

Clonburris SDZ, Reg ref: SDZ22A0010  
Dublin 22

Ronan Mac Diarmada & Associates

Landscape Architects & Consultants



## COMPLIANCE RESPONSE

July 2023



## Condition Request 2(c)

### Amendments

Revised boundary plan clearly showing the proposed boundary treatments for the scheme. The northern and eastern boundaries should be revised so that any boundary walls along these boundaries are no more than 1.0m in height. Planting and landscaping shall be reduced in height and/or provide for adequate passive surveillance.

## Condition Request 24

### Green Infrastructure

Prior to the commencement of development, the applicant shall agree and submit redesigned proposals with the Planning Authority that demonstrate unless otherwise agreed:

(i) A Strategic Green Corridor along the northern boundary of the site adjacent to the Dublin-Cork Railway including natural SUDs and planting along length of boundary (planting options might include Miyawaki style).

(ii) A Local Green Corridor approximately N-S along the eastern boundary incorporating nature based SuDS and planting along length of boundary.

(iii) A Local Green Corridor approximately N-S and E-W along the westernmost local street south of Clonburris Link Street incorporating nature based SuDS: such as bioretention raingardens and additional planting

(iv) A Local Green Corridor approximately N-S through the centre of the development increasing the tree planting and providing above ground SUDS.

(v) Retention of trees and hedgerow along southern boundary as shown in SDZ. Where hedgerow was removed this is to be replaced with fast growing planting, such as Miyawaki-style planting. No tree works/removals or pruning to take place prior to a site meeting with Public Realm to agree extent of works. No works to take place within the root protection zone/drip line of trees. An area of Public Open Space is required between the hedgerow and the development to allow proper setback for residential amenity and to allow for the Taking in Charge and maintenance of the trees and hedgerow in the future (space for tractor and flail required- minimum space required 6m from base of hedgerow). This should involve either changing the house/dwelling-unit type or omitting House Nos. 01, 25, 26 and 46. The ESB substation adjacent to the southern hedgerow shall be moved elsewhere in the scheme.

## Condition Request 25

### Street Trees

Prior to the commencement of any works on site, 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) Street trees required at the following locations: Outside house numbers: 192, 194, 196, 200, 202, 203, 190, 191, 189, 188, 187, 185, 183, 181, 179, 177, 175, 174, 172, 125, 126, 127, 129, 131, 133, 135, 137, 139, 140, 142, 107, 109, 111, 113, 115, 117, 119, 121, 122, 124, 123, 92, 90, 89, 87, 85, 83, 82, To enable the tree to be in the street the footpath should be moved to the inside, (i.e. car parking and tree on the street edge).

(b) Additional street trees required to address the gap in street tree provision along the Local Green Corridor connecting the canal to the urban plaza. Enhanced planting shall be provided by additional street trees, planted swales or small scale SuDS as appropriate to create a Local Green Corridor along this street. 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.

All Street Trees planted within the Public Realm shall have suitable tree pits that incorporates SuDS features including sufficient growing medium. Street Trees to be planted at: • Minimum 18-20m girth along local streets • Minimum 16-18cm girth on intimate local roads, i.e. homezones.

Landscape masterplan/planting plan to clearly delineate street lighting to ensure street tree proposals are realistic. If this is not currently the case, proposals to be revised to ensure street tree delivery.

## Condition Request 26 - Part of Phase K2, Subject to change

### Landscape Plan

Prior to the commencement of development, a revised detailed landscape plan, to be agreed with the Planning Authority, with full works specification, that accords with the specifications and requirements of Council

(iv) Revised play design at central open space

(v) Open space areas along all roads to incorporate natural Suds for attenuation, water treatment, amenity and biodiversity purposes as outlined in SDZ. Details of all natural SuDS features including swales, rain gardens, bioretention tree pits, channel rills, filter strips, ponds, detention basins with lower areas allowed to fill first (low flow channels), wetlands etc. to be agreed with Public Realm

(vi) All hard and soft landscape details; including levels, sections and elevations

(vii) A fully detailed Planting Plan clearly setting out the Location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate. Parkland/Open Space tree planting to include a range of semi-mature specimens that are a minimum of 20-25cmg and specimen ornamental trees to include trees that are 30-35 cmg.

(viii) Ornamental wildflower mixes should not be used. Agree wildflower planting with Public Realm.

(ix) Tree and hedgerow protection measures: show extent and position of tree and hedgerow protection fences

(x) Planting plan required for ponds including planted shelves to ensure safety of residents and amenity and biodiversity value

(xi) Paths directing users into attenuation ponds to be fully accessible – cross sections and levels required

(xii) Grassed areas and slopes need to provide for safe grass cutting (generally 1 in 8 slope, max 1 in 6) with ride on lawn mowers or tractor with a 16 foot mower pulled behind.

(xiii) Native species shall be used for formal hedging proposed within Clonburris SDZ

e.g., residential. Suitable species include hazel *Corylus avellana*, wild privet *Ligustrum vulgare*, guelder rose *Viburnum opulus* and yew *Taxus baccata*

(xiv) Paths to be concrete or tarmac throughout the development.

(xv) Details of all play items and natural play features to be provided and agreed with SDCC Public Realm Section. All play areas must be universally accessible.

## Condition Request 2(c)

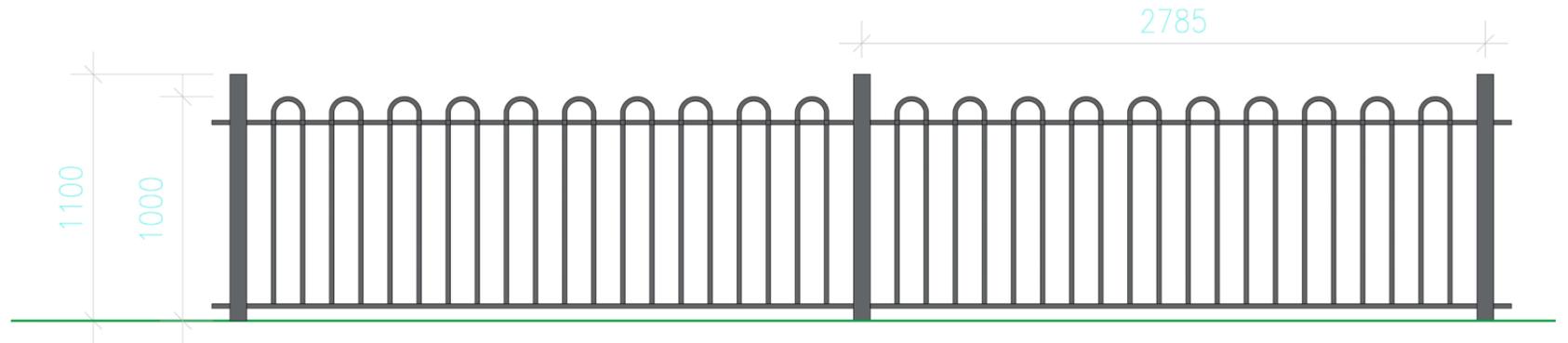
### Amendments

Revised boundary plan clearly showing the proposed boundary treatments for the scheme. The northern and eastern boundaries should be revised so that any boundary walls along these boundaries are no more than 1.0m in height. Planting and landscaping shall be reduced in height and/or provide for adequate passive surveillance.

### Response

Please refer to Dwg02 Boundary Plan, for more details on boundary treatments in the scheme. The northern boundary wall has been reduced in size as per request. A native hedge shall be planted to the inside of the wall.

**1.0m high Bowtop Metal Railing Galvanised,  
Powder Coated Black**



Location Plan



## Condition Request 24 (i)

### Green Infrastructure

Prior to the commencement of development, the applicant shall agree and submit redesigned proposals with the Planning Authority that demonstrate unless otherwise agreed:

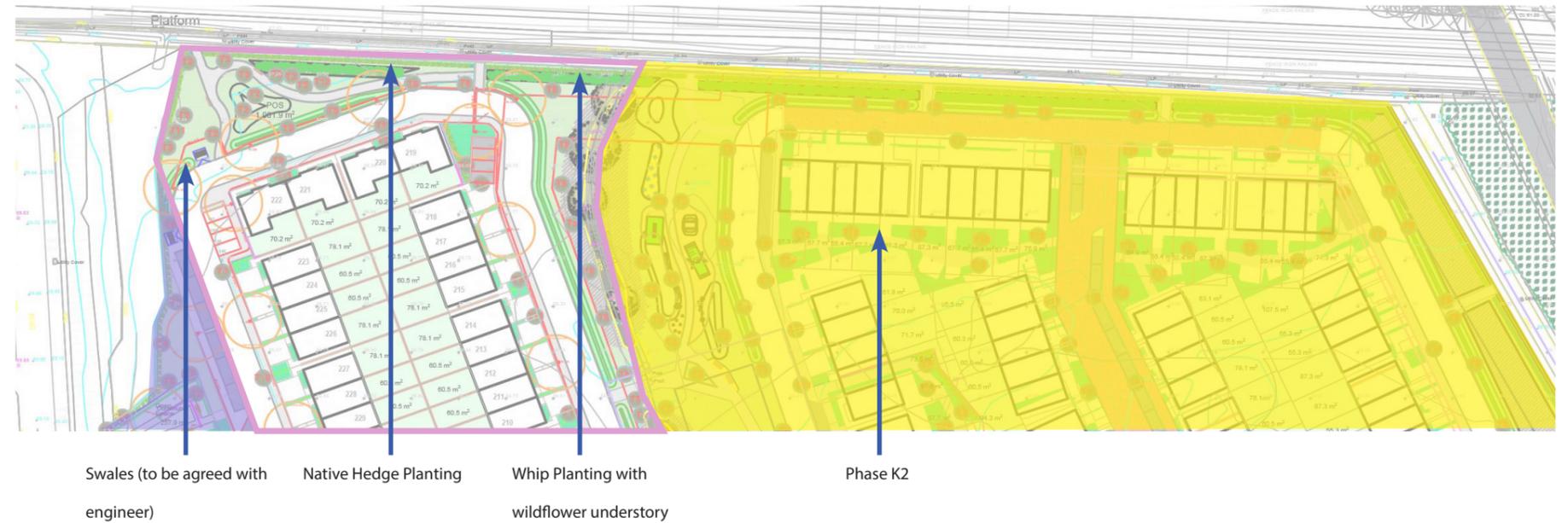
(i) A Strategic Green Corridor along the northern boundary of the site adjacent to the Dublin-Cork Railway including natural SUDs and planting along length of boundary (planting options might include Miyawaki style).

### Response

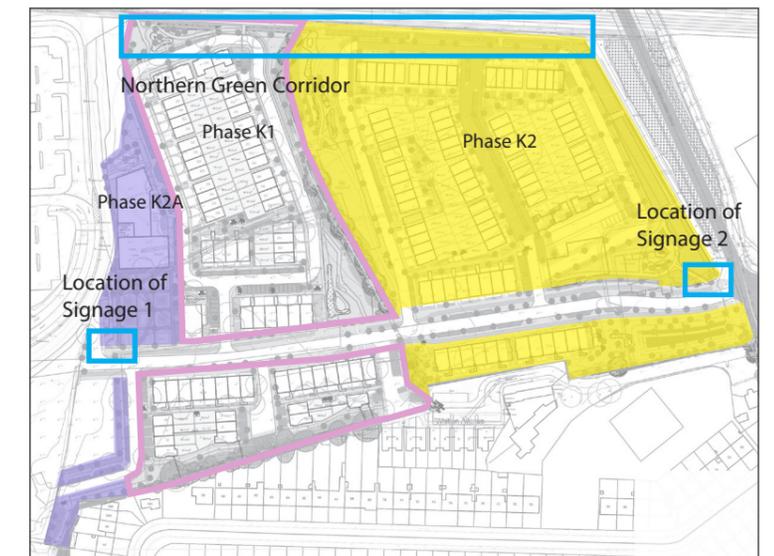
(i) A Strategic Green Corridor has been provided along the northern boundary of the site adjacent to the Dublin-Cork Railway. Whip planting and swales have been provided along this space.

Additional wildflower planting and a native hedge will be planted in this space to further enhance the green corridor.

### Northern Green Corridor



### Location Plan



## Condition Request 24(ii)

### Green Infrastructure

(ii) A Local Green Corridor approximately N-S along the eastern boundary incorporating nature based SuDS and planting along the length of the boundary.

### Response

(ii) A Local Green Corridor N-S along the eastern boundary has been provided with the use of Wildflower meadow planting and swales along the roadside. Street tree planting will also line the open space. (Part of Phase K2)

### Eastern Green Corridor

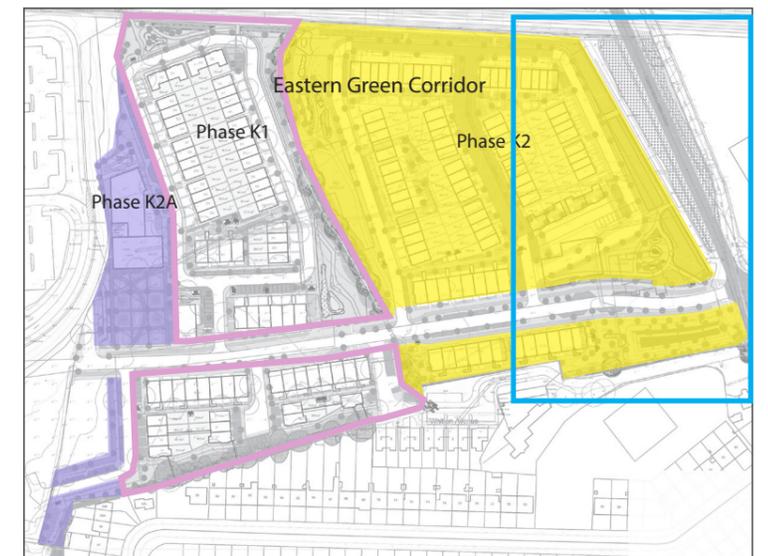


Swales (to be agreed with engineer)

Wildflower Meadow Planting

Native Hedge Planting

### Location Plan



## Condition Request 24(iii)

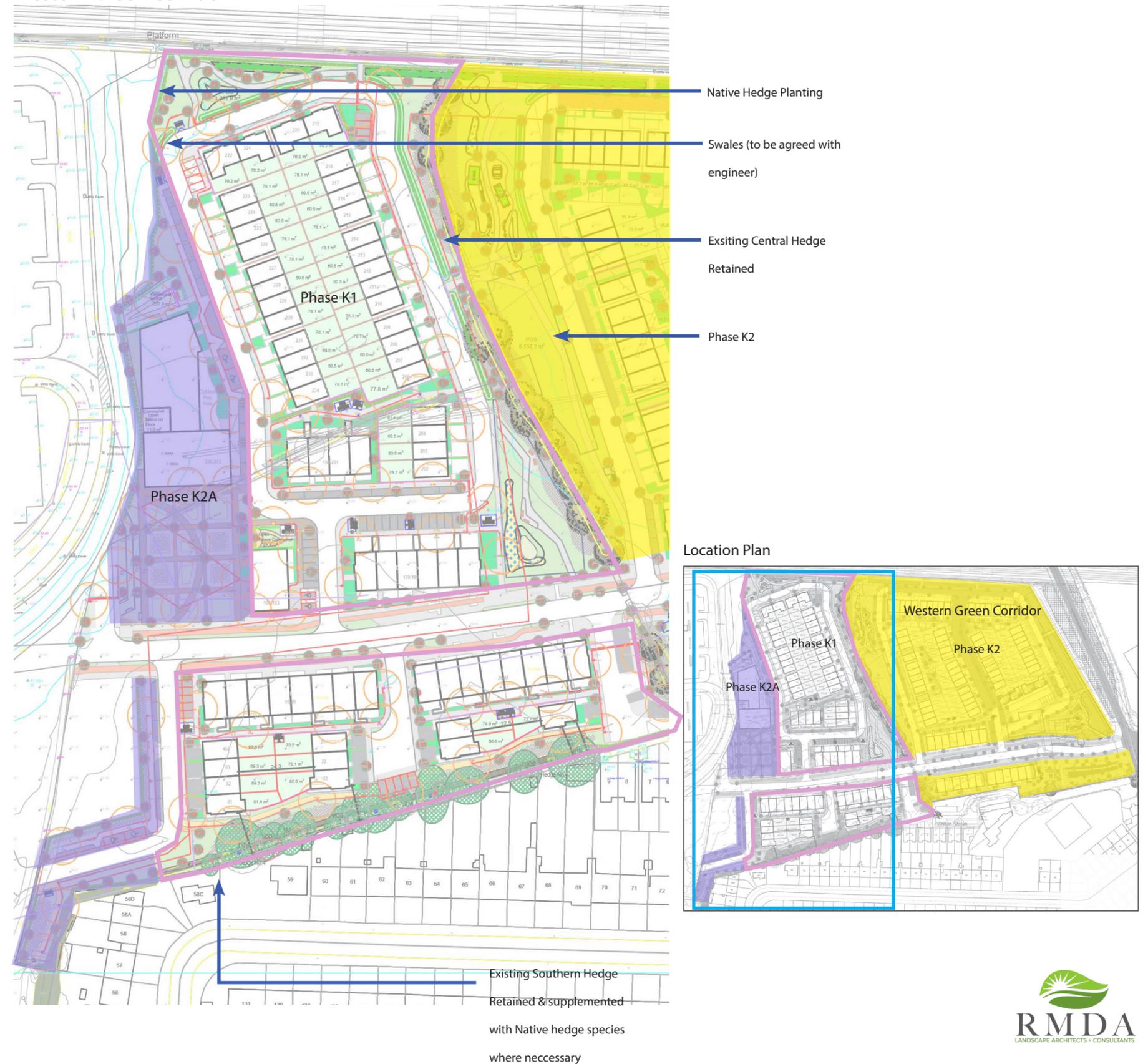
### Green Infrastructure

(iii) A Local Green Corridor approximately N-S and E-W along the westernmost local street south of Clonburris Link Street incorporating nature based SuDS: such as bioretention raingardens and additional planting

### Response

(iii) A Local Green Corridor approximately N-S and E-W along the westernmost local street south of Clonburris Link Street has been provided with the use of Wildflower meadow planting, native hedge planting and swales along the roadside.

### Western Green Corridor



## Condition Request 24(iv)

### Green Infrastructure

(iv) A Local Green Corridor approximately N-S through the centre of the development increasing the tree planting and providing above ground SUDS.

### Response

(iv) A Local Green Corridor approximately N-S through the centre of the development has been provided with the use of Wildflower meadow planting and swales along the roadside. Native hedge species will be used to mitigate any loss of the existing hedgerow.

### Central Green Corridor



## Condition Request 24(v)

### Green Infrastructure

(v) Retention of trees and hedgerow along southern boundary as shown in SDZ. Where hedgerow was removed this is to be replaced with fast growing planting, such as Miyawaki-style planting. No tree works/removals or pruning to take place prior to a site meeting with Public Realm to agree extent of works. No works to take place within the root protection zone/drip line of trees. An area of Public Open Space is required between the hedgerow and the development to allow proper setback for residential amenity and to allow for the Taking in Charge and maintenance of the trees and hedgerow in the future (space for tractor and flail required - minimum space required 6m from base of hedgerow). This should involve either changing the house/dwelling-unit type or omitting House Nos. 01, 25, 26 and 46. The ESB substation adjacent to the southern hedgerow shall be moved elsewhere in the scheme.

### Response

(v) The southern boundary hedgerow and existing trees has been retained in its majority as agreed with SDCC. Native Hedge & Tree species will be used to mitigate any loss occurred in this space.

Following an Arborist Survey, a root protection zone and fencing will be erected to protect the existing trees before any works are done.

The residential layout to the southern boundary has been revised to allow a setback for residential amenity and to allow for the Taking In Charge and maintenance of the trees and hedgerow in the future. The ESB substation location has also been revised to reduce impact on central hedge.

There was a meeting with Mr Laurence Colleran of SDCC Parks Department on 01.06.23, as to the extent of construction of houses. 4 no. houses were agreed to be removed to facilitate the existing trees & hedge along the southern boundary.

Previous CFI Submission



Current Compliance Layout



Location Plan

Several houses have been removed from the southern boundary to retain the existing hedge.

To mitigate any loss of trees or hedge, native tree and hedge mix will be planted to enhance the existing vegetation.



## Condition Request 25 (a)

### Street Trees

Prior to the commencement of any works on site, 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) Street trees required at the following locations: Outside house numbers: 192, 194, 196, 200, 202, 203, 190, 191, 189, 188, 187, 185, 183, 181, 179, 177, 175, 174, 172, 125, 126, 127, 129, 131, 133, 135, 137, 139, 140, 142, 107, 109, 111, 113, 115, 117, 119, 121, 122, 124, 123, 92, 90, 89, 87, 85, 83, 82, To enable the tree to be in the street the footpath should be moved to the inside, (i.e. car parking and tree on the street edge).

(b) Additional street trees required to address the gap in street tree provision along the Local Green Corridor connecting the canal to the urban plaza. Enhanced planting shall be provided by additional street trees, planted swales or small scale SuDS as appropriate to create a Local Green Corridor along this street. 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.

All Street Trees planted within the Public Realm shall have suitable tree pits that incorporates SuDS features including sufficient growing medium. Street Trees to be planted at: • Minimum 18-20m girth along local streets • Minimum 16-18cm girth on intimate local roads, i.e. homezones.

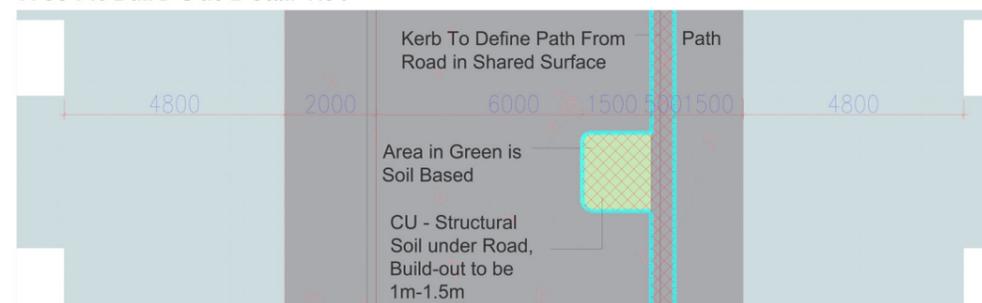
Landscape masterplan/planting plan to clearly delineate street lighting to ensure street tree proposals are realistic. If this is not currently the case, proposals to be revised to ensure street tree delivery.

### Response

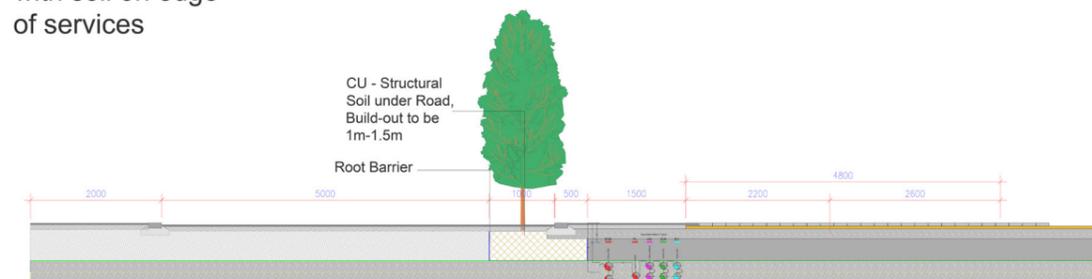
(a) Street trees have been provided where possible outside the house numbers mentioned above in the item. With agreement with SDCC, street trees will be provided in tree pits, approximately every 20m along the roads. Please refer to section of tree pit, with buildout to roads.



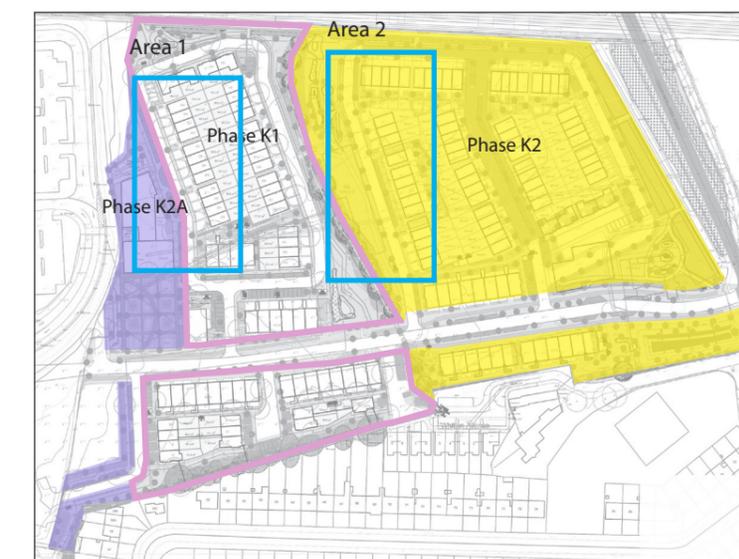
Tree Pit Build Out Detail 1:50



Tree Pit Detail with soil on edge of services



Location Plan



## Condition Request 25 (b)

### Street Trees

(b) Additional street trees required to address the gap in street tree provision along the Local Green Corridor connecting the canal to the urban plaza. Enhanced planting shall be provided by additional street trees, planted swales or small scale SuDS as appropriate to create a Local Green Corridor along this street. 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.

All Street Trees planted within the Public Realm shall have suitable tree pits that incorporates SuDS features including sufficient growing medium. Street Trees to be planted at:

- Minimum 18-20m girth along local streets
- Minimum 16-18cm girth on intimate local roads, i.e. homezones.

Landscape masterplan/planting plan to clearly delineate street lighting to ensure street tree proposals are realistic. If this is not currently the case, proposals to be revised to ensure street tree delivery.

### Response

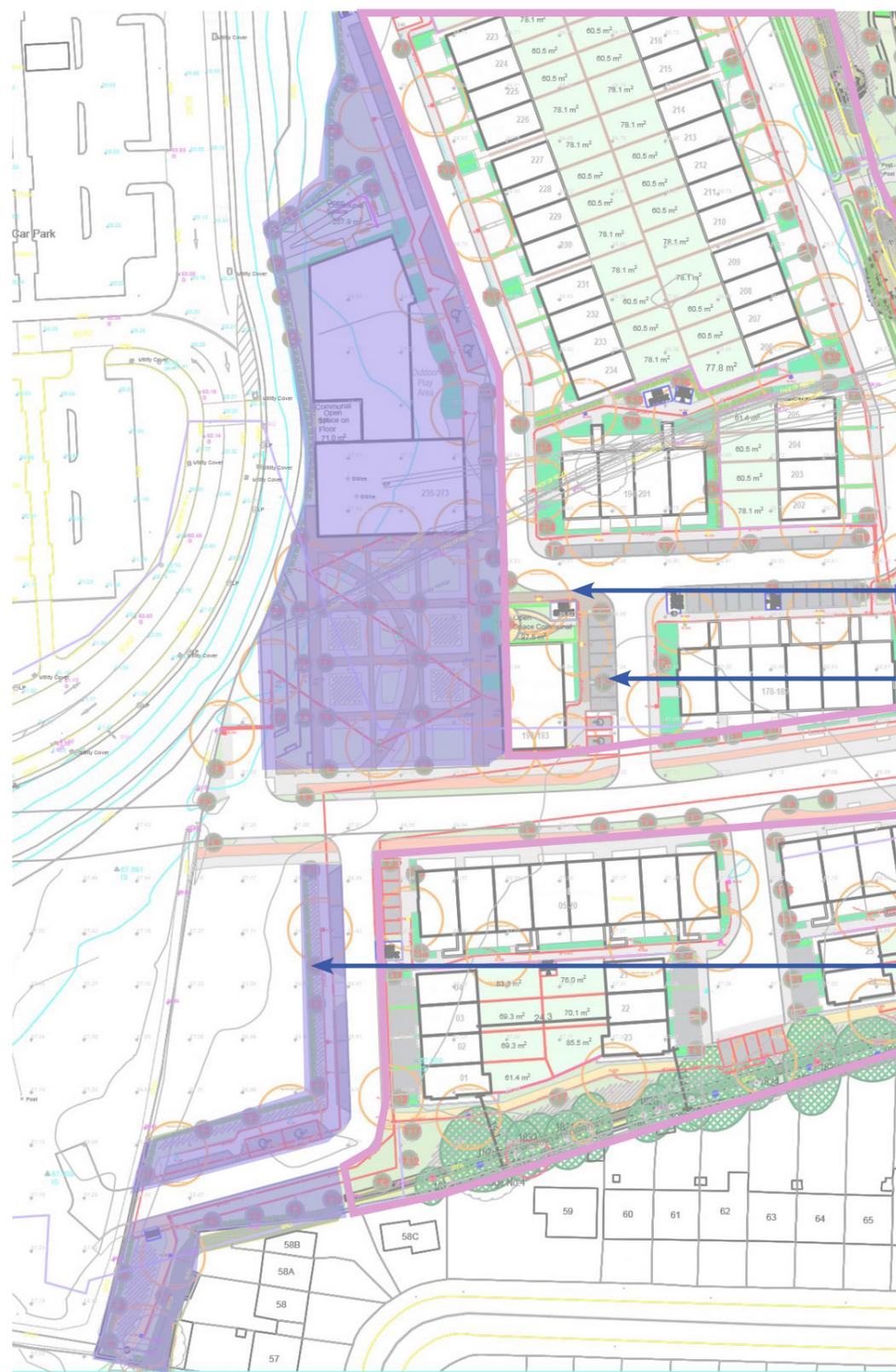
(b) Street trees have been provided along the Local Green Corridor, connecting the canal to the urban plaza with the use of wildflower meadow planting and native tree & hedge species.

All street trees that are planted within the public realm will have a tree pit incorporating SuDS features. Please refer to tree pit detail shown.

Street trees will be 18-20cm on the local streets, & 16-18cm on intimate local roads, ie. homezones.

The revised landscape plan incorporates the revised street lighting, ensuring the tree planting proposals are realistic. A 5m exclusion zone has been provided to mitigate any potential clashes with the tree planting plan.

### Western Green Corridor



Location Plan



Proposed Lighting with Tree exclusion zone

Urban Tree pit to Street Tree Planting

Wildflower meadow Planting and Native hedge mix with Avenue Street tree planting

## Condition Request 26(iv) & (v)

### Landscape Plan

(iv) Revised play design at central open space

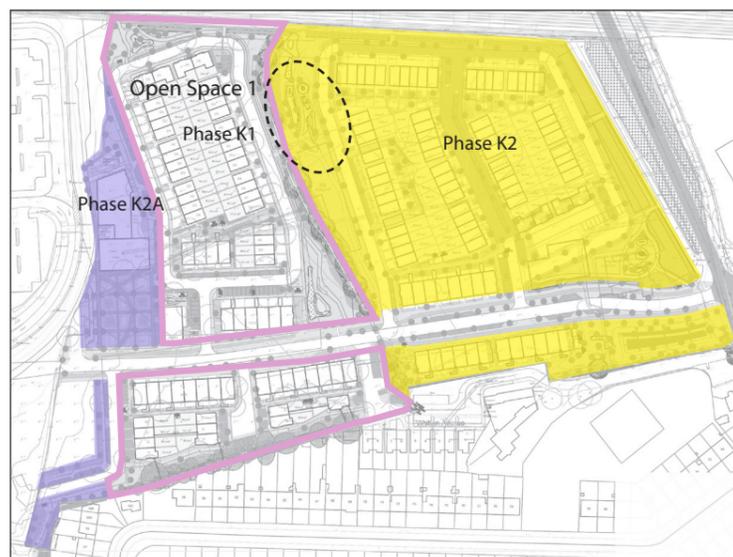
(v) Open space areas along all roads to incorporate natural SuDS for attenuation, water treatment, amenity and biodiversity purposes as outlined in SDZ. Details of all natural SuDS features including swales, rain gardens, bioretention tree pits, channel rills, filter strips, ponds, detention basins with lower areas allowed to fill first (low flow channels), wetlands etc. to be agreed with Public Realm

### Response

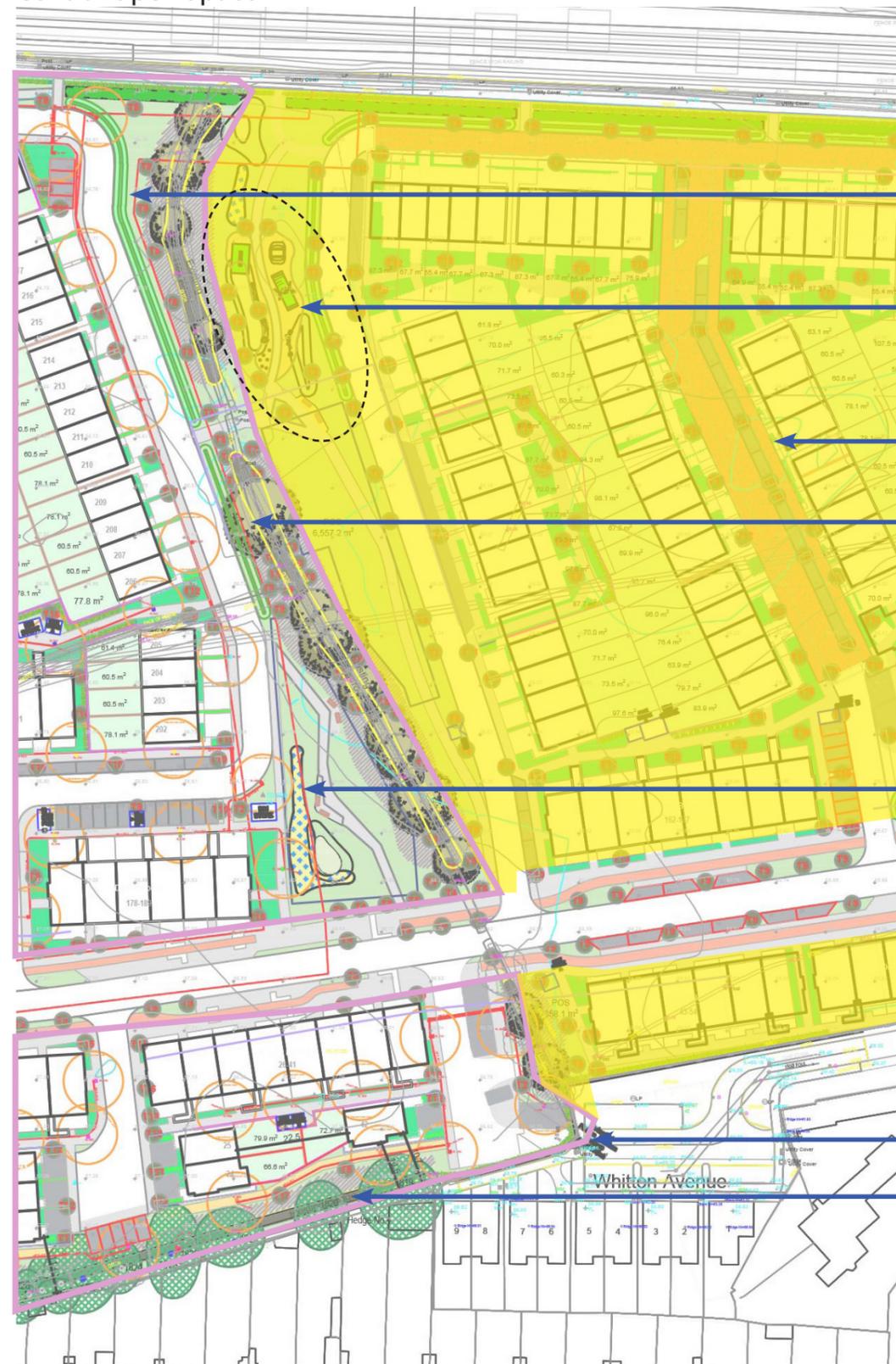
(iv) The central open space has been revised to incorporate SuDS elements as well as revised play items. (Part of Phase K2, subject to change)

(v) Open space areas along all roads incorporate natural SuDS for attenuation, water treatment, amenity and biodiversity purposes as outlined in SDZ. Please refer to details shown for treatment of swales and detention basin as per coordination with Engineer.

### Location Plan



### Central Open Space



- Swales (to be agreed with engineer)
- Play area Revised, natural play elements used (Part of Phase K2)
- Phase K2
- Wildflower understorey to Existing Hedge & Trees
- Bulb Planting
- Native Hedge Planting
- Existing Southern Hedge Retained

## Condition Request 26 (iii),(iv) & (v)

### Landscape Plan

(iv) Revised play design at central open space

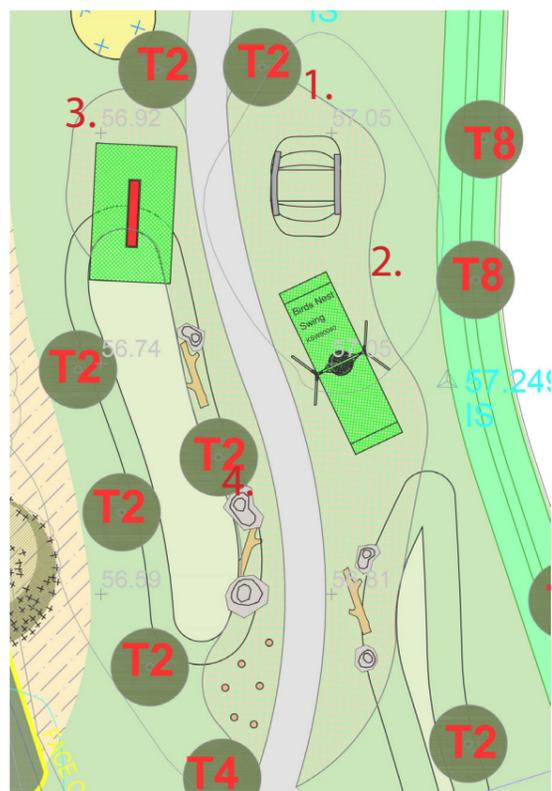
(v) Open space areas along all roads to incorporate natural Suds for attenuation, water treatment, amenity and biodiversity purposes as outlined in SDZ. Details of all natural SuDS features including swales, rain gardens, bioretention tree pits, channel rills, filter strips, ponds, detention basins with lower areas allowed to fill first (low flow channels), wetlands etc. to be agreed with Public Realm

### Response

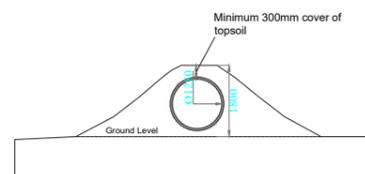
(iv) The central open space has been revised to incorporate SuDS elements as well as revised play items. (Part of Phase K2, subject to change)

(v) Open space areas along all roads incorporate natural Suds for attenuation, water treatment, amenity and biodiversity purposes as outlined in SDZ. Please refer to details shown for treatment of swales and detention basin as per coordination with Engineer. (Part of Phase K2, subject to change)

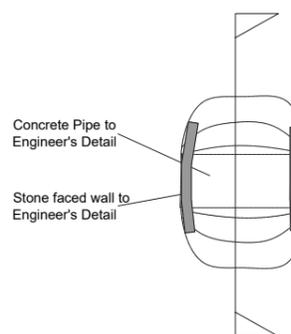
### Location Plan



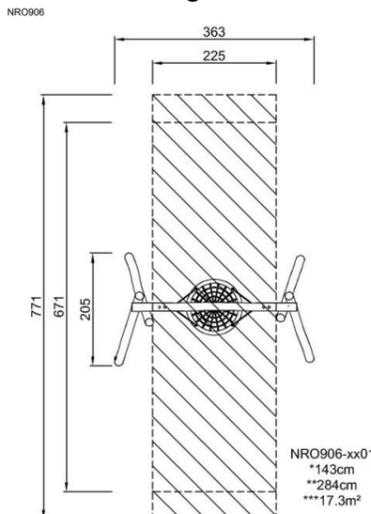
### 1. Pipe Play - Section



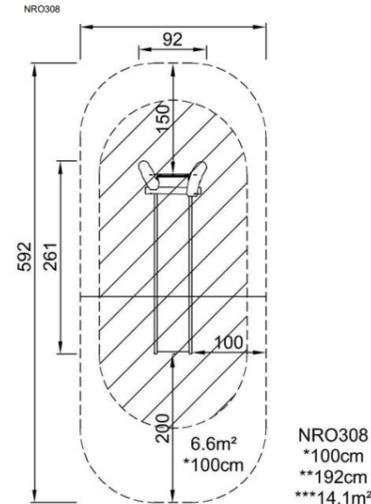
### Pipe Play - Plan



### 2. Bird Nest Swing



### 3. Embankment Slide

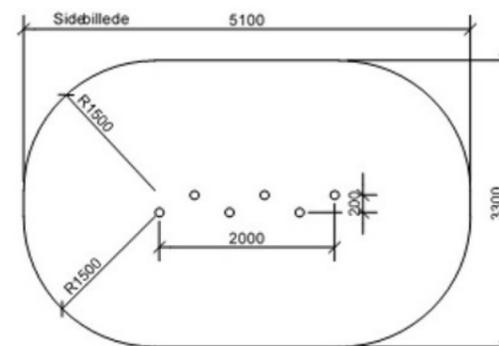


### 4. N3240 Jump Posts

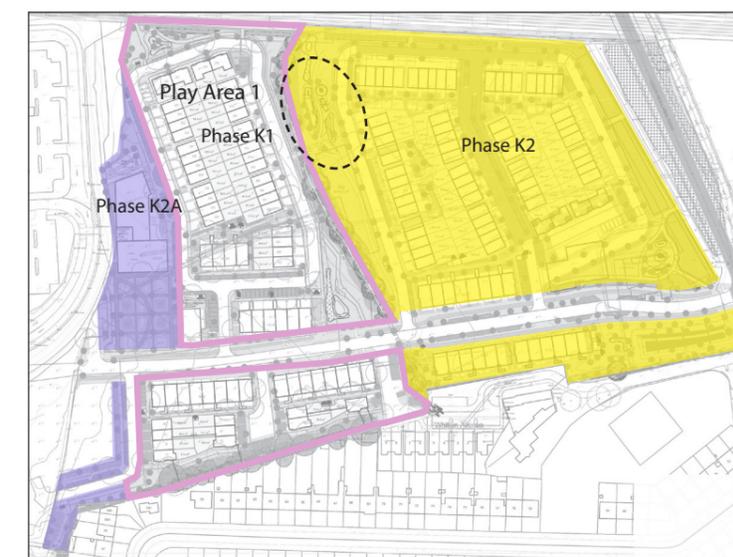


Jump posts in Robinia wood.

Dim: L:200 x B: 20 x H: 45 cm  
Safety area: L: 510 x B: 330 cm  
Fall height: 25-45 cm



### Location Plan



## Condition Request 26 (vi, vii, viii, ix, x, xi, xii, xiii, xiv, xv )

### Landscape Plan

(vi) All hard and soft landscape details; including levels, sections and elevations

(vii) A fully detailed Planting Plan clearly setting out the Location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate. Parkland/Open Space tree planting to include a range of semi-mature specimens that are a minimum of 20-25cmg and specimen ornamental trees to include trees that are 30-35 cmg.

(viii) Ornamental wildflower mixes should not be used. Agree wildflower planting with Public Realm.

(ix) Tree and hedgerow protection measures: show extent and position of tree and hedgerow protection fences

(x) [Planting plan required for ponds including planted shelves to ensure safety of residents and amenity and biodiversity value](#)

(xi) [Paths directing users into attenuation ponds to be fully accessible – cross sections and levels required](#)

(xii) Grassed areas and slopes need to provide for safe grass cutting (generally 1 in 8 slope, max 1 in 6) with ride on lawn mowers or tractor with a 16 foot mower pulled behind.

(xiii) Native species shall be used for formal hedging proposed within Clonburris SDZ e.g., residential. Suitable species include hazel *Corylus avellana*, wild privet *Ligustrum vulgare*, guelder rose *Viburnum opulus* and yew *Taxus baccata*

(xiv) Paths to be concrete or tarmac throughout the development.

(xv) [Details of all play items and natural play features to be provided and agreed with SDCC Public Realm Section. All play areas must be universally accessible. \(Part of Phase K2\)](#)

### Response

(vi) Please refer to Dwg01 Landscape Plan, Dwg03-03(iii) Sections for more on hard & soft landscape details, levels, sections and elevations.

(vii) Please refer to Dwg06-06(ii) for planting schedule, noting species, planting sizes, proposed numbers/densities and location of species types within the development. Parkland/Open Space tree planting will include a range of semi-mature specimens that are a minimum of 20-25cmg and specimen ornamental trees to include trees that are 30-35 cmg.

(viii) Wildflower planting mix will be agreed prior to works with Public Realm. We suggest leaving the existing ground to be naturally inhabited by native vegetation.

(ix) Please refer to Arborist Report and drawing for protection measures, showing extent of protective fencing and its location.

(x) [Please refer to Dwg06\(ii\) and landscape legend for details on planting in detention pond shelves. \(Part of Phase K2, subject to change\)](#)

(xi) [Please refer to dwg 03\(i\) Sections for details of attenuation pond and the levels involved. \(Part of Phase K2, subject to change\)](#)

(xii) Grassed areas are within the slopes of 1:8 for grass cutting maintenance.

(xiii) Hedging to residential areas consists of native species as mentioned in the condition request. Hedging in between residential units will be *Ligustrum vulgare*.

(xiv) Paths throughout the development will be concrete or tarmac.

(xv) [Details of play items and natural play features are provided in response and will be agreed with SDCC Public Realm Section prior to works. All play areas will be universally accessible. \(Part of Phase K2, subject to change\)](#)