

STARBUCKS
Lucan Retail Park

Ronan Mac Diarmada & Associates

Landscape Architects & Consultants



COMPLIANCE

August 2023





Ronan MacDiarmada + Associates Ltd.

Landscape Architects and Consultants
Newcastle, Co. Dublin

Starbucks, Lucan Retail Park, Lucan, Co. Dublin

Compliance Submission

For the Client
Dublin County Council

Our Ref. 1677
Ref. No. SD21A/0323

Dear Sir / Madam,

We wish to comply with conditions of planning SD21A/0323, with respect to landscape conditions; (3i,3ii,3iii, 3iv, 3v)

Please find drawings;

DWG 01 – Landscape Masterplan - A1

DWG 02 – Paving Details - A1

DWG 03 – Planting Plan - A1

DWG 05 – Tree Pits - A1

Landscape Rationale (Attached) - A3

A handwritten signature in black ink, appearing to read 'Ronan MacDiarmada'. The signature is written in a cursive style with a large initial 'R'.

Ronan MacDiarmada.



Ronan MacDiarmada + Associates Ltd.

Landscape Architects and Consultants
Newcastle, Co. Dublin

Items to be addressed;

Landscape Plan:

Prior to the commencement of development, the applicant/developer shall submit for the written agreement of the Planning Authority, following consultation with the Public Realm Section if required, a fully detailed landscape plan, with full works specification, that accords with the specifications and requirements of the Council. The landscape plan shall include hard and soft landscaping including levels, sections and elevations. In addition the applicant is required to submit a fully detailed Planting Plan for boundary planting/hedgerows for the development. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion of the development, whichever is the sooner. Details shall include:

- (i) a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;
- (ii) location, type and materials to be used for hard landscaping including specifications, where applicable for: (a) permeable paving (b) tree pit design (to incorporate bioretention storage) (c) Sustainable urban drainage integration
- (iii) a schedule detailing sizes and numbers/densities of all proposed trees/plants;
- (iv) specifications for operations associated with plant establishment and maintenance that are compliant with best practice; and
- (v) types and dimensions of all boundary treatments

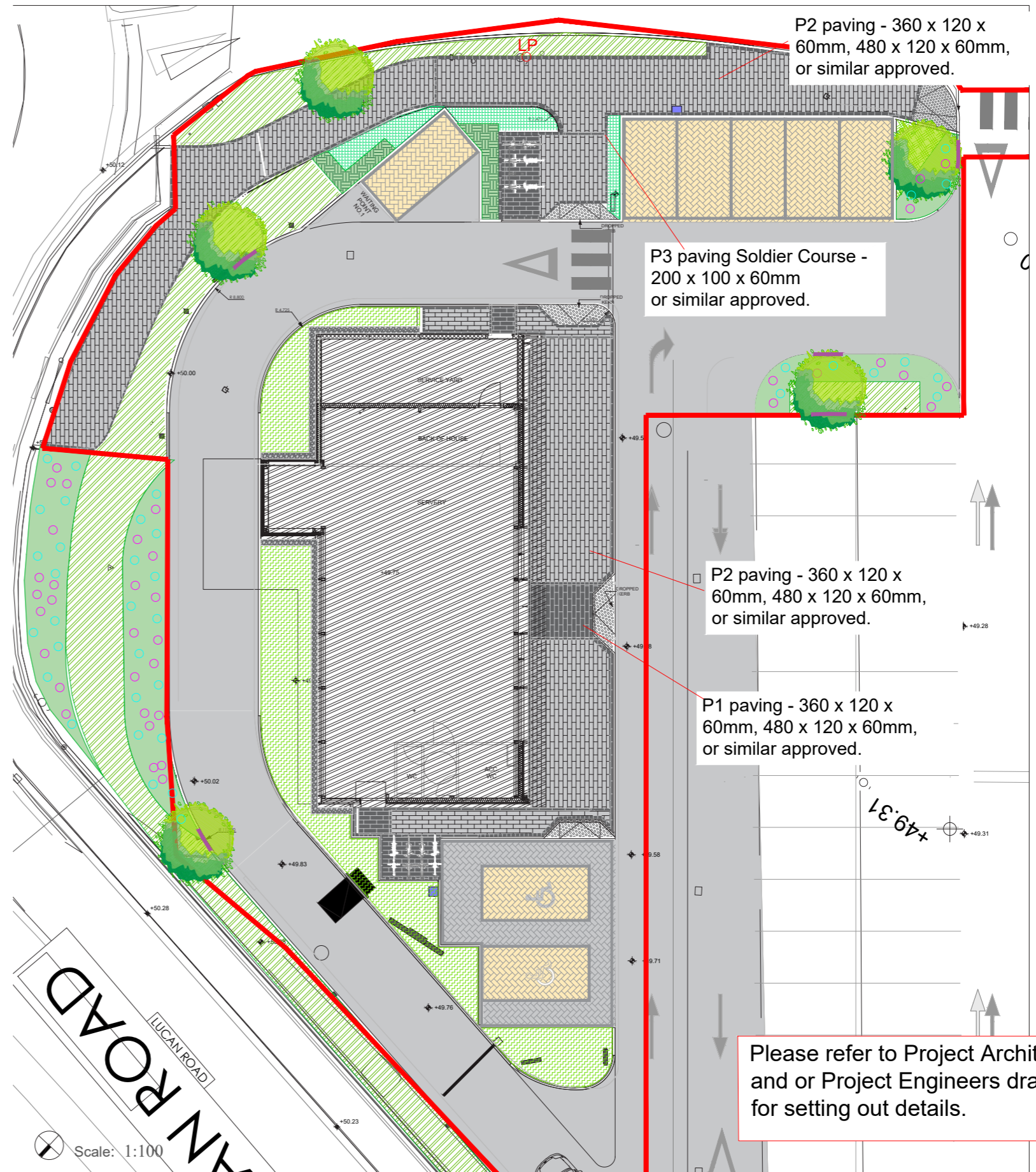
All soft landscaping shall have a written five-year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. REASON: To uphold the policies of the South Dublin County Council Development Plan 2016-2022 relating to Green Infrastructure and SuDS, and to provide for the proper planning and sustainable development of the area.

Soft Landscape

- Proposed Tree Planting**
 T1 - Carpinus betulus 'Frans Fontaine' 18-20cm
- Prunus laurocerasus 'Zabeliana' (300-500mm high)
450mm topsoil depth
 - Sarcococca hookeriana (300mm - 500mm high)
450mm topsoil depth
 - Buxus sempervirens (300mm - 500mm high)
450mm topsoil depth
 - Libertia grandiflora (300mm - 500mm high)
450mm topsoil depth
 - Lavandula 'Hidcote'
 - Hedera helix Hibernica with bulbs:
+ Kniphofia royal standard 2L, Agapanthus 2L

Hard Landscape

- Main Roadway**
Tarmacadam
- P1 - Paving** - 360x120 x 60mm, 480x120x 60mm - Milan Midnight .
Or similar approved
- P2 - Paving** - 360x120 x 60mm, 480x120 x 60mm - Silver Granite
Or similar approved
- P3 - Paving** - 200 x 100 x 60mm - Aqua Cobblesett Natural- Soldier
Course. Or similar approved
- Car Parking** - Hydropave Pedesta - Brindle with Natural On Edge Boundary
To Engineer spec or similar approved
- Tactile Metal Blister Studs @ Crossings**
Steps and Ramps
- Dropped Kerb** - Please see Engineer DWG for details
- Gravel Drain**
- Bike Stands**



Request:

3. *Landscape Plan Prior to the commencement of development, the applicant/developer shall submit for the written agreement of the Planning Authority, following consultation with the Public Realm Section if required, a fully detailed landscape plan, with full works specification, that accords with the specifications and requirements of the Council. The landscape plan shall include hard and soft landscaping including levels, sections and elevations. In addition, the applicant is required to submit a fully detailed Planting Plan for boundary planting/hedgerows for the development. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion of the development, whichever is the sooner.*

Response:

Please find a fully detailed landscape plan (DWG 01), with full works specification, that accords with the specifications and requirements of the Council. Landscape plan includes hard and soft landscaping, sections and elevations included. In addition, a fully detailed Planting Plan for boundary planting/hedgerows for the development is included. The site will be landscaped on the completion of the development.

Request:

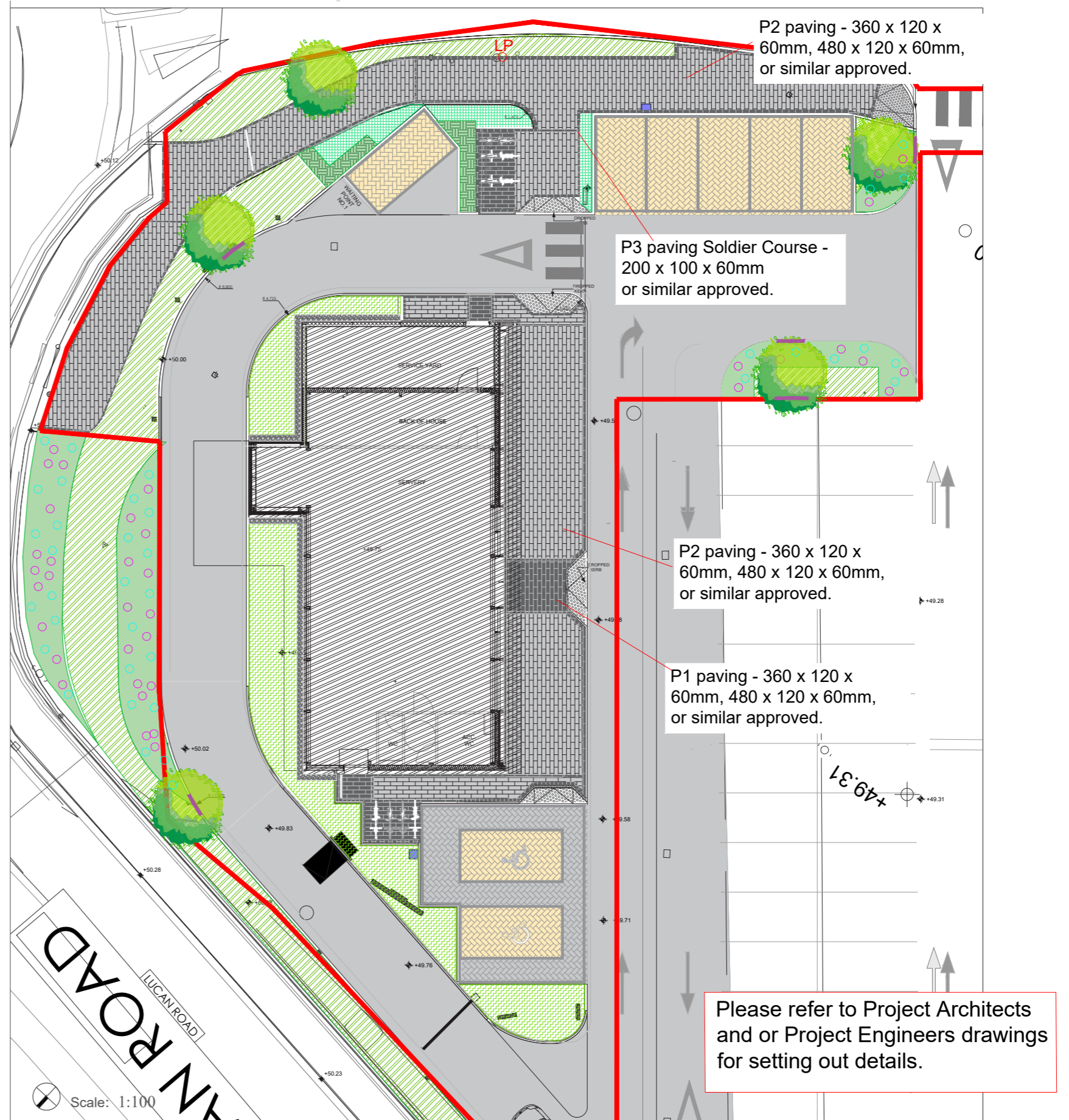
(i) a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;

Response:

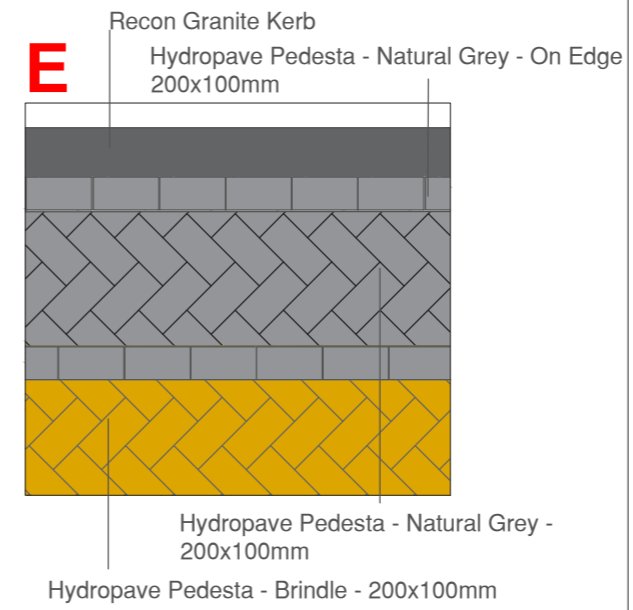
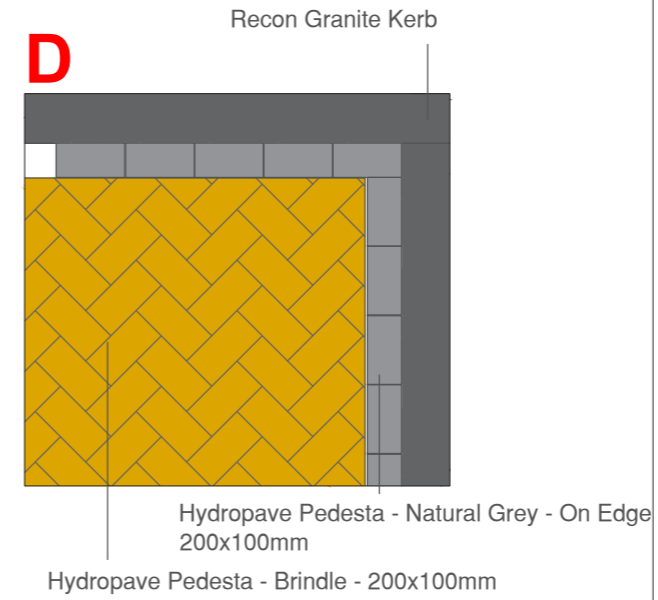
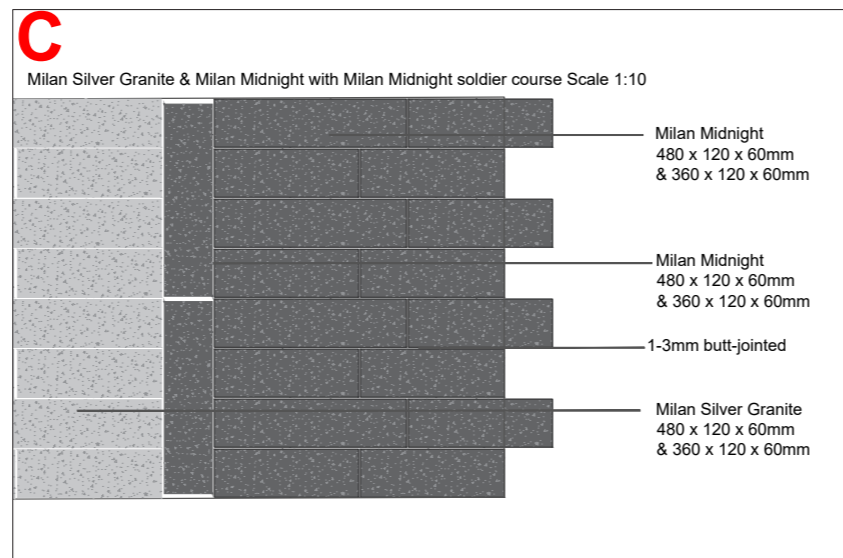
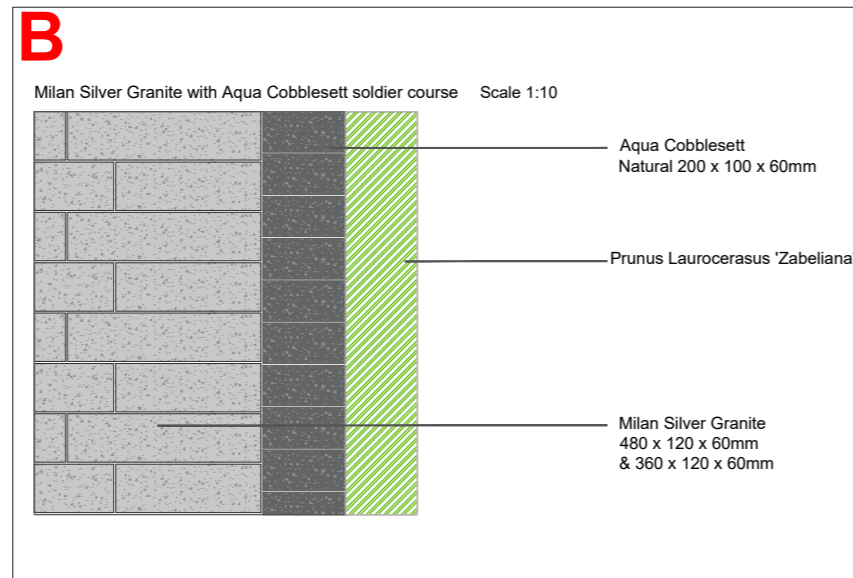
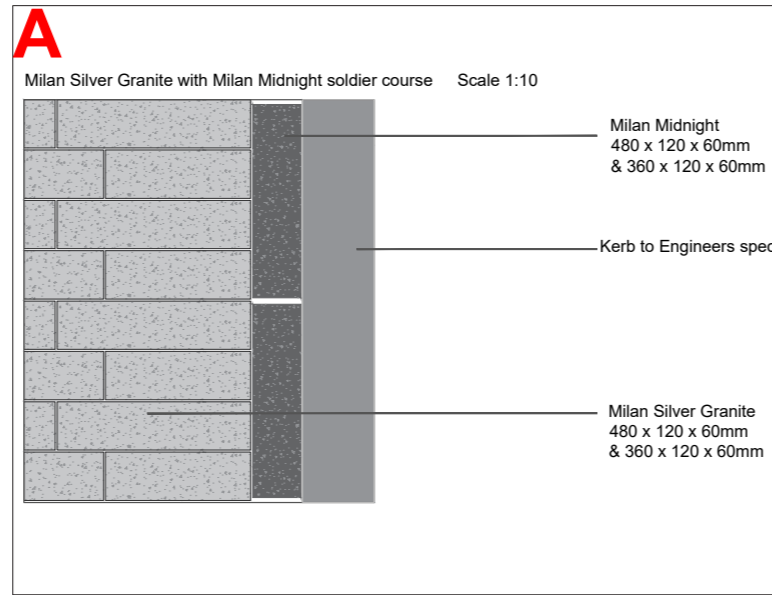
Drawings to include;

(i) a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;

SOFT LANDSCAPE - or similar approved plants - subject to availability.	
	Proposed Tree Planting T1 - Carpinus betulus 'Frans Fontaine' 18-20cm
	- Prunus laurocerasus 'Zabeliana' (300-500mm high) 450mm topsoil depth
	- Sarcococca hookeriana (300mm - 500mm high) 450mm topsoil depth
	- Buxus sempervirens (300mm - 500mm high) 450mm topsoil depth
	- Libertia grandiflora (300mm - 500mm high) 450mm topsoil depth
	- Lavandula 'Hidcote'
	- Hedera helix Hibernica with bulbs: + Kniphofia royal standard 2L, Agapanthus 2L
HARD LANDSCAPE	
	Main Roadway Tarmacadam
	P1 - Paving - 360x120 x 60mm, 480x120x 60mm - Milan Midnight . Or similar approved
	P2 - Paving -360x120 x 60mm, 480x120 x 60mm - Silver Granite Or similar approved
	P3 - Paving - 200 x 100 x 60mm - Aqua Cobblesett Natural- Soldier Course. Or similar approved
	Car Parking - Hydropave Pedesta - Brindle with Natural On Edge Boundary To Engineer spec or similar approved
	Tactile Metal Blister Studs @ Crossings Steps and Ramps
	Dropped Kerb - Please see Engineer DWG for details
	Gravel Drain
	Bike Stands

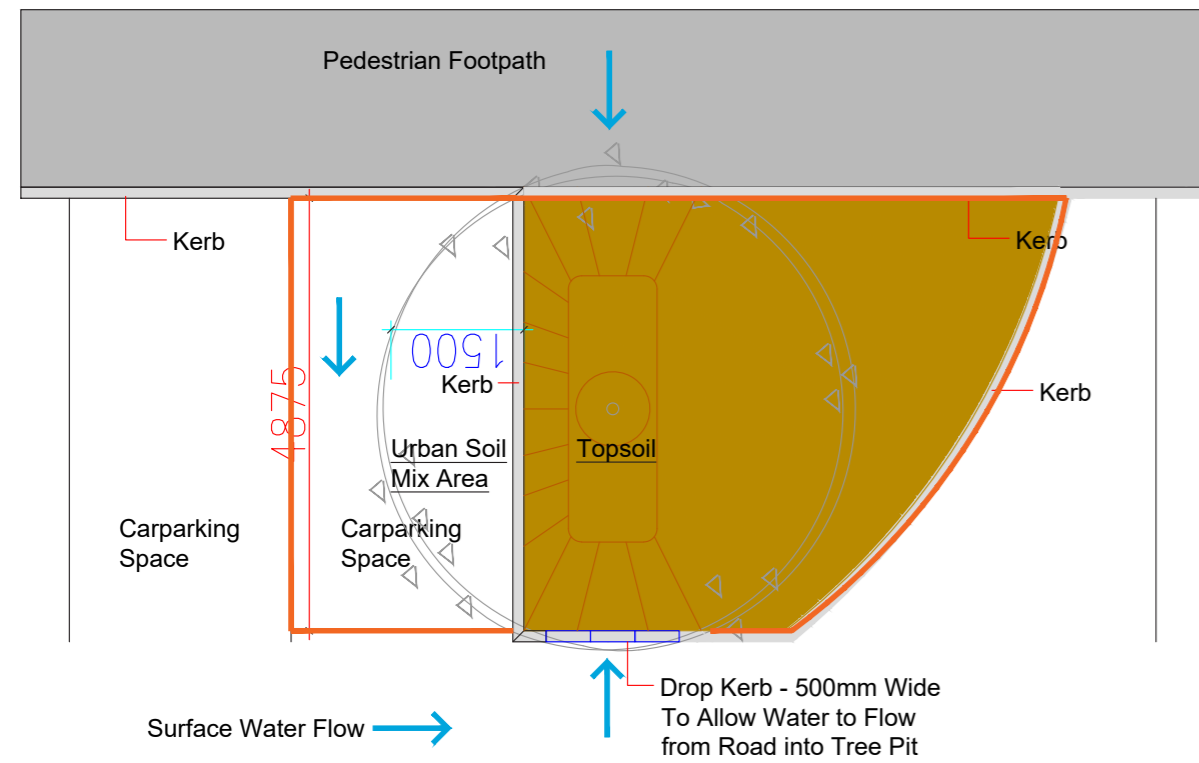


Landscape Details -

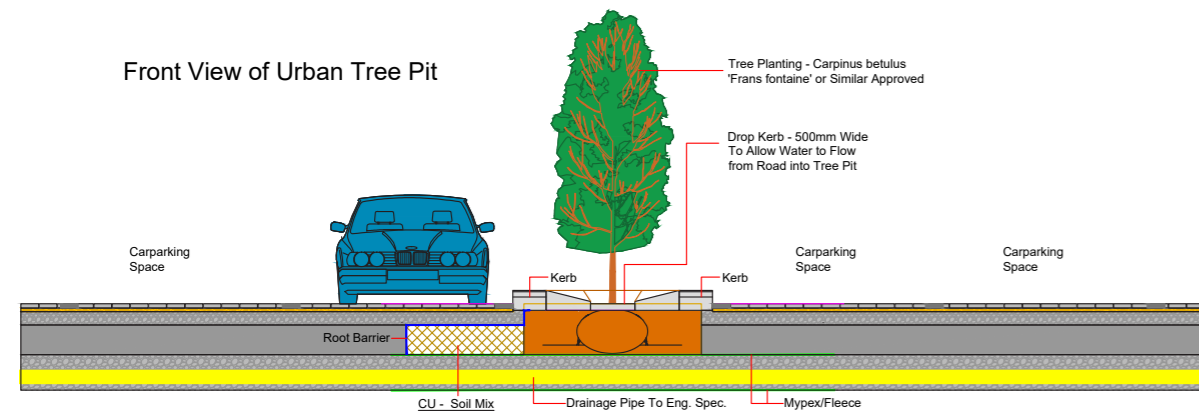


Tree Pit Location Plan, sc 1:100 @A3

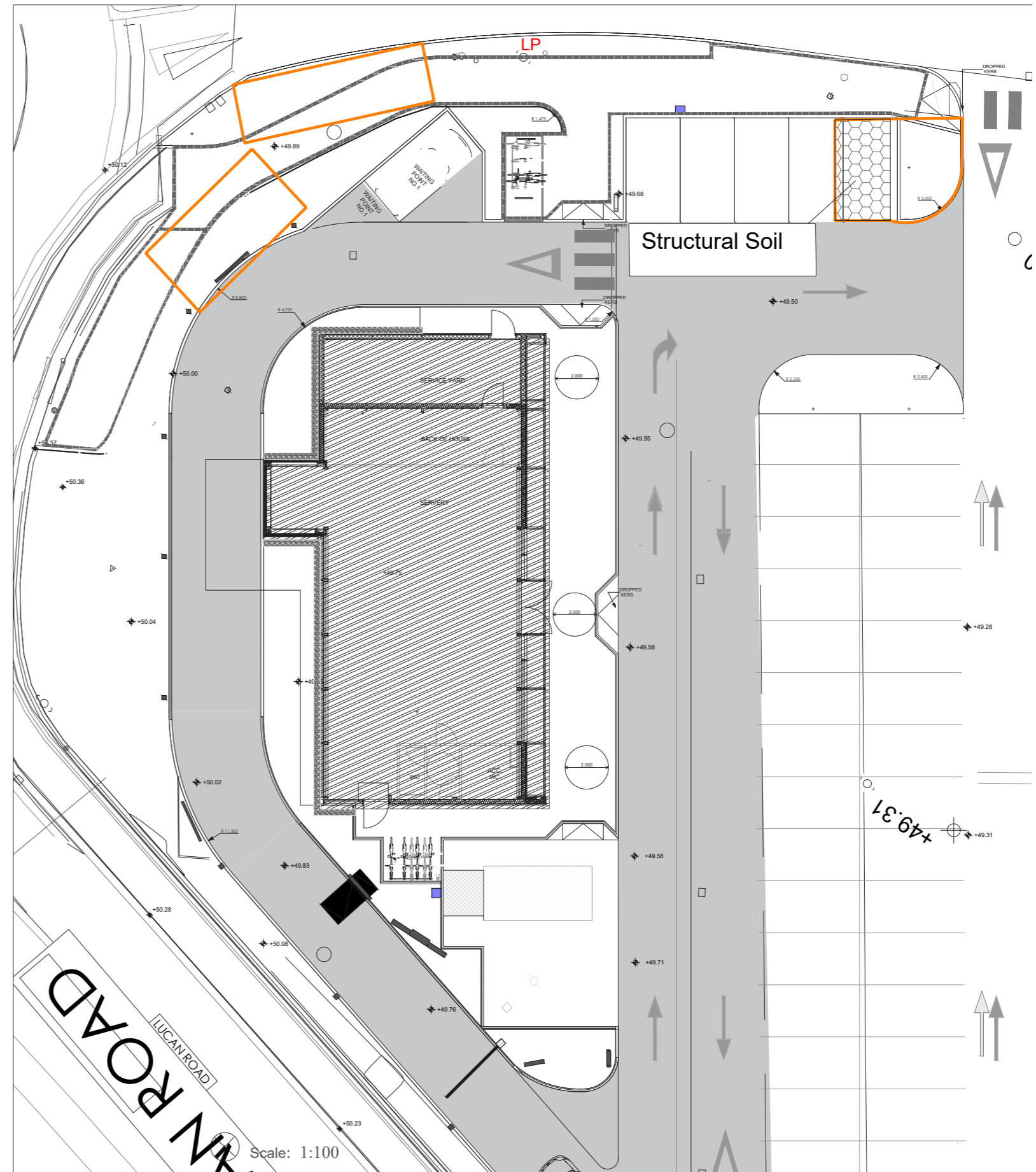
Typical Plan View of Urban Soil Tree Pit -



Front View of Urban Tree Pit



Tree Pit Outline



Request:

(iii) a schedule detailing sizes and numbers/densities of all proposed trees/plants;

Response:

(iii) a schedule detailing sizes and numbers/densities of all proposed trees/plants;

Soft Landscape				
Groundcover Planting	Size	Qty (no.)	Area	Cost
S1 Hedera helix 'Hibernica'	1Ltr. 6/m ²	444	74m ²	
Bulbs: Kniphofia	2L Individual	37		
Agapanthus	2L Individual	37		
Shrub Planting	Size	Qty (no.)		Cost
S1 Lavandula 'Hidcote'	3Ltr. 3/m ²	22	7m ²	
S1 Libertia grandifolia	2Ltr. 3/m ²	15	5m ²	
S1 Prunus laurocerasus 'Zabeliana'	3Ltr. 3/m ²	510	170m ²	
S1 Sarcococca spp.	3Ltr. 3/m ²	220	73m ²	
S1 Buxus sempervirens	3Ltr. 3/m ²	54	18m ²	
Tree Planting	Size	Qty (no.)		Cost
T1 Carpinus betulus 'Frans Fontaine' (Preferred Option)	18-20cm	5		
or				
Fagus sylvatica 'Dawvck' (Second Option if 1st is not available)	18-20cm	5		

Request:

(iv) specifications for operations associated with plant establishment and maintenance that are compliant with best practice

Response:

(iv) Please see attached a Landscape plan and maintenance document that includes specifications for operations.

Request:

(v) types and dimensions of all boundary treatments

Response:

(v) There were no additional boundaries to the site.

Please Note:

- All soft landscaping shall have a written five-year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced.

REASON: To uphold the policies of the South Dublin County Council Development Plan 2016-2022 relating to Green Infrastructure and SuDS, and to provide for the proper planning and sustainable development of the area.

- A spec of works document will be submitted which outlines the maintenance and upkeep of the landscaping onsite. If any planting is damaged or diseased it will be replaced within an 18 month period.



Ronan MacDiarmada.

