

Landscape Rationale- Additional Information

Construction of 11no. Residential Units at;
Main Street,
Rathcoole,
Co. Dublin

SD22A/0323



Additional Information:

6. Public Realm - Play Areas.

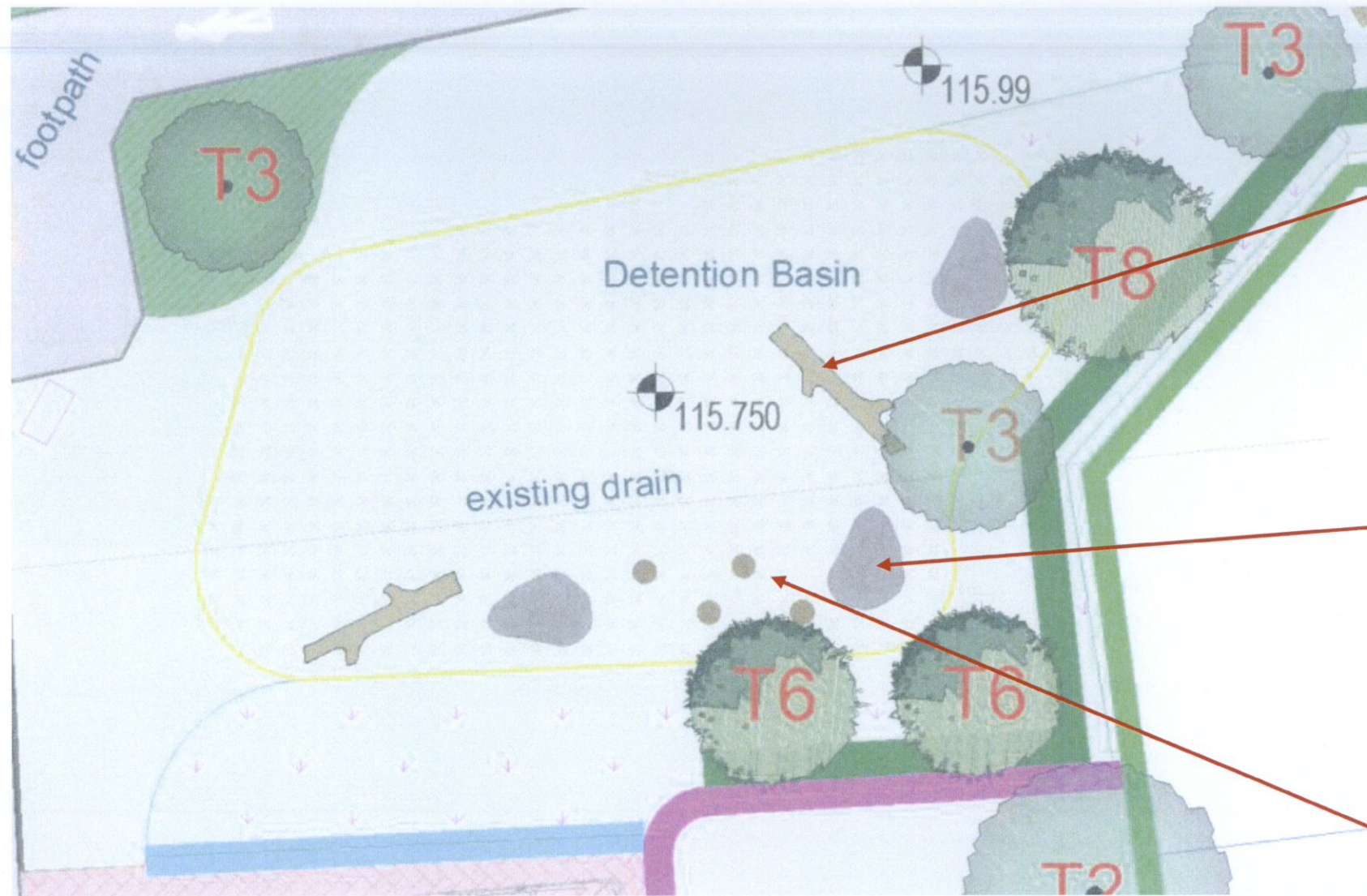
The applicant is requested to submit a detailed Play Rationale and Layout Plan (separate to, but related to the Landscape Masterplan), using natural and nature-based solutions, to provide informal, impromptu and spontaneous play opportunities, along with play equipment that provides appropriate challenges for multiple age groups. The Layout Plan shall comprise the following: -

- showing types of play and play area(s),
- target age groups,
- landform (included levels and contours) and boundaries,
- design and construction details of play opportunities and facilities in respect of landform, planting, boundaries, equipment and safety surface. All play equipment and ancillaries shall conform to European Standards EN 1176-1-11 and EN 1177 Playground equipment and surfacing, and to BS/EN standards 2017/18 for Playground Installations for HIC (Head Injury Criterion) and CFH (Critical Fall Height). The applicant should show compliance with the following policy in the South Dublin County Development Plan 2022 – 2028:
 - Policy COS4 Objective 6;
 - Policy COS5 Objectives 19 to 28;
 - Section 12.6.10 guidance on Children's Play Areas (noting requirements for schemes of more than 10 units and predominantly 3+ bedroom units).

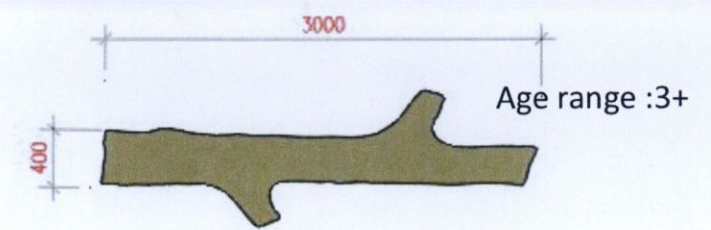
Response:

The play information will follow on the next pages and touch on the play items we propose. We have indicated the ages that items are safe for and then also have a spot level outside the detention basin. The items will be incorporated into the slopes of the detention basin which will be at $\frac{1}{4}$ or $\frac{1}{5}$ (to be agreed with SDCC).

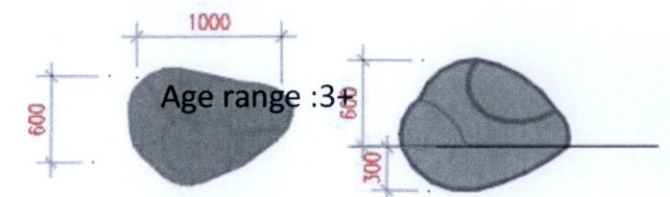
Play items



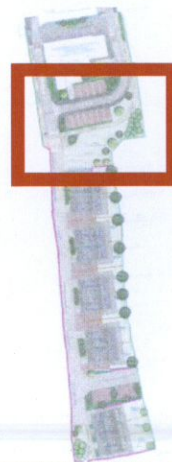
Timber logs



Rocks



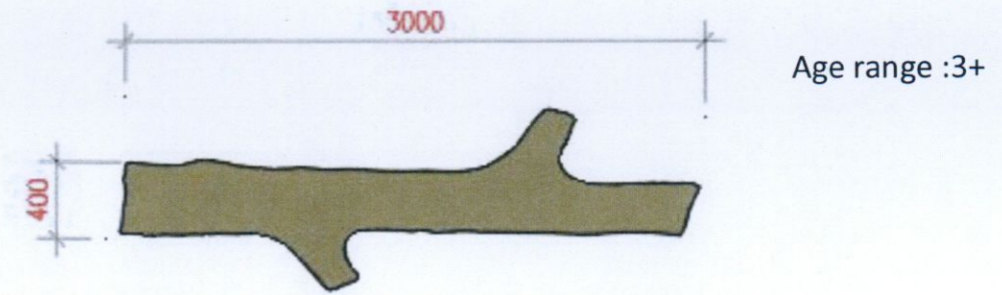
Stepping Logs



Play items

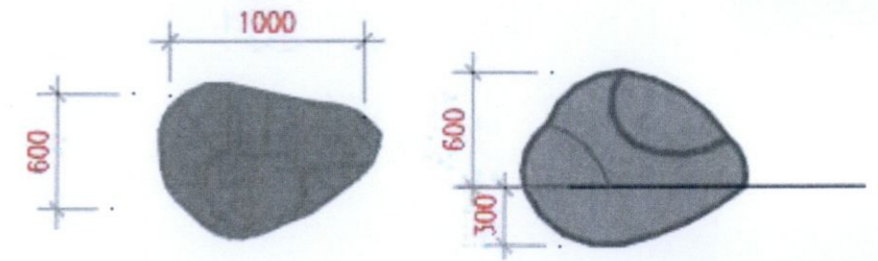


Timber logs



Rocks

Age range :3+



All dimensions are approximate due to the natural source of materials



Stepping Logs



Age range :3+



Additional Information:

7. Public Realm - Landscape Plan and Details.

The applicant is requested to provide additional information and consider a possible re-design to address the following issues:

- (a) The applicant has not provided details as to the levels and gradients within the proposed public open space areas. The developer is requested to submit level details for the open space areas, this shall include cross section drawings where applicable.
- (b) As required under the current County Development Plan; Development should seek to maximise the use of permeable surfaces, as well as opportunities for stormwater attenuation and storage through SuDS and limit the use of underground attenuation and storage. In addition, SuDS measures will only be accepted as an element of public open space where they are natural in form and integrate well into the open space landscape supporting a wider amenity and biodiversity value.
- (c) There is a lack of street tree planting. The applicant is requested to provide a standalone plan that clearly identifies street trees to be planted within the Public Realm and those that contain SuDS Features. On-street car parking to the north of the development shall be combined with regular tree planting and a high standard of kerbing and paving. It is a general objective that not more than five perpendicular or two parallel car parking spaces be allowed between trees. Trees shall be planted into a porous material with structural root soil and constructed tree pits between the car spaces. Tree pits shall contain SUDS features.

Response:

The site has been redesigned and has been looked at from a SuDs perspective, and how it can be utilised as much as possible. Permeable paving has been added in as many locations as possible, tree pits are going to be installed along the roadside and there will be a detention basin in the open space.

Regarding the street trees, the roads engineer on the project felt that for reversing out onto the road from housing that the trees in the street would cause issues. Therefore they have been left out and we instead have trees out the front of the houses with tree pits.

We will attach an image of our design with the trees in the street and we are happy to liaise with the council to find the most appropriate solution.

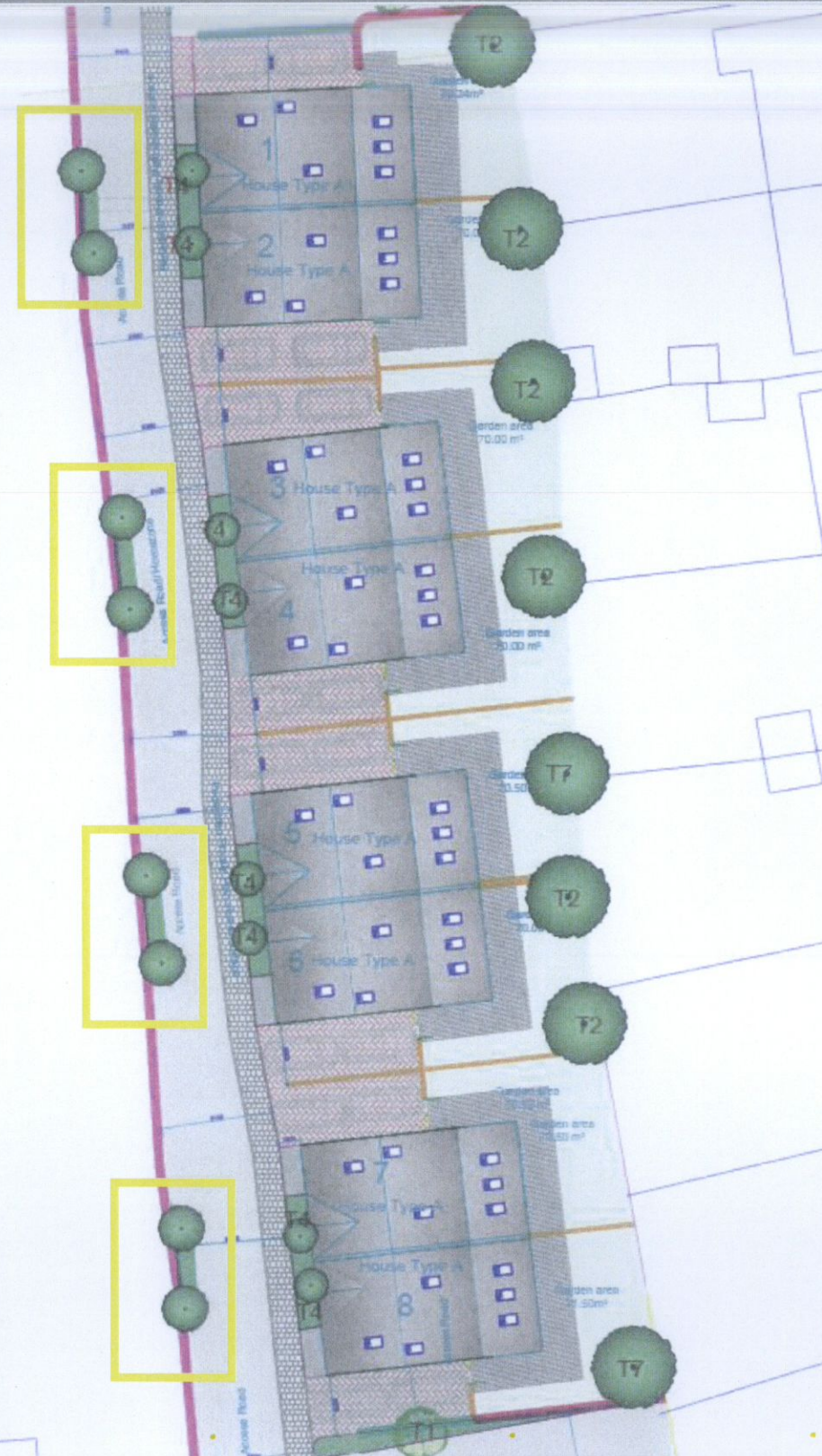
Additional Information:

Response:

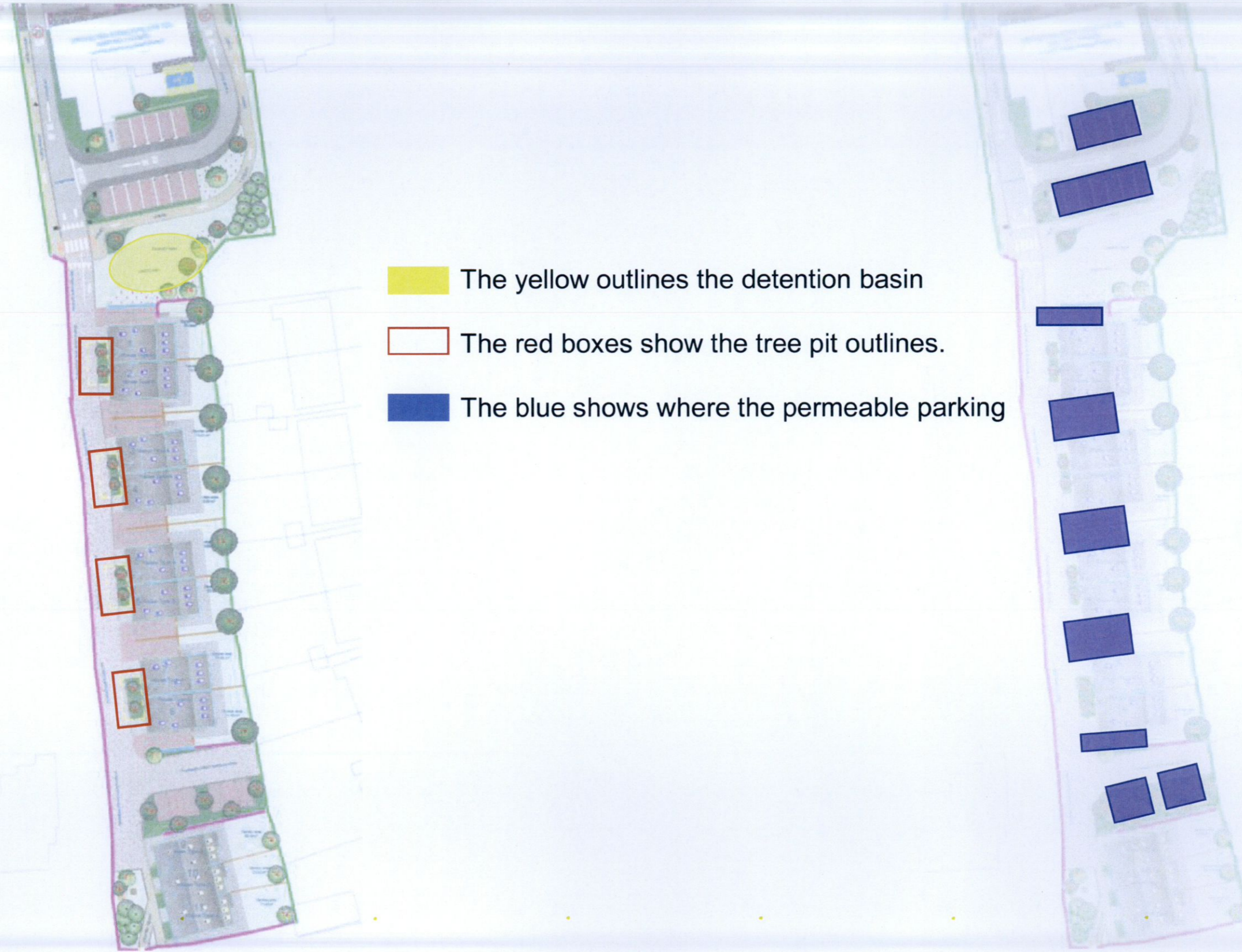
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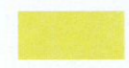
Please see the street trees highlighted in the yellow that we had previously put in our design.

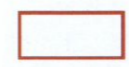
We are happy to liaise with the council and to come to an agreement on a possible condition for this.



Additional Information:



 The yellow outlines the detention basin

 The red boxes show the tree pit outlines.

 The blue shows where the permeable parking

Additional Information:

9. Green Infrastructure.

- (A) In compliance with Policy GI5 Objective 4 and section 12.4.2 of the County Development Plan, the applicant is requested to submit A Green Space Factor (GSF) worksheet for the proposed development, detailing how they have achieved the appropriate the minimum Green Space Factor (GSF) scoring established by their land use zoning. The minimum required score for the 'RES' and 'VC' zones is 0.5. A worksheet can be obtained from the SDCC Public Realm Department.
- Developers can improve their green factor score by retaining existing landscape features and incorporating new landscape features and GI interventions. Completed Green Space Factor (GSF) worksheets should be submitted to SDCC with the Green Infrastructure Plan and Landscape Plan for a proposed development.

Response:

See on the next page our Green score factor results. There is no existing landscape features on the site, therefor it has impacted the green score factor result.

Two GSF forms were completed, one for the current score and one for the score in +2 years' time. For this score we take the trees as existing, therefor they have changed from new trees to existing trees in the score sheet below. This takes the score up by 0.06. This brings the score to just below .3 which is still a good distance below the sought after score of .5.

We have been in consultation with SDCC parks department since to try and come to some agreement as to how we can maximise the GI on this small infill site.

In the GI plan document attached we have this broken down in more detail.

Additional Information:

Green Space Factor:

Green Space Factor Tool
 South Dublin County Council
 Comhairle Contae Átha Cliath Theas
 South Dublin County Council

User input indicated by Orange fields

User Input	
Zoning lookup	Minimum GI Score
RES	0.5

1. Enter Development Site Area m ²		5220m	
Surface Type (see tab for detailed descriptions)	Factor	Proposed Surface Area m ²	Factor Values
1. Short Lawn	0.3	718	215.4
2. Tall Lawn (wild, not mown)	0.5	195	97.5
Permeable Paving	0.3	1107.5	332.25
Vegetation		0	0
4a. Vegetation-Shrub below 3cm	0.4	0	0
4b. Vegetation-Shrub / Hedgerow above 3cm	0.5	388	194
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	450	270
5b. Preserved trees	1.2	0	0
7. SuDS intervention (rain garden, bioswale)	0.6	106	63.6
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	43	17
11. Retained Open Water	2	0	0
12. New open water	1.5	0	0
Total Equivalent Surface Area of Greening Factors		3007.5	

Green Factor Numerator	0.00
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Minimum Required GI score	Final GI score	Result
0.5	1189.75	0.23

Green Space Factor +2 Years:

Green Space Factor Tool
 South Dublin County Council
 Comhairle Contae Átha Cliath Theas
 South Dublin County Council

User input indicated by Orange fields

User Input	
Zoning lookup	Minimum GI Score
RES	0.5

1. Enter Development Site Area m ²		5220m	
Surface Type (see tab for detailed descriptions)	Factor	Proposed Surface Area m ²	Factor Values
1. Short Lawn	0.3	718	215.4
2. Tall Lawn (wild, not mown)	0.5	195	97.5
Permeable Paving	0.3	1107.5	332.25
Vegetation		0	0
4a. Vegetation-Shrub below 3cm	0.4	0	0
4b. Vegetation-Shrub / Hedgerow above 3cm	0.5	388	194
4c. Vegetation-Pollinator friendly perennial planting	0.5	0	0
4d. Vegetation-Preserved hedgerow	1.2	37	44.4
Trees		0	0
5a. New trees	0.6	0	0
5b. Preserved trees	1.2	450	540
7. SuDS intervention (rain garden, bioswale)	0.6	106	63.6
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	43	17
11. Retained Open Water	2	0	0
12. New open water	1.5	0	0
Total Equivalent Surface Area of Greening Factors		3044.5	

Green Factor Numerator	0.00
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Minimum Required GI score	Final GI score	Result
0.5	1504.15	0.29

Additional Information:

9. Green Infrastructure.

- (B) In compliance with section 12.4.2 of the County Development Plan, the applicant is requested to submit a Green Infrastructure Plan which should include the following:
 - - Site location plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County;
 - - Site survey and analysis, identifying existing GI Infrastructure and key assets within the site;
 - - Indicate how the development proposals link to and enhance the wider GI Network of the County;
 - - Proposed GI protection, enhancement and restoration proposals as part of the landscape plan, where appropriate, for the site;
 - - Proposals for identification and control of invasive species.
 - - an overall site summary quantifying and detailing the following: tree and hedgerow removal; tree and hedgerow retention; and new tree and hedgerow planting.

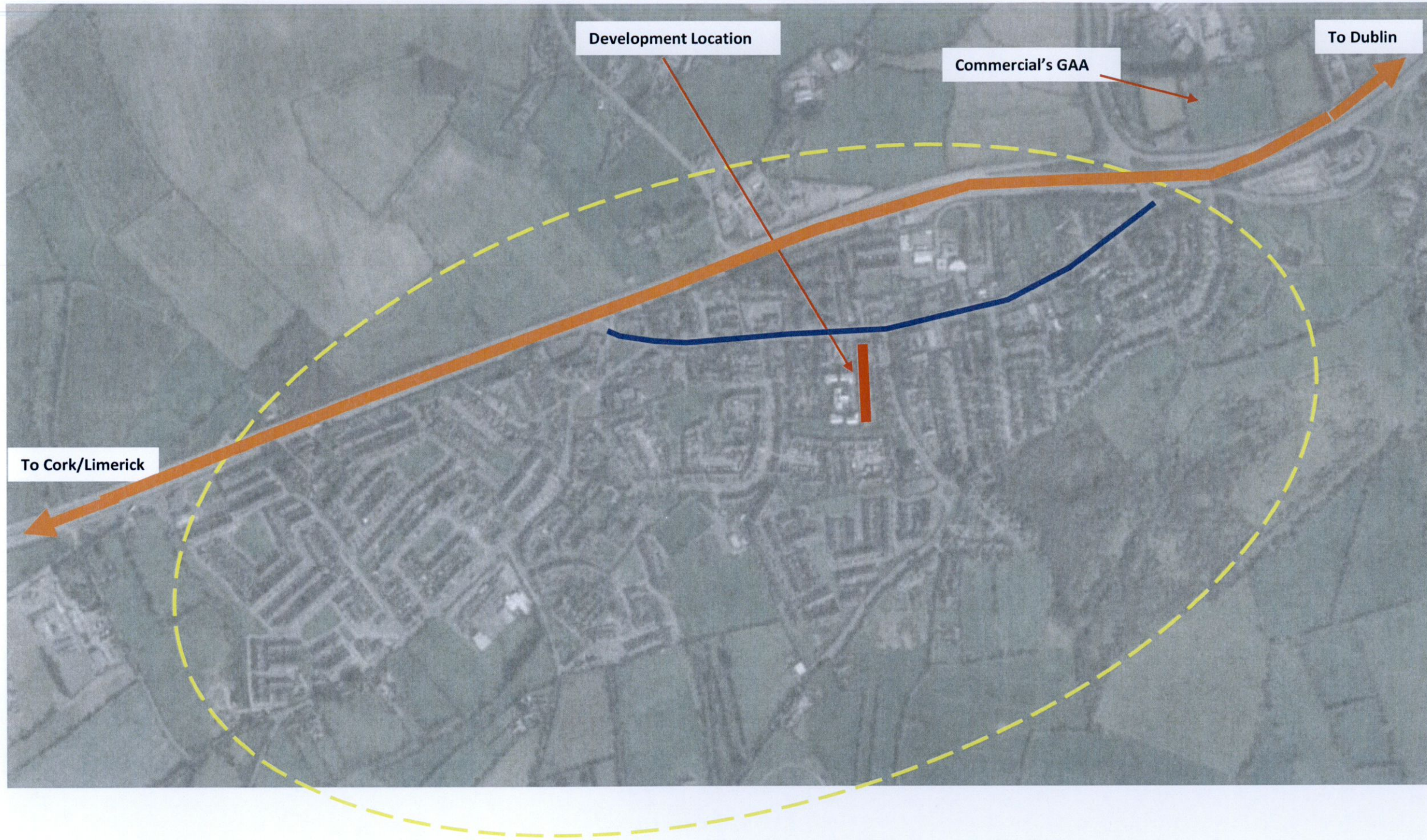
Response:

Please see GI plan rationale attached. This breaks down the green infrastructure on the site and how it interlinks with the outer context.

An invasive species survey will be carried out on site before construction.

There are no existing trees or hedges on the site.

Context & Site Location



Development Location

Rathcoole Rough Outline

Rathcoole Main Street



Context & Site Location



General location of site. Please see Architects drawing for red line boundary

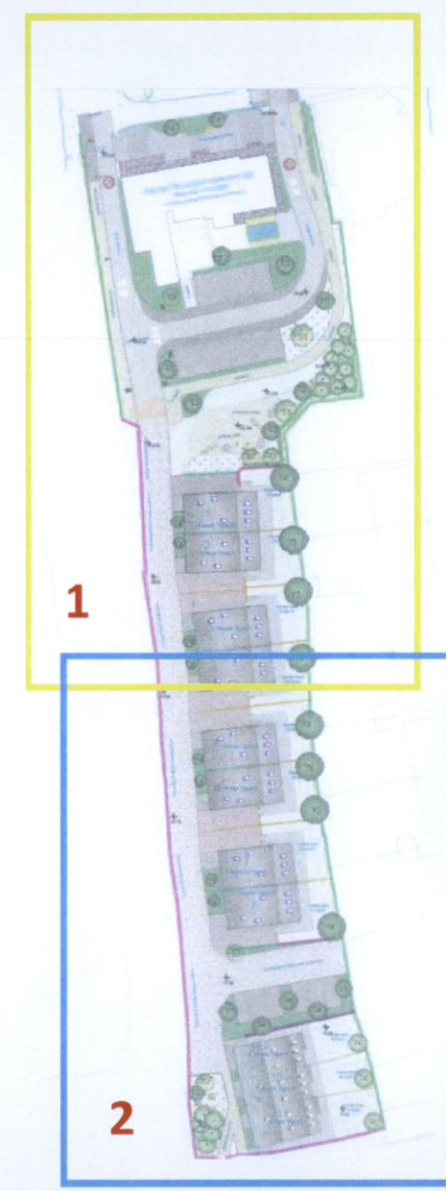
Development Location

Site Entrance



Landscape Masterplan

- SOFT LANDSCAPE**
-  Proposed Tree Planting
 -  Shrub/Groundcover Planting
 -  Grass Areas
 -  Wildflower Planting
 -  Climber Planting Along Wall
- HARD LANDSCAPE**
-  Main Roadway Tarmacadam
 -  Concrete Pathway - or similar approved
 -  Tarmac Pathway With Chip - or similar approved
 -  Shared Surface
 -  Feature Entrance Paving - or similar approved
 -  Permeable Cobble Paving - or similar approved
 -  Car Parking - Permeable - or similar approved
 -  Paving To Houses - or similar approved
 -  Private Patio Paving - or similar approved
 -  Existing Boundary Wall
 -  1.2m Railing - or similar approved
 -  1.8m - 2m Wall - or similar approved
 -  1.8m Timber Panel Fence With Concrete Post - or similar approved
 -  Detention Basin - to engineers details
 -  Tree Pit Outline
 -  Bird/ Swift Box - or sim approved
 -  Bug Hotel - or sim approved
 -  Bat Box - or sim approved



Node Areas



Vehicle Entrance Node – Announcing change of Area & Change of Landscape,



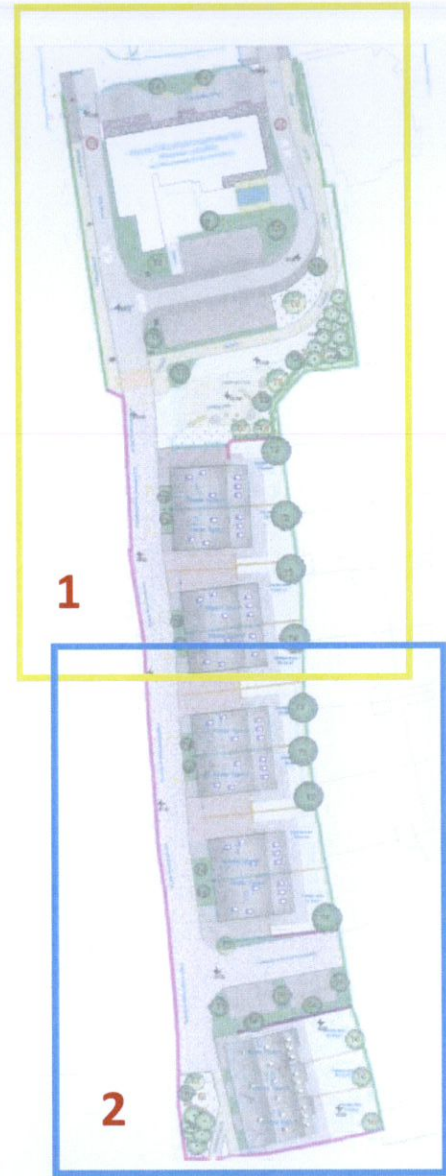
Pedestrian Entrance Node – Announcing change of Area & Change of Landscape






Node Areas

1

2



-  Amenity Space
-  Shared Surface Roadway
-  Parking



Current Images Of The Site

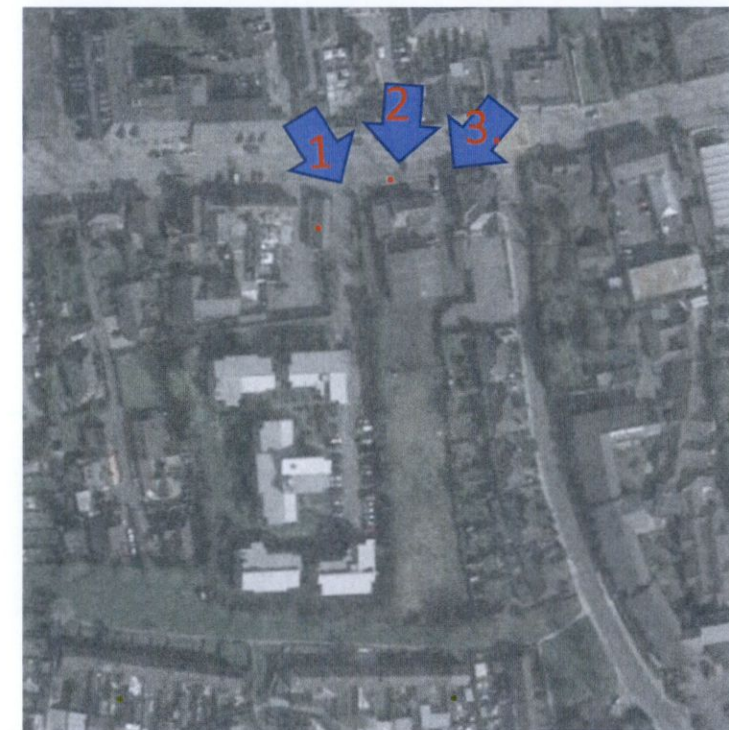
1.



2.



3.

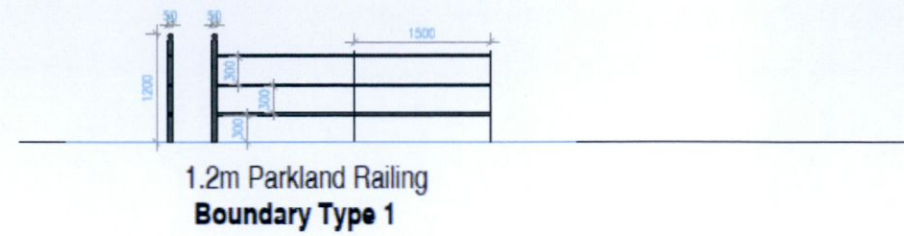


Boundaries

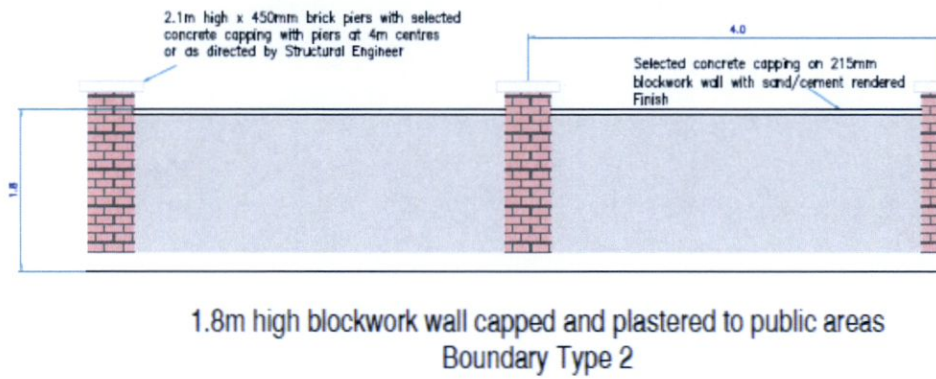
Typical Boundary Details Scale 1:50



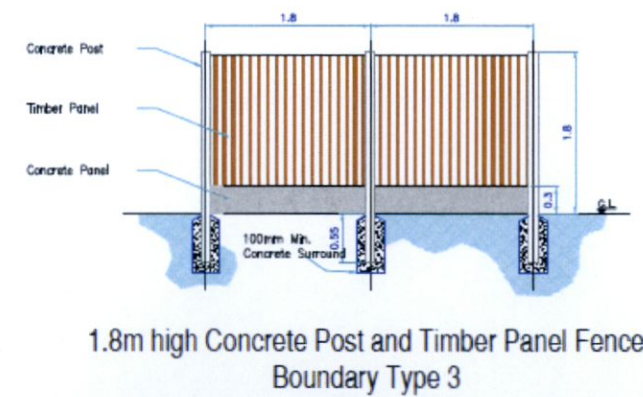
Boundary Type 1:



Boundary Type 2:



Boundary Type 3:

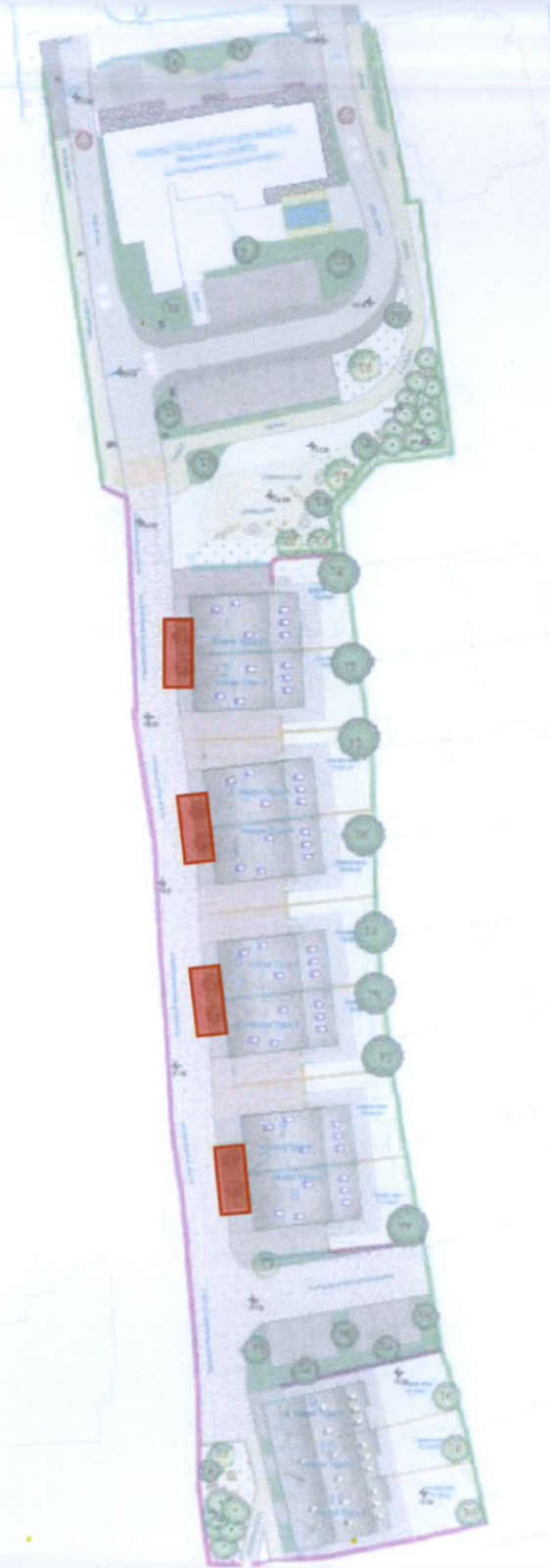


Boundary Type 4:

Existing wall to boundary, to be retained

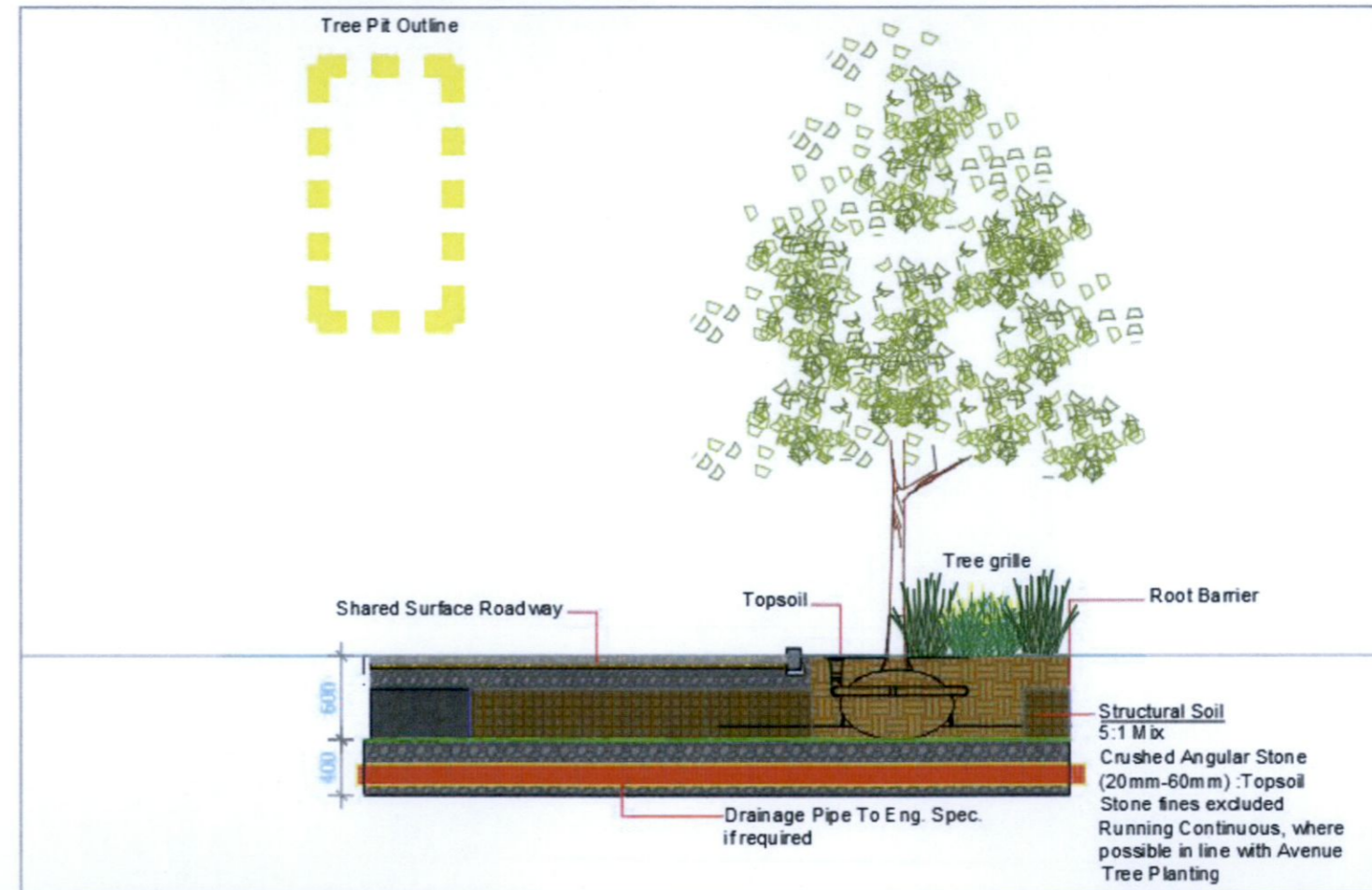
-  Existing Boundary Wall
-  1.2m Railing - or similar approved
-  1.8m Wall - or similar approved
-  1.8m Double Sided Timber Panel Fence With Concrete Post - or similar approved

Tree Pit - Locations



■ Trees to be planted in tree pits

Tree Pit Detail Scale 1:50



Detailed Design - Landscape Details

SCHEDULE OF IMPLEMENTATION:

1. ALL TREE AND HEDGEROW PLANTING IS TO BE CARRIED OUT DURING THE FIRST WINTER SEASON, I.E. NOVEMBER TO FEBRUARY INCLUSIVE.
2. ALL LAWN AREAS ARE TO BE PREPARED AND SEEDED DURING THE GROWING SEASON, I.E. APRIL TO OCTOBER INCLUSIVE.
3. ALL CONTAINERISED SHRUB PLANTING MAY BE CARRIED OUT AT ANY TIME OF WHEN SOIL IS NOT FROZEN, WATERLOGGED OR EXCESSIVELY DRY.

PLANTING NOTES:

ALL TREES, SHRUBS AND HEDGEROW PLANTS SHALL COMPLY WITH BS 3936, SPECIFICATION FOR NURSERY STOCK. ALL PRE-PLANTING SITE PREPARATION, PLANTING AND POST PLANTING MAINTENANCE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF BS 4428 (1989) CODE OF PRACTICE FOR GENERAL LANDSCAPE OPERATIONS (EXCLUDING HARD SURFACES).

ALL NEW TREE PLANTING SHALL BE POSITIONED IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3 OF BS 5837: 2005 TREE IN RELATION TO CONSTRUCTION: RECOMMENDATIONS, WHICH SPECIFIES MINIMUM DISTANCES BETWEEN NEW PLANTING AND STRUCTURES.

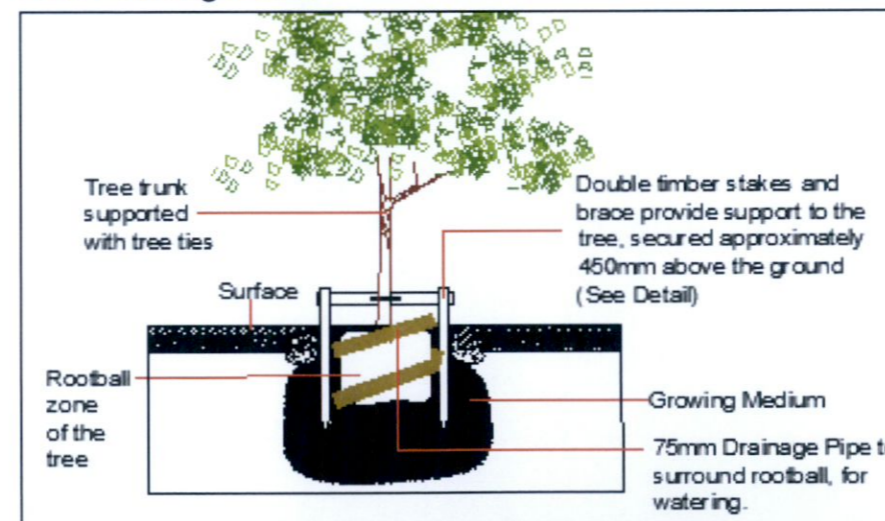


Tree Planting

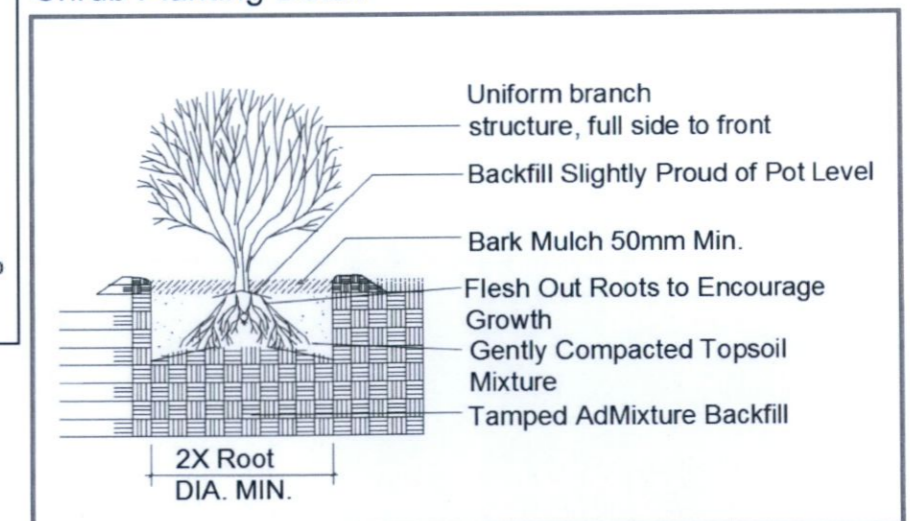


Tree Planting

Tree Planting Detail



Shrub Planting Detail



Typical double Tree staking detail

