

CUNNANE STRATTON REYNOLDS

Ref: 22159 / RF

Planning Department,
South Dublin County Council
County Hall
Tallaght
Dublin 24

14 April 2023

Dear Sir / Madam

**RE: Planning Ref SD22A/04010 - Site at Scholarstown House, Scholarstown Road, Dublin 16
Additional Information Request – Landscape Issues**

Please find enclosed the following revised landscape plan which reflects the latest site layout along with the additional supporting information listed below in response to the requests for additional information as related to landscape aspects of the planning application:

22159-2-100 Landscape Masterplan Rev I
22159-2-102 Cycle Routes Plan Rev B
Landscape and Visual Addendum RFI Stage April 2023
Correspondence emails with SDCC Parks Department (x2no. email responses)

Item 5(b)

(b) The ground floor terraces for Apartment Nos. 0008 and 0009 are not considered to be afforded sufficient privacy. An appropriate boundary and/or 'privacy strip' to these terraces should be provided to ensure privacy.

Response

Please see Drawing No 22159-2-100 Landscape Masterplan Rev I. The previous landscaping around the external edges of these two apartments has been updated to provide additional privacy. The proposed measures took into account the external space's limited area for additional planting without notably compromising the space's overall usability for each apartment's residents. The proposals include a 1.5m high obscure glass panelling supported by a metal frame with a mix of evergreen climbers in front of it which will provide additional screening from the roadside and soften the structure's appearance.

Item 6 - (b)

(b) Additional tree planting should be provided as part of the landscape proposals in order to ensure that there is a positive net gain in terms of new tree proposed compared to those being removed. As a minimum existing tree lost should be replaced on a 3:1 ratio basis. Full details of all proposed tree planting should be provided on a detailed planting plan. This planting plan will include planting and maintenance specifications, including cross-section drawings, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period.

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Keith Mitchell MA (Hons) LA Dip EIA Dip Arb MILI CMLI:

Response

A discussion was had with Oisín Egan of SDCC Parks department, on the 11th January 2023, regarding additional tree planting. It was clarified by SDCC that for every tree removed on site the council would seek replacing such loss with 3 new trees, so at a ratio of 3:1, and that such compensatory planting may be provided offsite if there was limited space on site which would need to be agreed in advance with the council.

The revised landscape plan now clearly indicates the proposed tree quantities across the site including a total of 146no. trees of which 36no. are provided within open space areas and the remaining 110no. are located along the eastern and southern boundary edges. The trees range in sizes from whips of 150-175cm to 14-16cm girth trees.

The original proposal indicated a total of 96no. existing trees within the site limits of which a total of 16no. are to be retained. It would be necessary to remove 80no. existing trees to accommodate the proposed development, which included lengths of leylandii hedgerow and some trees in a poor condition. Following the council's 3:1 replacement ratio, the required number of replacement trees for this site would be 240no. The difference between the proposed trees (146no.) and replacement trees (240no.) is a total shortfall of 94no. trees. Given the site constraints, including the protected structure 'Scholarstown House', it would be difficult to fit these additional trees within the site without significantly impacting on the quantum of open spaces for future residents of the proposed development.

It is therefore proposed that the developer will provide the additional planting of 94no. trees within an area of public lands under SDCC control. This could for example be in the form of small woodland copses around the large grassed open space area such as off Orlagh Grove as suggested by SDCC. The final tree species, sizes, and location suitable for the compensation planting will be agreed in advance with SDCC or via a financial contribution in lieu of the tree planting. The Applicant is willing to accept a condition on the planning permission setting out the specific measures to compensate for the required additional tree planting.

A copy of the correspondence is attached for reference.

Item 7 - (e) (h) and (j)

(e) Details of discussions with Public Realm in resolving Tree conflict with access point.

(h) A revised layout of not less than 1:200 scale detailing a cycle route from the proposed access to the existing cycle infrastructure on the Scholarstown Road.

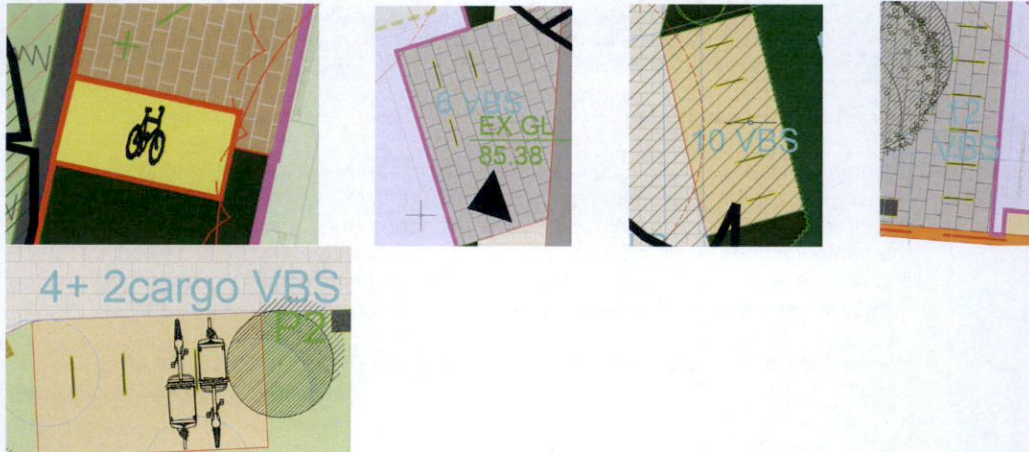
(j) It is not clear where all the external bicycle parking spaces are, in order to meet the 183 no. total stated. The applicant is requested to clarify this.

Response

(e): Prior to the lodgement of the application discussions were had with Oisín Egan of SDCC Parks department on the 29th August 2022, about the removal of the single street tree opposite the proposed development's site entrance. It was agreed that, given the necessity of the tree removal to accommodate access, it could be removed with recommendation to compensate for the necessary loss through additional tree planting on a 2:1 ratio. Two new street trees were proposed on the original landscape plan near the roundabout. A copy of the correspondence is attached for reference.

(h): A cycle route plan (see Drawing No. 22159-2-102 Cycle Routes Plan Rev B) has been provided which clearly indicates the potential routes cyclists will take to/from the site onto the existing shared footpath/cycle route along Scholarstown Road. This includes a primary route via the site's northern boundary access point and a secondary route via Orlagh Grove from access points along the site's western boundary.

(j): The previous submitted landscape plan had shown the external cycle parking spaces but these were not clearly indicated on the plan's legend. The revised landscape plan legend has been updated to show these spaces, with several external cycle parking spaces found throughout the plan as highlighted in the extracts below.



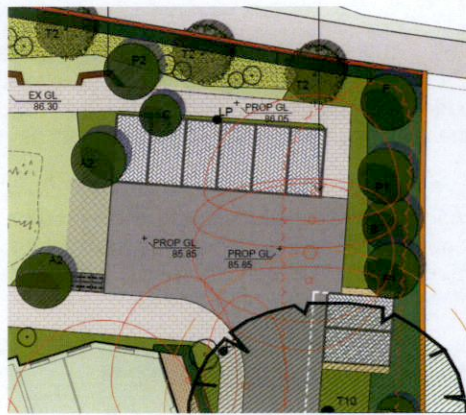
Addendum to LVIA

The original planning submission included a LVIA supported by nine photomontages which illustrated the extent of the proposed development's visibility across the local area and against the setting of Scholarstown House which is a protected structure. Following a review of the original visuals against the revised layout, it was decided that those views (no. 1, 3, 5 and 6) with the greatest visibility would be selected so that they could be remodelled with the updated design. In addition to the revised photomontages outlined above, the previously submitted CGIs and aerial view were also updated.

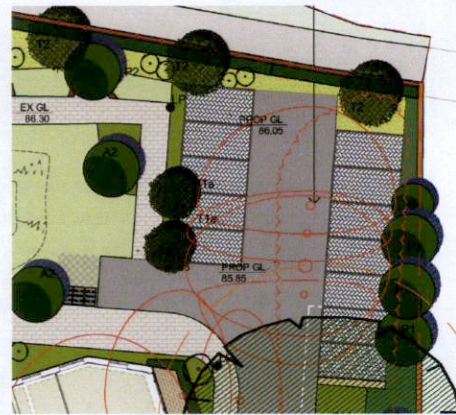
Using the revised photomontages, the four selected viewpoints were reassessed against the findings of the original LVIA. This assessment can be found within the accompanying LVIA addendum. Overall, the proposed changes to the massing of the proposed building's upper floor layout and material changes to the façade will have a positive visual change by helping to further break up the form and massing of the new building when viewed from the immediate area.

Layout Changes - Landscaping

The proposed site layout changes include a revision to the area of carparking to the northern boundary to allow for 4 additional carparking spaces. This has resulted in reconfiguring some areas of the soft and hard landscaping in this corner of the site to contain these additional spaces. The redesign has resulted in some loss of shrub and meadow grass cover on the boundary edge. However, the reduced road surface area has helped to slightly increase the width of the eastern end of the previously proposed grassed open space by approx. 21m². The variation between the parking layout in the submitted and revised layouts is indicated below.



Rev E (original submission)



Rev I (revised submission)

Other minor changes to the landscaping are noted above in the RFI responses including the revised planting of climbers around apartment 008-009 and revised density of trees planting on the boundaries. In addition to this will be the replacement of shrubs with approx. 3.5m of hedging on the southwest corner of the Scholarstown House apartment to provide additional screening. The plans have also been updated to account for the minor changes around the main site entrance including replacement of a section of wall and railings with low railings only.

We trust the above addresses the landscape related FI issues as set out above.

Yours sincerely

Ronan Finnegan
Landscape Architect
CUNNANE STRATTON REYNOLDS

Attached Email Correspondence with SDCC:

- 1) 29th August 2022 from Oisin Egan, SDCC Executive Parks Superintendent
- 2) 11th January 2023 from Oisin Egan, SDCC Executive Parks Superintendent

Ronan Finnegan

From: Oisín Egan <oegan@SDUBLINCOCO.ie>
Sent: 29 August 2022 10:44
To: Lucy Carey
Subject: RE: [CSR: 22159] Development at Scholarstown House, Scholarstown road & Orlagh Grove

Categories: Scanned by Gekko

Hi Lucy,

Ideally we would prefer if this street tree was retained however if it requires removal in order to provide access and sightlines then we can accept this once suitable replacement tree planting is provided as suggested below (we would look for the two replacement trees to compensate for the loss of this mature street tree) and the other street trees in the grass margin are retained and protected by suitable tree protection fencing and not impact by the proposed development works.

Regards,

Oisín Egan

Executive Parks Superintendent | Public Realm | Environment, Water & Climate Change |
South Dublin County Council, County Hall, Tallaght, Dublin 24 | Post Code: D24 YNN5 |
Tel: +353 014149000 | Ext: 4261 | e-mail: oegan@sdublincoco.ie |

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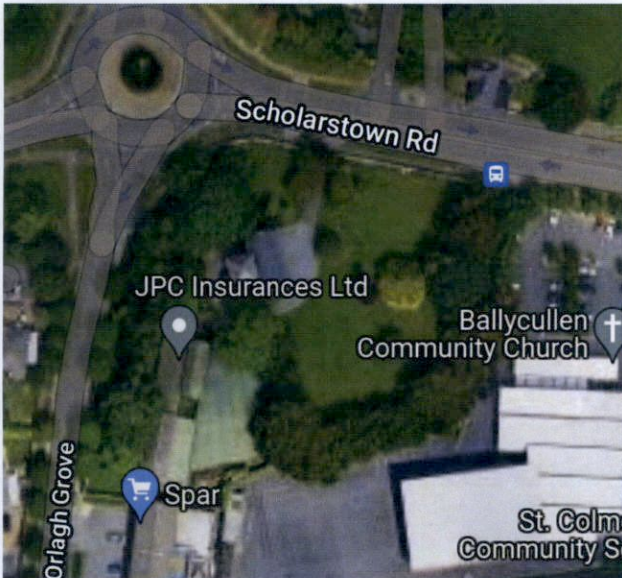
From: Lucy Carey <lcarey@csrlandplan.ie>
Sent: Wednesday 24 August 2022 14:20
To: Oisín Egan <oegan@SDUBLINCOCO.ie>
Subject: [CSR: 22159] Development at Scholarstown House, Scholarstown road & Orlagh Grove

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Hi Oisín,

As discussed at the pre-planning meeting for the below site, Scholarstown House, to obtain access to the site and comply with traffic sightline requirements, the proposed development would unfortunately require the removal of one street tree, (see attached for location). There are 5 trees shown on the aerial view but there are only 4 currently, (see attached photo).

Do you have an objection to the remove of this tree? We can put in a replacement tree on the proposed development or on Orlagh Grove in one of the locations indicated on the attached.



Regards,
Lucy Carey MILI CMLI
Associate Director - Landscape Architect

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Ronan Finnegan

From: Oisin Egan <oegan@SDUBLINCOCO.ie>
Sent: 11 January 2023 16:06
To: Ronan Finnegan
Subject: RE: [CSR: 22159] Development at Scholarstown House, Scholarstown road & Orlagh Groove Tree planting ratio

Categories: Scanned by Gekko

Hi Ronan,

It would be the latter; 3 replacement trees should be provided for every 1 tree lost.

This provision is included under Section 12.4.2 Green Infrastructure and Development Management of the CDP 2022-2028;

Alternative GI Interventions As indicated above, in cases where an applicant / developer faces particular difficulties in meeting the required minimum score due to site specific constraints, the Council will engage with the applicant to help determine an alternative GI solution to make up for any shortcoming. The following comprises a non-exhaustive list of interventions that developers can implement in order to enhance GI in the local area.

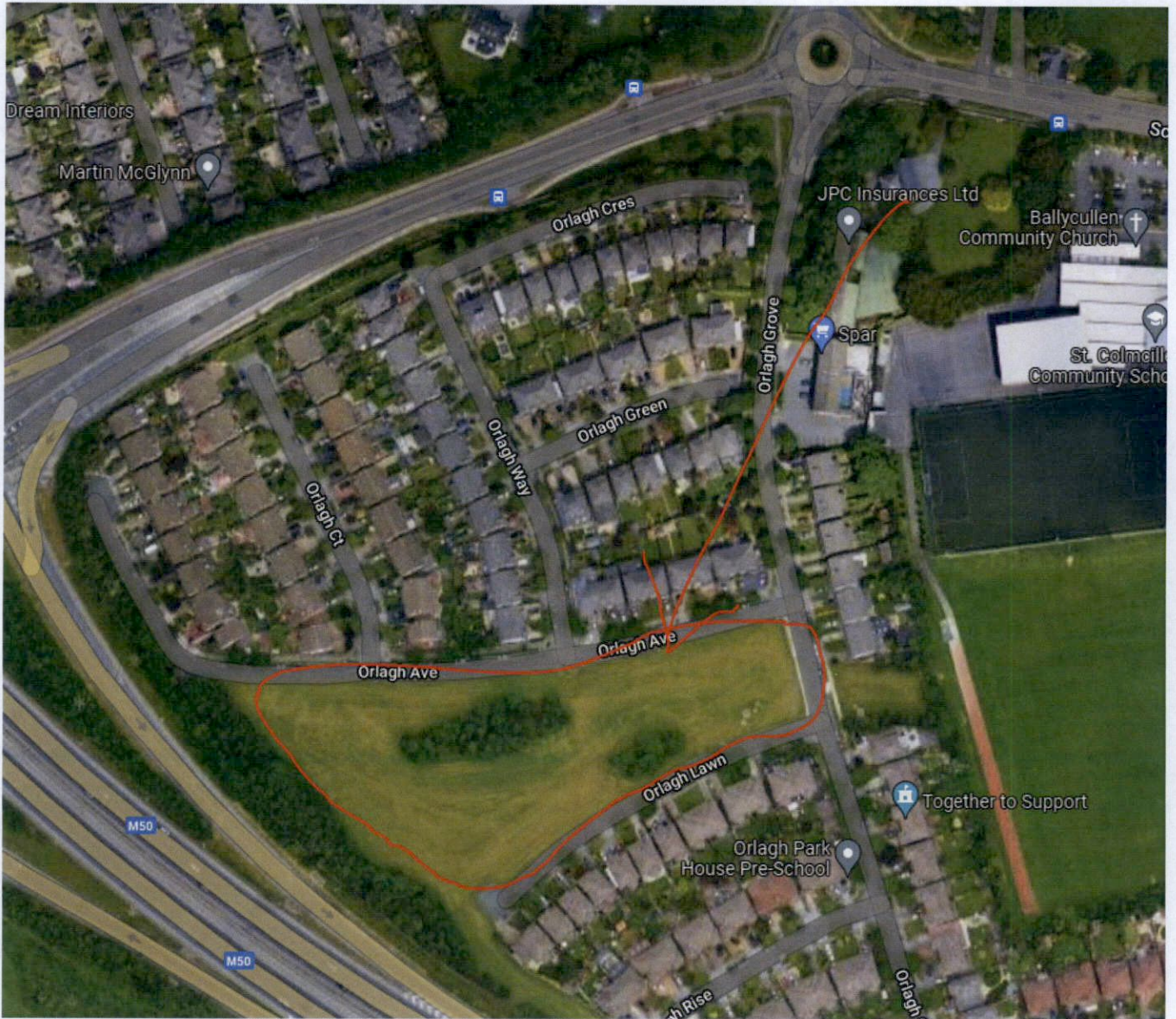
- The use of natural features such as woodlands, hedgerows, trees, water courses, ponds and grasslands or other natural methods to strengthen GI assets and provide connections to the wider GI network;
- The incorporation of nature-based solutions such as SuDS schemes, permeable paving, green and blue roofs, green walls, swales, SuDS tree pits, rain gardens, ponds to support local biodiversity and mitigate potentially harmful effects of development;
- The provision of new native tree and plant species as well as pollinator friendly species within developments, consistent with the National Pollinator Plan;
- Where possible, no net loss of existing trees / hedgerows on site;
- The provision of bird boxes (as building façades for nesting sparrows or swift bricks), bat boxes, hedgehog passes, and other wildlife interventions as required in landscape settings;
- The provision of bee bricks in new development;
- The retention of heritage features such as old walls, bridges and so on, that have habitat value;
- The provision of allotments / orchards for residents to grow fruits and vegetables;
- Use of recycled / upcycled or locally sourced natural materials within the development; à GI management / maintenance plans to be included as part of the landscape plans submitted for the Planning process. May include hedgerow / tree and grassland management plans;
- The provision of environmentally sensitive recreation and connectivity between GI areas. Those GI measures ultimately chosen will be dictated by the site-specific context and will be subject to agreement with the Council.

It is also referenced in terms of protection and enhancement of exiting hedgerows:

GI2 Objective 5: To protect and enhance the County's hedgerow network, in particular hedgerows that form townland, parish and barony boundaries recognising their historic and cultural importance in addition to their ecological importance and increase hedgerow coverage using locally native species including a commitment for no net loss of hedgerows on any development site and to take a proactive approach to protection and enforcement.

In order to meet this requirement we would be agreeable for this shortfall (134 no.) in trees provided within the development to be provided for off site as a mini-woodland on a nearby open space such as the one located in Orlagh Estate;

See below possible location for mini woodland planting (to be agreed):



Regards,

Oisín Egan

Executive Parks Superintendent | Public Realm | Environment, Water & Climate Change |
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Tel: +353 014149000 | Ext: 4261 | e-mail: oeagan@sdblincoco.ie |

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From: Ronan Finnegan <rfinnegan@csrlandplan.ie>

Sent: Monday 9 January 2023 16:48

To: Oisín Egan <oeagan@SDUBLINCOCO.ie>

Cc: Lucy Carey <lcarey@csrlandplan.ie>

Subject: [CSR: 22159] Development at Scholarstown House, Scholarstown road & Orlagh Grove Tree planting ratio

You don't often get email from rfinnegan@csrlandplan.ie. [Learn why this is important](#)

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Hi Oisín,

Ref: **SD22A/0401**

We are looking for some clarity on point 6(b) of the RFI response for Scholarstown House in terms of the wording of the replacement tree planting requirements. The proposed development will result in a loss of 61no. trees which will be replaced by 49no. new trees planting through the site, so a net loss of 14 trees. The rfi states:

6 (b) Additional tree planting should be provided as part of the landscape proposals in order to ensure that there is a positive net gain in terms of new tree proposed compared to those being removed. As a minimum existing tree lost should be replaced on a 3:1 ratio basis. Full details of all proposed tree planting should be provided on a detailed planting plan. This planting plan will include planting and maintenance specifications, including cross-section drawings, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period.

Should the ratio in the above text be read as for every 3 trees lost will require replacement with 1 new tree or is it 3 replacement trees per every 1 tree lost? I can't see any reference to it in SDCC county development plan or tree guidance documentation. If it is the former then this has been achieved already through the current proposals however, If it is latter this would mean a further 134no. trees would be required to be planted on site in addition to the 49no. already proposed (183 = (61x3) -49). Given the proposed development's limited space and urban nature of the proposals this large number could negatively impact on the development in terms of enclosing the site which could affect the residents daylight/sunlight requirements and reduce the availability of open amenity spaces. It may be possible to accommodate some additional whip size tree planting through the proposed boundary planting areas.

If you can let me know which interpretation of the ratio text is correct and if the larger number is required, then if there are any acceptable alternatives by SDCC e.g., local off-site woodland planting that maybe possible if the number can't be achieved on site without significant alternations to the existing proposals.

Kind regards,

Ronan Finnegan

Landscape Architect

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