

08.09.2023

Land Use, Planning and Transportation Dept.
South Dublin County Council
County Hall
Tallaght
Dublin 24

A chara,

RE – Apartments, Old Nangor Road, Reg Ref. SD22A/0412

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 contained within the request for Additional Information.

Response to Item 3 Landscape Design Proposals

This response to the request for Additional Information is accompanied by a resubmitted set of landscape drawings and documents. The submission contains a fully detail landscape plan and specification. Please see accompanying Landscape Plan 16SD01 DR 200 Rev P02 and the resubmitted Landscape Report for details.

- i) The resubmitted landscape plan contains a Landscape Design Rationale.
- ii) The landscape submission comprises a Landscape Plan, which provides details on proposed planting and a Landscape Report which contains details of proposed planting including a full planting schedule and soft landscape details. The proposals utilise a mix of both native and non-native species grasses, herbaceous, shrub and tree planting, designed to encourage biodiversity and support pollinators. Please see accompanying Landscape Plan 16SD01 DR 200 Rev P02 and the resubmitted Landscape Report for details.
- iii) The landscape plan and report contain details of Soft Landscape elements primarily – for more details on hard landscape treatments and boundaries, please see Consulting Architect's suite of drawings and

design Statement which accompany this submission. Re: SuDS features, the landscape design proposals have been coordinated with the Civil Engineers design. Non permeable hardstanding surfaces within the development will be designed to drain run off into adjacent soft landscape areas there for reducing any volumes on stormwater infrastructure. In addition, the parking area is to be paved in permeable block paving which will also manage stormwater at source. For further details on the developments SuDS strategy please see the accompanying Civil Engineer's drawings and reports.

- iv) The landscape design for the proposed development will seek to contribute to green infrastructure on site and in the locality. The subject site has been historically cleared of most vegetation and at present mainly comprises early coloniser species of meadow grass. The planting proposals will include a range of planting from tall managed lawn area with bulb planting, pollinator friendly grasses and perennial mixes, evergreen and native hedging to provide forage for birds and pollinators, along with small flowering trees.
- v) As outlined above, the landscape design proposals have been coordinated with the Civil Engineers design. Non permeable hardstanding surfaces within the development will be designed to drain run off into adjacent soft landscape areas. For further details on the developments SuDS strategy please see the accompanying Civil Engineer's drawings and reports.
- vi) The proposed development will contribute to the local area's green infrastructure through the inclusion of a range of planting from tall managed lawn area with bulb planting, pollinator friendly grasses and perennial mixes, evergreen, and native hedging to provide forage for birds and pollinators, along with small flowering trees. The subject site is located within the Camac River corridor - Primary Green Infrastructure, No. 5 on the county Green Infrastructure Strategy Map (Fig 4.4, Chapter 4, SDCC Dev. Plan 2022-2028) – and as such within its immediate context is connected to the northwest to the River Camac watercourse, the south to the Mill Pond and to the west via amenity open spaces to Corkagh Regional Park. For further details on the subject's sites contextual connection to the surrounding GI network please see the Green Infrastructure section in the accompanying Landscape Report.

Response to Item 4 Green Infrastructure and Green Space Factor (GSF):

Appended to this letter is a completed GSF Score Sheet. The proposed development site is Zoned Town Centre and as such must achieve a minimum score of 0.5 to pass the GSF. The site achieves a score of 0.41 and as such fails the GSF Scoring. As outlined within the GSF Guidance, the applicant is amenable to engagement with the SDCC Parks Department to explore the offset of the GSF Scoring at an agreed off-site location.

Response to Item 5: Boundary Treatment

Details of proposed boundary treatments have been prepared by the Consulting Architects. Please see accompanying relevant drawings and reports from Walsh Associates.

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

Best regards,

Richard Jolly MILI

encl.

User input indicated by Orange fields

User Input	
Zoning lookup	Minimum GI Score
LC	0.5

1. Enter Development Site Area m ² HERE ▶		1060	
Surface Type (see tab for detailed descriptions)	Factor	Proposed Surface Area m ²	Factor Values
1. Short Lawn	0.3	0	0
2. Tall Lawn (wild, not mown)	0.5	96.5	48.25
Permeable Paving	0.3	313	93.9
Vegetation		0	0
4a. Vegetation-Shrub below 3m	0.4	17	6.8
4b. Vegetation-Shrub / Hedgerow above 3m	0.5	0	0
4c. Vegetation-Pollinator friendly perennial planting	0.5	156	78
4d. Vegetation-Preserved hedgerow	1.2	0	0
Trees		0	0
5a. New trees	0.6	189	113.4
5b. Preserved trees	1.2	0	0
7. SuDS intervention (rain garden, bioswale)	0.6	145	87
Green Roof		0	0
9a. Green Roofs - Intensive green roof (substrate is 200-1200mm in depth)	0.7	0	0
9b. Green Roofs - Extensive green roof (substrate is 80-200mm in depth)	0.6		0
10. Green wall	0.4	10	4
11. Retained Open Water	2	0	0
12. New open water	1.5	0	0
Total Equivalent Surface Area of Greening Factors		926.50	

Green Factor Numerator	431.35
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Minimum Required GI score	Final GI score	Result
0.5	0.41	Fail

Note: Area figure for new tree planting based on canopy spread, not in excess of that advised for individual species.