat Box Locations
-  Indicative Proposed Facade mounted Swift Box Locations



NHBS Habitat  
Double Chambered  
Rocket Bat Boxes  
or equivalent



Facade mounted swift nest  
box or equivalent.





3<sup>rd</sup> Floor  
Newmarket House  
Newmarket Square  
Dublin 8

e: [hello@ait-place.ie](mailto:hello@ait-place.ie)  
t: (087) 6504906  
[www.ait-place.ie](http://www.ait-place.ie)

Please do not hesitate to contact the under-signed directly should you have any further queries.

Best regards,

**Richard Jolly MILI**

encl.