

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

Friday, 22nd September 2023

Dear Sir/Madam,

Re: COMPLIANCE SUBMISSION IN RESPECT OF A PLANNING PERMISSION FOR THE CONSTRUCTION OF A RESIDENTIAL DEVELOPMENT AT ADERRIG (PHASE 3) IN THE ADAMSTOWN SDZ

SDCC Reg. Ref. SDZ22A/0014

Compliance Submission – Condition Nos. 9(a), 9(b)(i)–(iii), 9(c)(i)–(vi)

1.0 INTRODUCTION

This compliance submission is being made by Thornton O'Connor Town Planning¹ in conjunction with Doyle + O'Troithigh Landscape Architecture² (DOT) on behalf of Quintain Developments Ireland Limited³ (Quintain) in respect of a permitted residential development at Aderrig (Phase 3) in the Adamstown SDZ.

The submission relates to a decision to Grant Planning Permission made by South Dublin County Council on 19th April 2023.

The purpose of this submission is to address **Condition Nos. 9(a), 9(b)(i)–(iii), 9(c)(i)–(vi)** of the Grant.

¹ No. 1 Kilmacud Road Upper, Dundrum, Dublin 14

² Pembroke House, Nos. 28-32 Upper Pembroke Street, Dublin 2

³ Fitzwilliam Court, Lesson Close, Dublin 2

2.0 COMPLIANCE SUBMISSION DETAILS

2.1 Condition No. 9(a) & 9(b)(i)-(iii)

Condition No. 9(a) states:

"A fully detailed landscape plan, to be agreed with Public Realm, with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations in addition the applicant is requested to submit a fully detailed Planting Plan for the development."

Condition No. 9(b)(i)-(iii) states:

"The planting plan shall clearly set out the following:

i. Location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate.

ii. Implementation timetables.

iii. Detailed proposals for the future maintenance / management of all landscaped areas."

2.1.1 Submission in Response to Condition 9(a) & 9(b)(i)-(iii)

In response to these Conditions, a collection of Landscape Plans and Reports have been produced by Doyle + O'Troithigh Landscape Architecture.

Drawing Nos. LP-01-C, LP-02-C and LP-03-C show the site's general landscape proposed. Drawing Nos. LD-01-CS, LD-02-CS, LD-03-CS, LD-04-CS, LD-05-CS, LD-06-CS and LD-07-CS show the location and details of all hard and soft landscape areas, as well as SuDS details. Drawing Nos. BD-01-CS, BD-02-CS, BD-03-CS and BD-04-CS provide details, sections and elevations of all landscape and boundary proposals.

Planting Plan PP-01-C, PP-02-C and PP-03-C provide details of all proposed planting on site, noting the species types, schedule of plants, planting sizes, proposed numbers / densities.

A Green Infrastructure Plan (GIP-01-C) provides details of the proposed open green space, existing trees and hedgerow to be retained, proposed hedges, trees and planting, and proposed footpaths and cycle lanes.

2 No. reports have also been provided by Doyle + O'Troithigh Landscape Architecture, the Landscape Specification Report and the Landscape Performance Standards Report. The Landscape Specification Report provides details relating to the preparation of the site for the proposed landscape works, when planting operations occur (November to March), general planting specifications, and maintenance and protection of the planting. The Landscape Performance Standards Report detail the future maintenance and management of all landscape areas, providing performance specifications and objectives for the various operations.

It is thus considered that the suite of Landscape Plans and Reports sufficiently address the requirements set out in Condition No. 9(a) and 9(b)(i)(iii).

2.2 Condition No. 9(c)(i)-(vi)

Condition No. 9(c)(i)-(vi) states:

“Issues to be agreed include:

i. Street trees and lighting conflicts (adjust position to ensure number of street trees proposed):

- *Linear Park (25 No.): position lights on the built (housing) side of the street, not within the linear park and adjoining green areas which act as a green corridor.*
- *Adamstown Avenue: Southern side – 1 No.*
- *North-South Avenue: West side – 1 No.*
- *Side Street 1: East side – 2 No.*
- *Side Street 5: East side – 2 No.*

ii. Taking in charge areas to be low maintenance and not require the use of herbicides.

- *The Soft Landscape Outline Specification involves extensive herbicide use for maintenance.*
- *All footpaths within the linear park to be concrete (compacted gravel path cannot be maintained without spraying).*
- *Maintenance of swales.*

iii. Swales to be shown on landscape plans (planting and maintenance to be agreed)

iv. SuDS Tree pit details:

- *Geotextile wrapping of soil layers to be omitted due to potential for clogging and water logging.*
- *Surface water run-off to be directed to tree pits via overland flow and be allowed to percolate through the soil profile mimicking natural systems. (Remove pipe to the subsurface in tree pit Type A).*

v. Planting (and maintenance) for areas to be taken in charge: Woodland planting in pocket park, swales, streetscape planting.

vi. Natural and Accessible Play:

- *The water play unit is designed for use in a sand pit. An enclosed area is required to keep dogs out.*
- *Play item details (to be agreed)*
- *Consider a ramp to allow access for wheelchair and ride on mower to access the inside of the oval enclosure within the pocket park.*

The applicant should contact the Public Realm Department to agree the above Landscape Details.”

2.2.1 Submission in Response to Condition 9(c)(i)

In response to Condition No. 9(c)(i), Doyle + O'Troithigh Landscape Architecture, in collaboration with Sabre Electrical Ltd., have undertaken a full review of the lighting and landscape layouts to ensure that there is no conflict between street lighting and street trees. The lighting layout has been included in the drawing No. LP-01-C.

It is thus considered that the requirements set out in Condition No. 9(c)(i) have been addressed.

2.2.2 Submission in Response to Condition 9(c)(ii)

In response to Condition No. 9(c)(ii), the Landscape Specification Report and the Landscape Performance Standards Report have been revised to remove the proposed use of herbicides on site areas proposed for taking in charge by the Local Authority. The Landscape Specification Report and the Landscape Performance Standards Report details how the site will be maintained without the use of herbicides.

Doyle + O'Troithigh Landscape Architecture have been in discussions with South Dublin County Council regarding an acceptable material to be used for the pathway through the linear park. The use of concrete (non-porous) and open gauge tarmac (porous) was reviewed, and South Dublin County Council agreed that the porous tarmac, as detailed on the landscape drawing No. LD-06-CS (detail No. 3), would be acceptable.

The footpath to the linear park as located on drawing No. LP-01-C and indicated on LD-06-CS (detail No. 3) indicates the build-up and surface finish to the pathway in the linear park. The pathway has been detailed to limit the impact on the retained hedgerow. This is done through the use of the cellweb system with a suitable porous surface finish. The cellweb system provides a no dig solution for the construction of pathways in close proximity to the root protection area of retained trees and hedgerows. The cellweb cellular confinement system protects the roots from the damaging effects of compaction and desiccation while creating a stable, load bearing surface. The benefits of the cellweb system can only be maintained with a suitably porous final surface is selected. The use of a concrete surface would negate the use of the cellweb system.

It is thus considered that the requirements set out in Condition No. 9(c)(ii) have been addressed.

2.2.3 Submission in Response to Condition 9(c)(iii)

In response to Condition No. 9(c)(iii), drawing Nos. LP-01-C, LP-02-C and LP-03-C include the location of all swales proposed on site, drawing Nos. LD-01-CS (detail No. 1) providing details of the swale and the proposed planting.

It is thus considered that the requirements set out in Condition No. 9(c)(iii) have been addressed.

2.2.4 Submission in Response to Condition 9(c)(iv)

In response to Condition No. 9(c)(iv), drawing No. LD-02-CS provides details of the SuDS tree pits, the geotextile layers have been removed from the soil layers. As agreed previously

with South Dublin County Council Parks Department on 17th November 2022, the geotextile layer has been retained to the surround of the collector pipe at the base of the tree pit. The tree pits have been designed to allow the surface water to enter the pit above the soil level and percolate through the soil to the collector pipe at the base of the pit, mimicking the natural system.

It is thus considered that the requirements set out in Condition No. g(c)(iv) have been addressed.

2.2.5 Submission in Response to Condition g(c)(v)

In response to Condition No. g(c)(v), details of all planting to areas for taking in charge are provided on the drawing Nos. PP-01-C, PP-02-C and PP-03-C. The proposed planting for the swales is detailed on drawing Nos. LD-01-CS (detail No. 1). In addition, the Landscape Specification Report and the Landscape Performance Standards Report provides details for the management and maintenance of all landscaped areas on site.

It is thus considered that the requirements set out in Condition No. g(c)(v) have been addressed.

2.2.6 Submission in Response to Condition g(c)(vi)

In response to Condition No. g(c)(vi), drawing No. LP-02-C includes details of the proposed play elements. The design of the central mound is such that it does not provide for wheelchair access, however, to compensate for this, an access for all item of play has been included in the pocket park.

It is thus considered that the requirements set out in Condition No. g(c)(vi) have been addressed.

3.0 CONCLUSION

We trust that the above details and enclosed materials address the Conditions and requirements of the Council.

We would appreciate a confirmation of their receipt and subsequent confirmation that the information outlined above is in compliance with the permission at your earliest convenience. Thank you for your assistance with this matter.

Yours faithfully,



Sadhbh O'Connor
Director
Thornton O'Connor Town Planning

Encl.