

Compliance

Go Ahead Ireland Bus Depot, Ballymount, Co. Dublin

Compliance Submission

Planning Reg No. SD21A/0213

13/09/23



Dear Sir / Madam,

We wish to comply with condition of planning reg ref. SD21A/0213 with respect to landscape conditions. (2a,2b,2c,2d & 2e)

Please find drawings;

DWG 1 – Landscape Masterplan - A1

DWG 3 – Landscape Planting Plan - A1

Landscape Rationale Response (Attached) - A3

We wish to respond thus:

Items to be addressed:

2. Landscaping Requirements.

(a) Implementation of the Landscape Plans:

The Landscape Plan (Landscape Masterplan Drawings No. 1(A1) prepared by RMDA shall be implemented in full within the first planting season following completion of the development, in addition:

- All hard and soft landscape works shall be completed in full accordance with the approved Landscape Plan.
- All trees, shrubs and hedge plants supplied shall comply with the requirements of 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 plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012 Trees in Relation to Design, Demolition and Construction – Recommendations. - Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.

(b) Retention of Landscape Architect: To ensure full implementation of the proposed landscape design, the applicant/developer is required to retain the services of a Landscape Architect throughout the life of the site development works. A completion certificate is to be signed off by the Landscape Consultant when all works are completed and in line with the submitted original landscape drawings.

(c) Tree works: All works shall be carried out in accordance with BS5837:2012 Trees in relation to design, demolition and construction. If, during construction, it becomes apparent that further works or changes are required, work shall not progress any further on site until the applicant has secured a site meeting with a suitably qualified professional to agree the details and phasing of any tree surgery works not detailed in the submitted report. A written schedule shall be submitted to and approved in writing by the Public Realm Section.

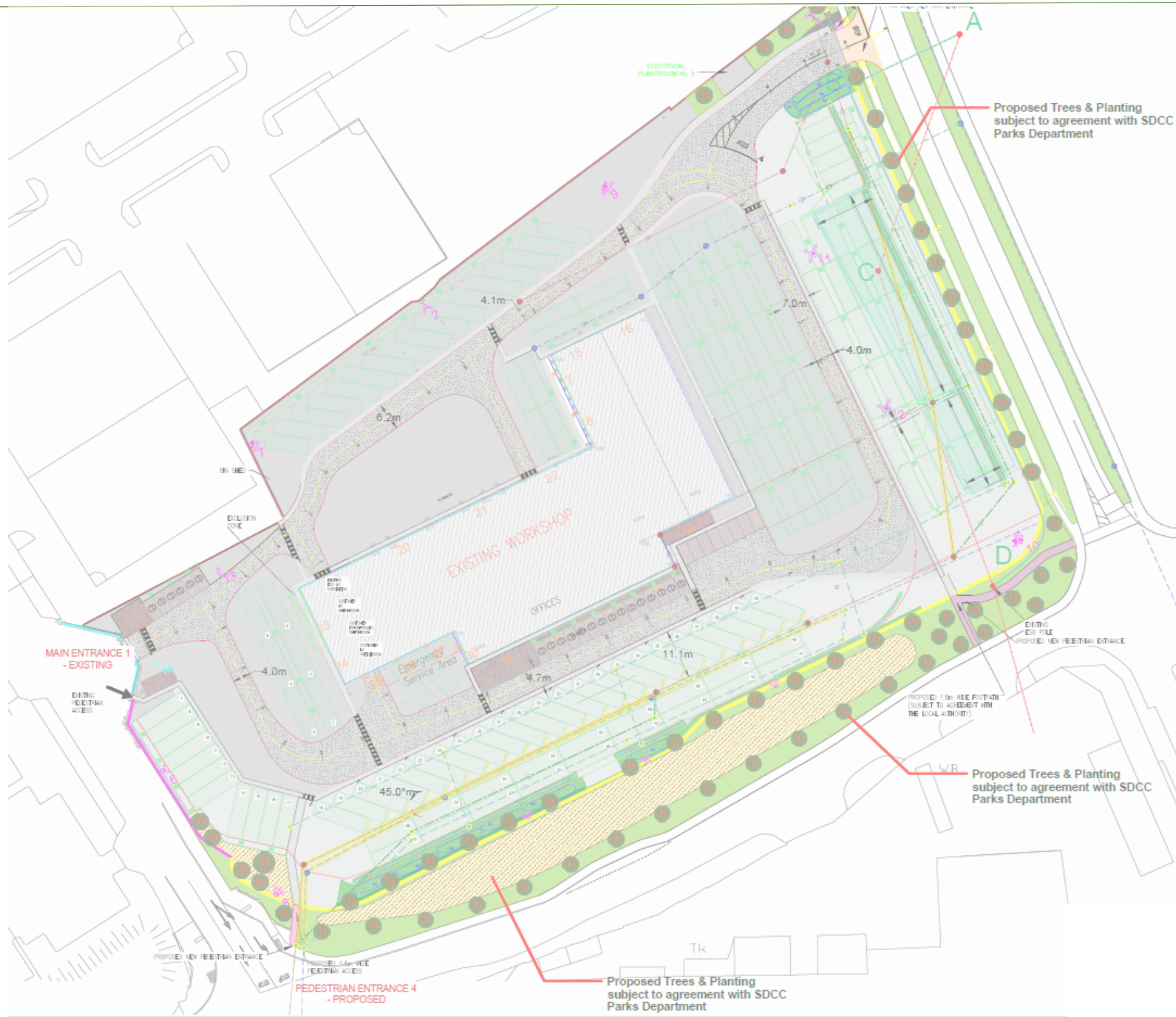
(d) Scheme for replacement trees/Compensatory Planting: Prior to the commencement of use of the development, details of replacement tree planting, indicating positions or density, species, and planting size shall be submitted to and approved by the Planning Authority. Planting shall take place in accordance with the approved details within the first planting season following completion of the development or in accordance with the program of planting approved by the Public Realm Section. Any such trees that are removed die or become, in the opinion of the Public Realm Section, seriously damaged or defective within a period of three years of planting shall be replaced with specimens of a similar size and species as originally required.

(e) SUDs: No development shall take place until details of the implementation; maintenance and management of the proposed sustainable drainage scheme have been submitted to and approved by the Public Realm Section. These details shall include:

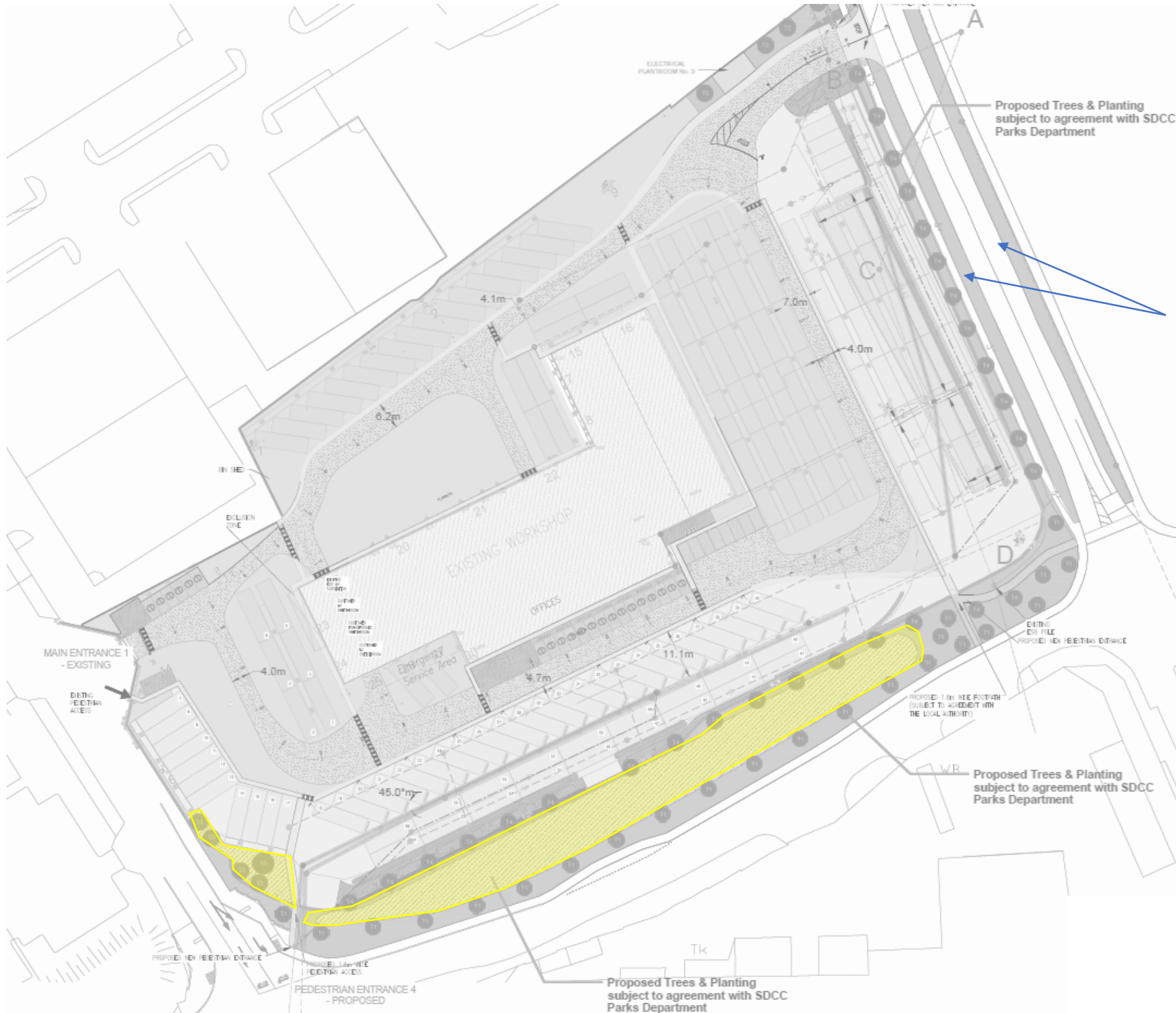
- (i) a timetable for its implementation, and
- (ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for TIC by SDCC and or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime REASON: In the interest of proper planning and sustainable development. To ensure that 4 the development makes provision for hard and soft landscaping which contributes (i) to the creation of a high quality, accessible, safe and attractive public realm and (ii) to the enhancement, creation and management of biodiversity with relevant policies in the CPD 2016-2022. To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies under Section 8.4.0 Sustainable Urban Drainage Systems of the CDP 2016-22 in particular G5 Objective 1 and G5 Objective 2.



Landscape Masterplan



Wildflower Areas — proposed to retain existing naturalised grassland areas. No wildflower shall be sown



Services in margin


Retained Wildflower/
Grassland area

Compliance:










2 (a) Implementation of the Landscape Plans:

The Landscape Plan (Landscape Masterplan Drawings No. 1(A1) prepared by RMD) shall be implemented in full within the first planting season following completion of the development, in addition:

- All hard and soft landscape works shall be completed in full accordance with the approved Landscape Plan.
- All trees, shrubs and hedge plants supplied shall comply with the requirements of 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 plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012 Trees in Relation to Design, Demolition and Construction – Recommendations.
- Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.

Response:

- Please find landscape masterplan DWG.01 – detailing all hard and soft landscape features
- The Landscape Plan shall be implemented in full within the first planting season following completion of the development. Landscape works shall be completed in full accordance with the approved Landscape Plan.
- All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock.
- All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012 Trees in Relation to Design, Demolition and Construction. If any planting is damaged or diseased it will be replaced within an 18 month period.

	Tree Planting
	Grass Area
	Shrub Planting
	Wild Area As existing
	System Boundary Fence Existing and Approved
	Roadway Surface Treatment See Eng. Drawing (To be later Approved)
	Parking Surface Treatment See Eng. Drawing (To be later Approved)
	Pathway Surface Treatment See Eng. Drawing (To be later Approved)
	Surface Treatment Rustic Brick Paving (To be later Approved)

Proposed Tree Planting			
No.	Name	Size	Qty:
T1	Acer campestre 'Elsrijk'	16-18cm	28
T2	Acer platanoides	16-18cm	4
T3	Betula pendula	14-16cm	4
T4	Fagus sylvatica 'Dawyck'	16-18cm	23
T5	Pinus sylvestris	250cm	1

Ground Cover			
No.	Name	Size	No.
S1	Bergenia cordifolia	2Ltr.	4/m ²
S2	Persicaria affine	2Ltr.	4/m ²

Medium Shrub Planting			
No.	Name	Size	No.
S3	Hypericum calycinum	2Ltr.	3/m ²
S4	Lavandula angustifolia	2Ltr.	3/m ²
S5	Prunus 'Otto Luyken'	3Ltr.	3/m ²










Wildflower Meadow Mix
Name
 Common knapweed - *Centaurea nigra*
 Ribwort plantain - *Plantago lanceolata*
 Red clover - *Trifolium pratense*
 Bird's-foot trefoil - *Lotus corniculatus*
 Bulbous buttercup - *Ranunculus bulbosus*
 Meadow buttercup - *Ranunculus acris*
 Lady's-bedstraw - *Galium verum*
 Cowslip - *Primula veris*
 Oxeye daisy - *Leucanthemum vulgare*
 Yellow Rattle - *Rhinanthus minor*
 Common sorrel *Rumex acetosa*
 Burnet saxifrage - *Pimpinella saxifraga*
 Autumn hawkbit - *Leontodon autumnalis*
 Rough hawkbit - *Leontodon hispidus*

Total Area: 730 m²



Planting Plan



-  Tree Planting
-  Grass Area
-  Shrub Planting
-  Wild Area
-  System Boundary Fence
-  Roadway Surface Treatment
-  Parking Surface Treatment
-  Pathway Surface Treatment
-  Surface Treatment

Proposed Tree Planting

No.	Name	Size	Qty.
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Medium Shrub Planting

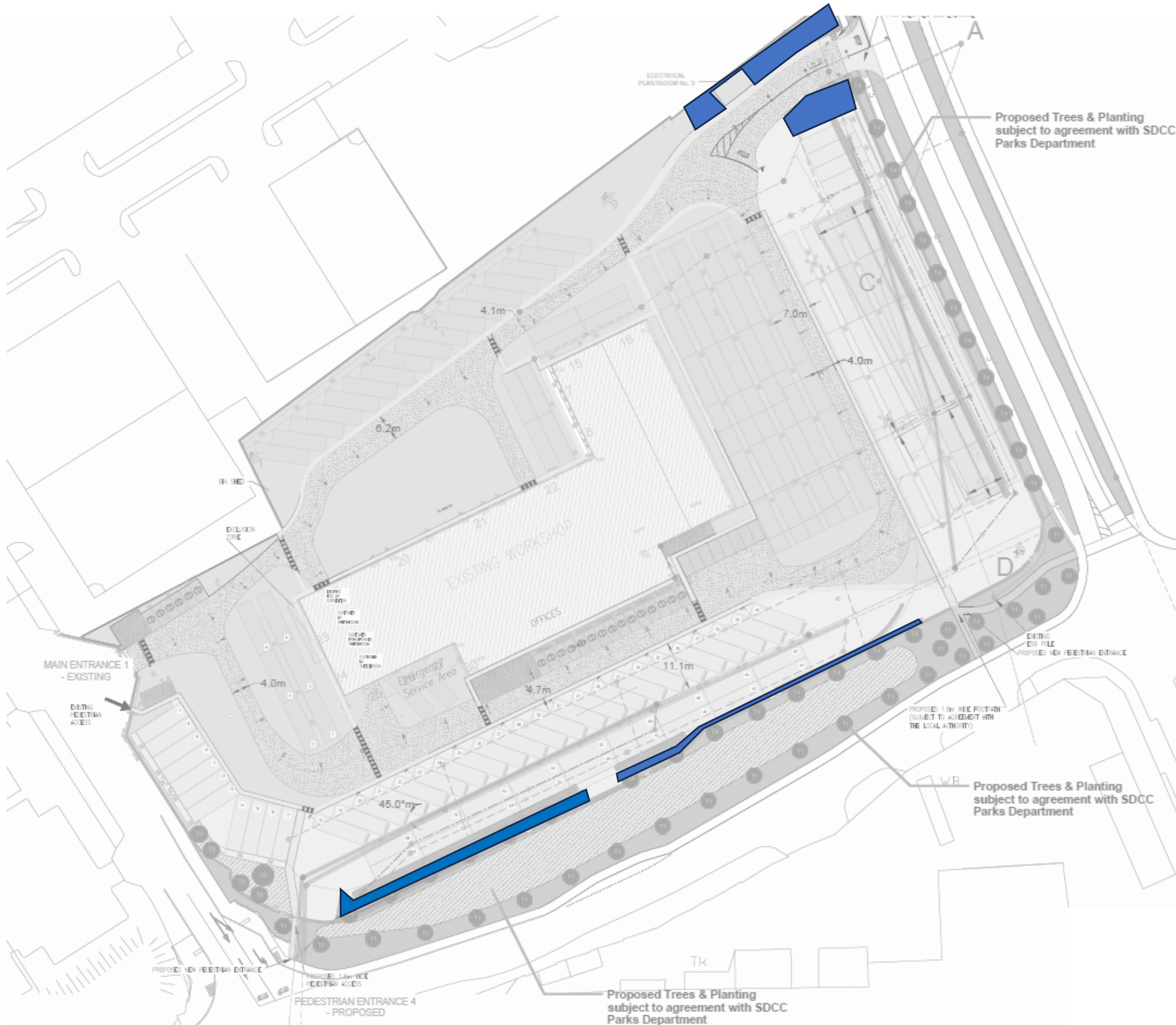
S3	Hypericum calycinum	2Ltr.	3/m ²
S4	Lavandula angustifolia	2Ltr.	3/m ²
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Total Area: 730 m²

Shrub Planting — proposed areas to be in shrub/ groundcover planting



 Shrub Planting

Compliance:

(b) Retention of Landscape Architect: To ensure full implementation of the proposed landscape design, the applicant/developer is required to retain the services of a Landscape Architect throughout the life of the site development works. A completion certificate is to be signed off by the Landscape Consultant when all works are completed and in line with the submitted original landscape drawings.

Response:

Go Ahead Ireland shall appoint a landscape architect throughout the life of the site.

To ensure full implementation of the proposed landscape design, the applicant/developer is required to retain the services of a Landscape Architect throughout the life of the site development works. A completion certificate is to be signed off by the Landscape Consultant when all works are completed and in line with the submitted original landscape drawings

Compliance:

c) Tree works: All works shall be carried out in accordance with BS5837:2012 Trees in relation to design, demolition and construction. If, during construction, it becomes apparent that further works or changes are required, work shall not progress any further on site until the applicant has secured a site meeting with a suitably qualified professional to agree the details and phasing of any tree surgery works not detailed in the submitted report. A written schedule shall be submitted to and approved in writing by the Public Realm Section.

Response:

All works shall be carried out in accordance with BS5837:2012 Trees in relation to design, demolition and construction. If, during construction, it becomes apparent that further works or changes are required, work shall not progress any further on site until the applicant has secured a site meeting with a suitably qualified professional to agree the details and phasing of any tree surgery works not detailed in the submitted report. A written schedule shall be submitted to and approved in writing by the Public Realm Section.

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Response:

Please find Landscape Planting Plan DWG 3.1. attached, showing details of replacement tree planting, indicating positions or density, species, and planting size shall be submitted to and approved by the Planning Authority. Planting shall take place in accordance with the approved details within the first planting season following completion of the development. Any such trees that are removed die or become, in the opinion of the Public Realm Section, seriously damaged or defective within a period of three years of planting shall be replaced with specimens of a similar size and species as originally required.

Compliance

Tree Planting



Proposed trees



Compliance

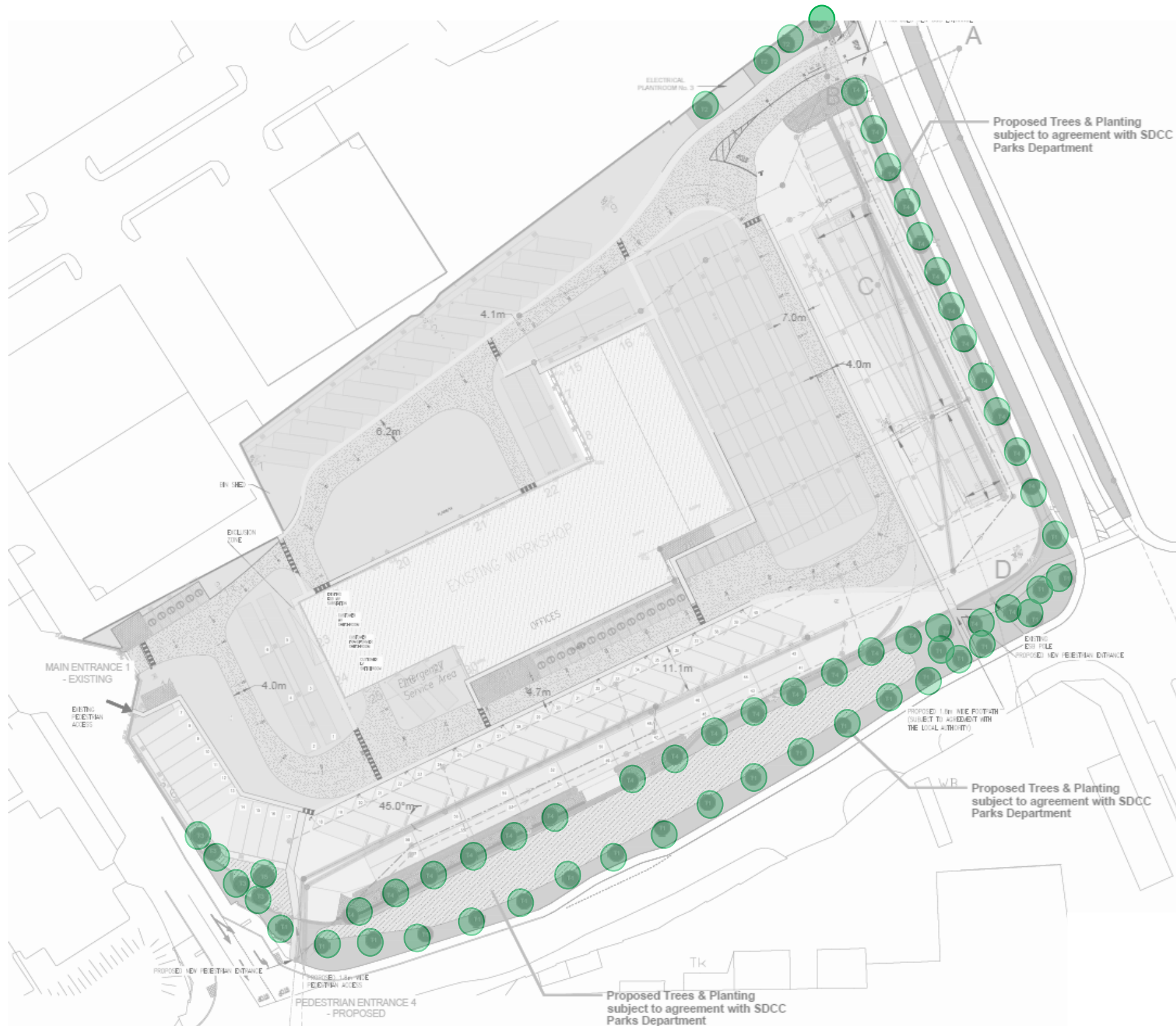
Tree Planting



Trees outside boundary to be agreed with SDCC



Tree Planting



Proposed trees

Proposed Trees & Planting
subject to agreement with SDCC
Parks Department

Proposed Trees & Planting
subject to agreement with SDCC
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Compliance

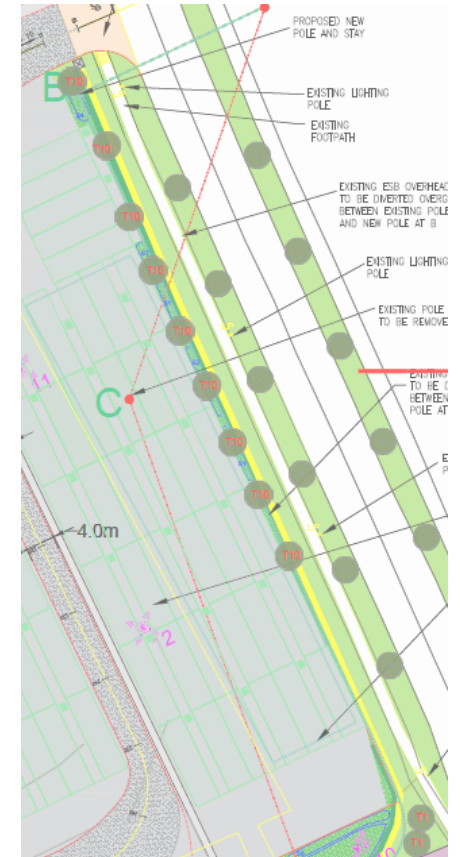
Tree Planting – Outside the boundary

Planting of trees in public realm is subject to agreement with SDCC public realm

Trees outside boundary to be agreed with SDCC



Original Planting Plan: - Before services drawing was updated



The margins have services in them. It is suggested to plant the trees in a revised location subject to agreement with SDCC.

Planting of trees in public realm is subject to agreement with SDCC public realm

Compliance

Tree Planting - Proposed



Proposed Tree Planting

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T4
Fagus sylvatica 'Dawyck'



T1
Acer campestre 'Elsrijk'



Compliance:

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- (i) a timetable for its implementation, and
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Response:

Waterman Moylan are dealing with the Drainage department on the services of drainage. Please see their drawings and documents for all Suds drainage and Services.

Appendix 1:

Compliance

Go Ahead Ireland Bus Depot, Ballymount, Co. Dublin

Planning Reg No. SD21A/0213

Landscape Condition 2:

2. Landscaping Requirements.

(a) Implementation of the Landscape Plans:

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