

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 17(c)

Whitton Avenue

The plans shall provide for green infrastructure/landscaping to improve the link between the southern hedgerow and the central north-south hedgerow.

Condition Request 22

Signage

Prior to the commencement of development the applicant/developer shall submit for the written agreement of the Planning Authority details of all external signage including in the public realm, and relating to the creche and commercial/retail units. REASON: In the interest of the amenities of the area/visual amenity.

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

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

- (i) Revised design for plaza incorporating Green Infrastructure and natural SUDS
- (ii) Revised design of Public Open Space with detention ponds to incorporate shelves and planting.
- (iii) Revised open space and play design on open space in east of site, north of link road.
- (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 Clonburriss 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)

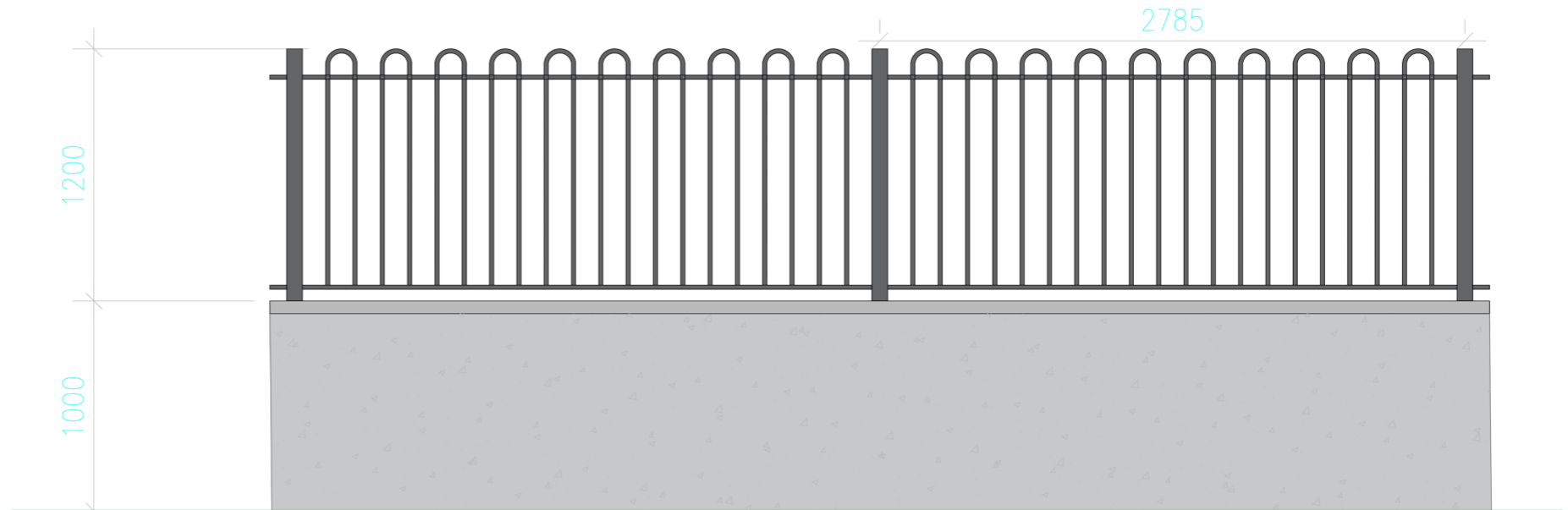
Amendments

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.

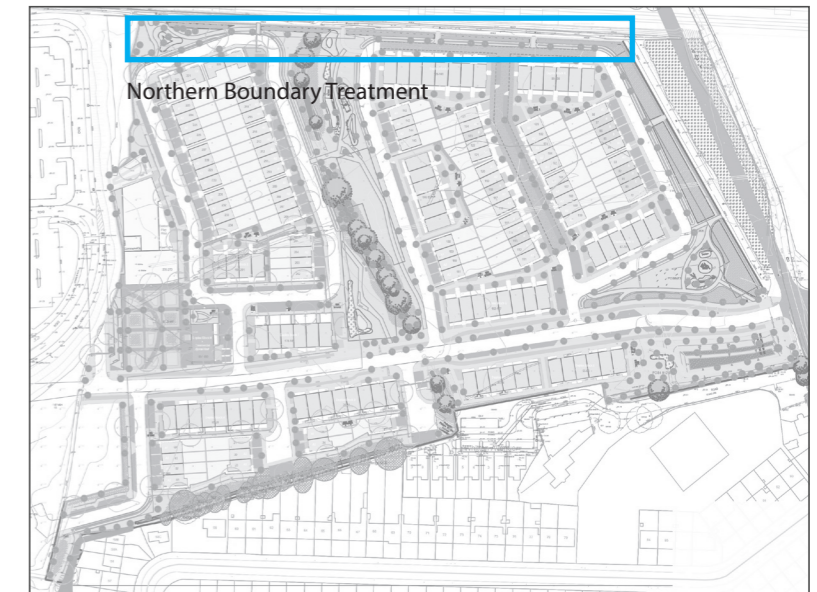
Response

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 Rendered Wall with 1.2M high Bowtop Metal Railing Galvanised, Powder Coated Black



Location Plan



Condition Request 17(c)

Whitton Avenue

The plans shall provide for green infrastructure/landscaping to improve the link between the southern hedgerow and the central north-south hedgerow.

Response

Please refer to Dwg01 Landscape Plan, for more details on green infrastructure and landscaping. We have provided native hedge mix to mitigate any loss to existing hedgerows and wildflower meadow to enhance the existing biodiversity. Bio-swales in the open space will contribute to the SuDS of the overall site.

Proposed Landscape Plan



Condition Request 22

Signage

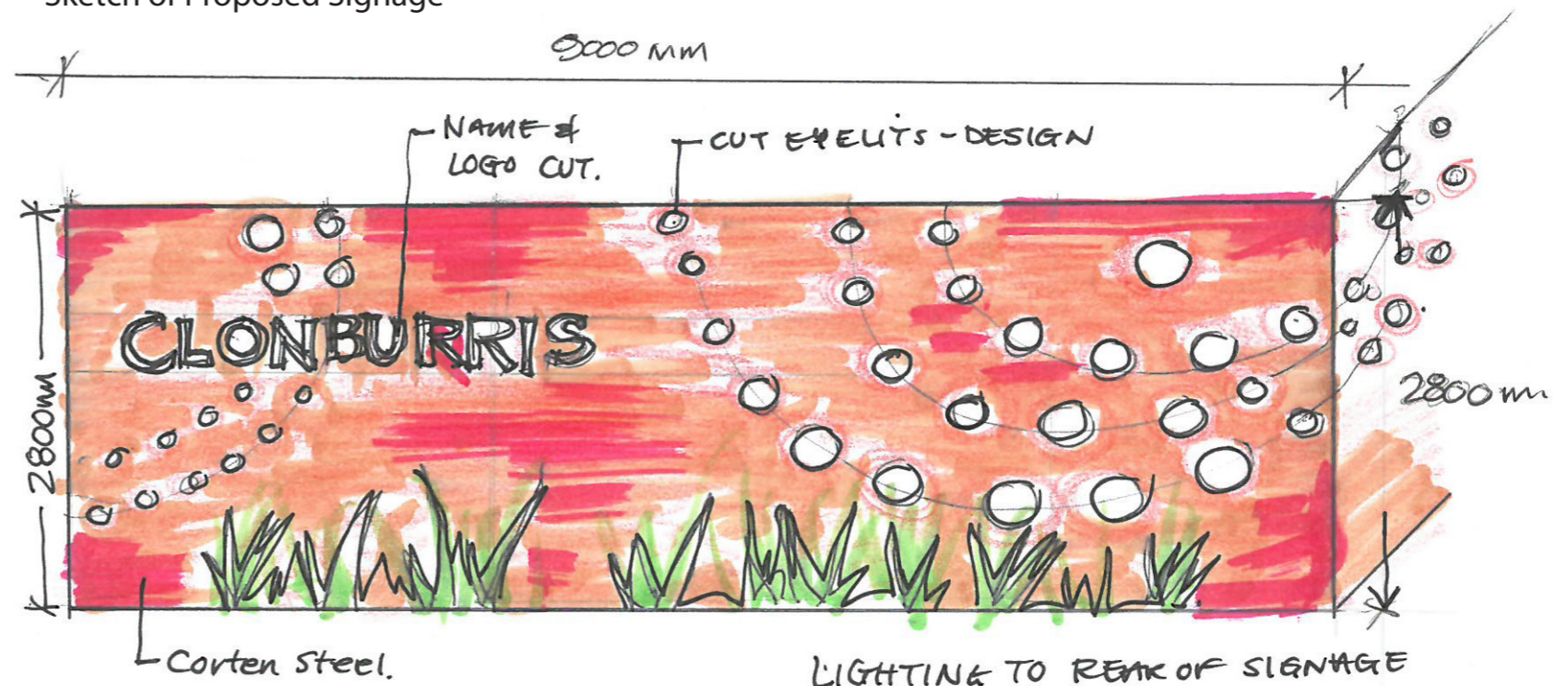
Prior to the commencement of development the applicant/ developer shall submit for the written agreement of the Planning Authority details of all external signage including in the public realm, and relating to the creche and commercial/retail units.
REASON: In the interest of the amenities of the area/visual amenity.

Response

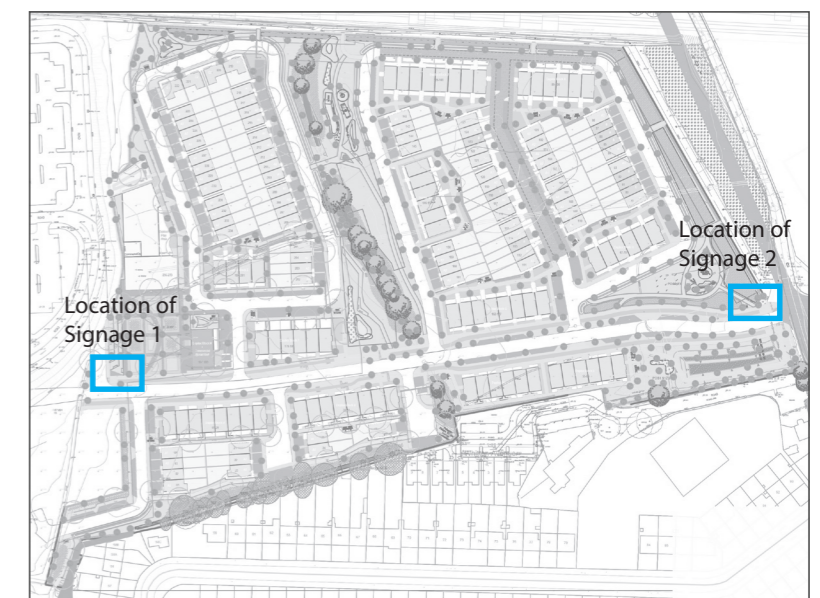
Details of external signage included in the public realm, and relating to the creche and commercial/ retail units are to be provided by the creche.

RMDA have proposed 2 Entrance signs in the site. Please refer to the proposed sketch and images on this page. We have propose corten steel signage.

Sketch of Proposed Signage



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



Swales (to be agreed with engineer)

Whip Planting with wildflower understory

Native Hedge Planting

Location Plan



Northern Green Corridor

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.

Eastern Green Corridor

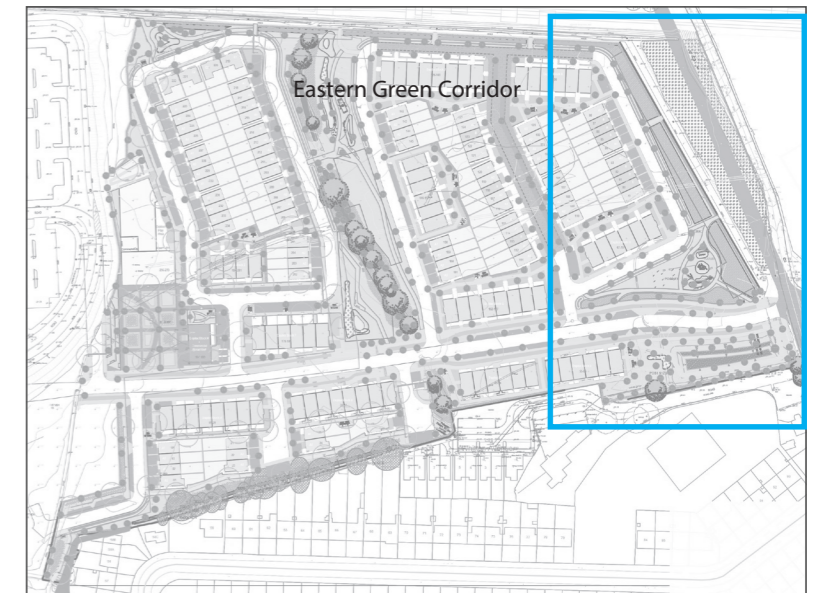


Swales (to be agreed with engineer)

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.

Eastern Green Corridor



Swales (to be agreed with engineer)

Native Hedge Planting

Existing Southern Hedge Retained

Location Plan



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.

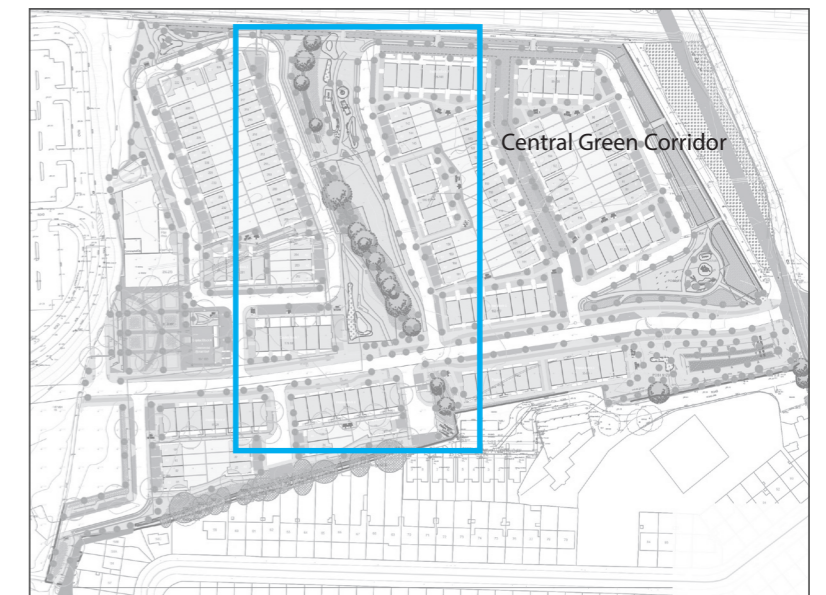
Response

(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



Location Plan



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

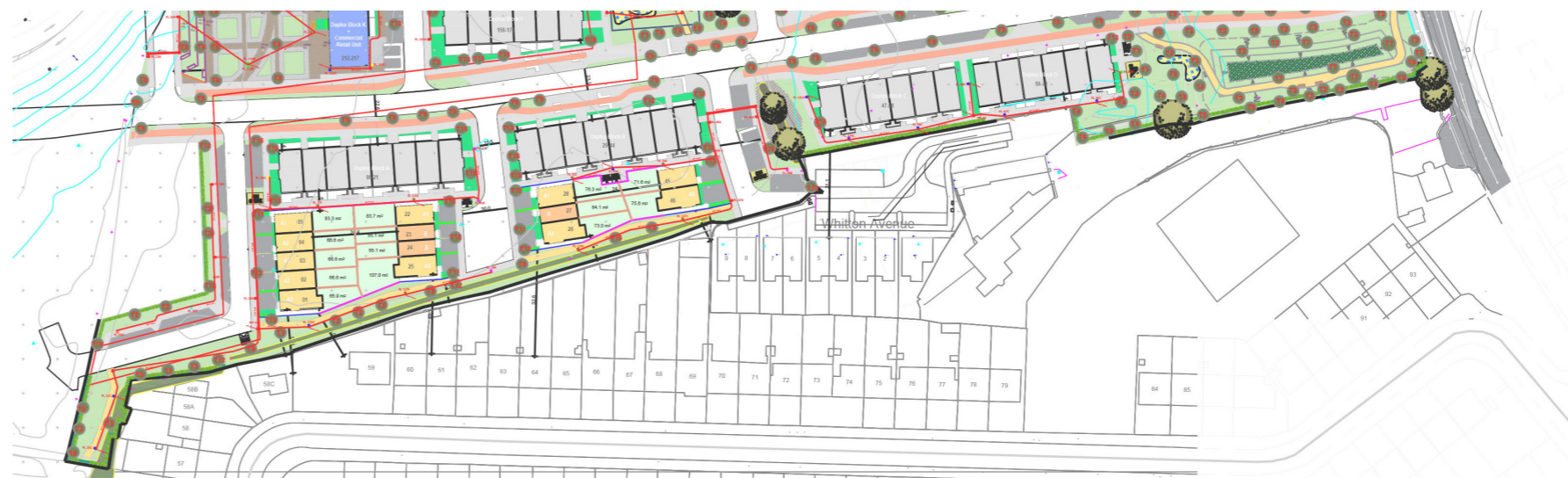
(v) The southern boundary hedgerow and existing trees has been retained in its majority as agreed with SDCC. Native Hedge & Tree species will be used to mitigate any loss occurred in this space.

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 as the extent of construction of houses. A number of houses were removed to facilitate the existing trees & hedge along the southern boundary.

Previous CFI Submission



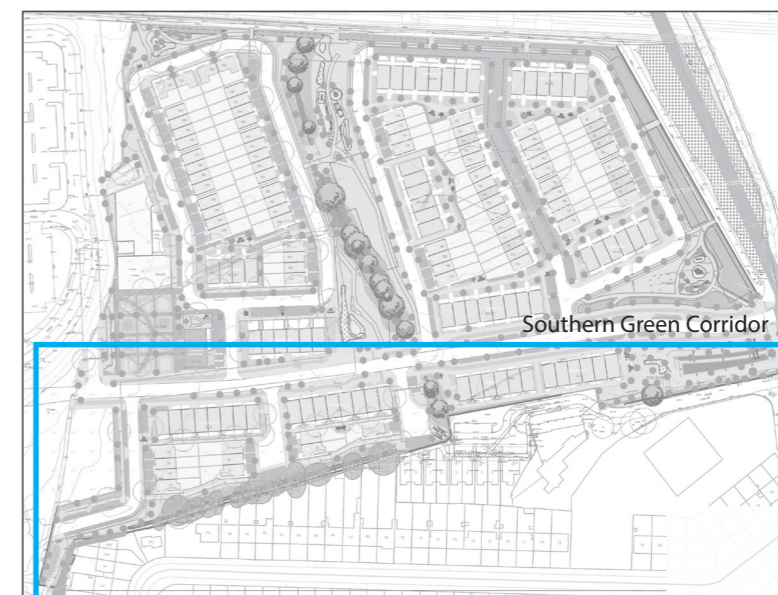
Current Compliance Layout



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.

Location Plan



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).

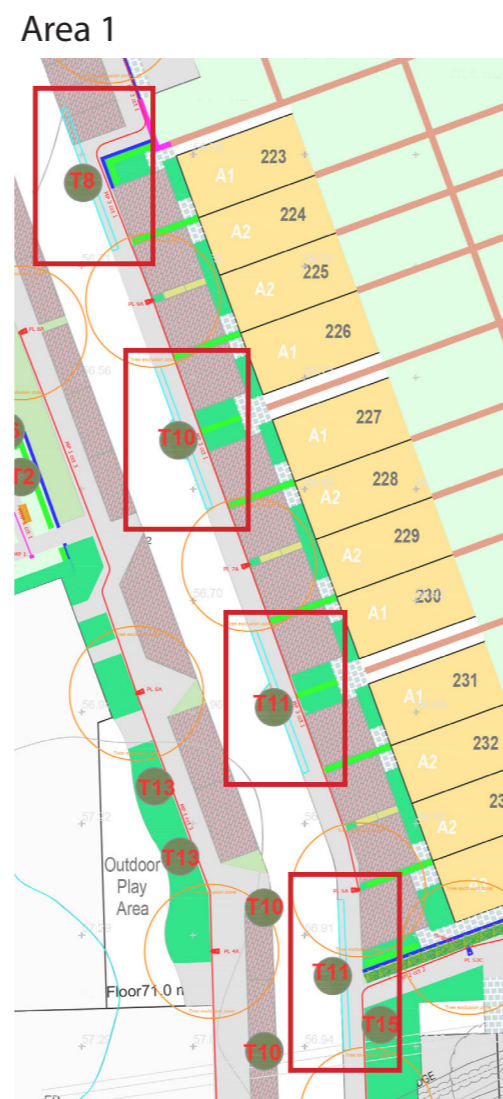
(b) Additional street trees required to address the gap in street tree provision along the Local Green Corridor connecting the canal to the urban plaza. Enhanced planting shall be provided by additional street trees, planted swales or small scale SuDS as appropriate to create a Local Green Corridor along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

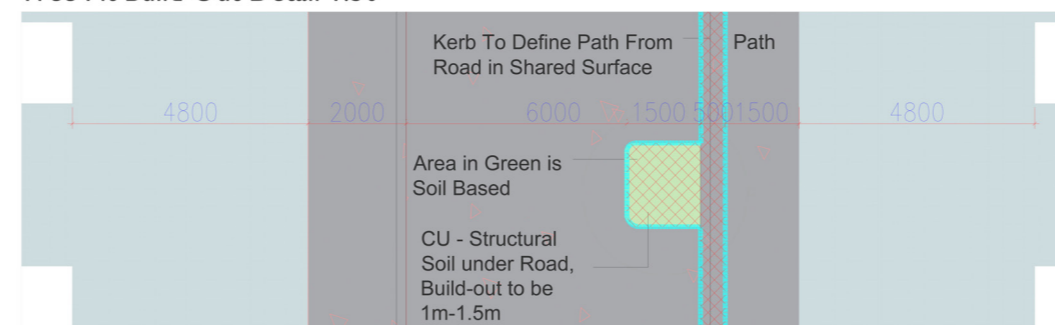
Response

(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.

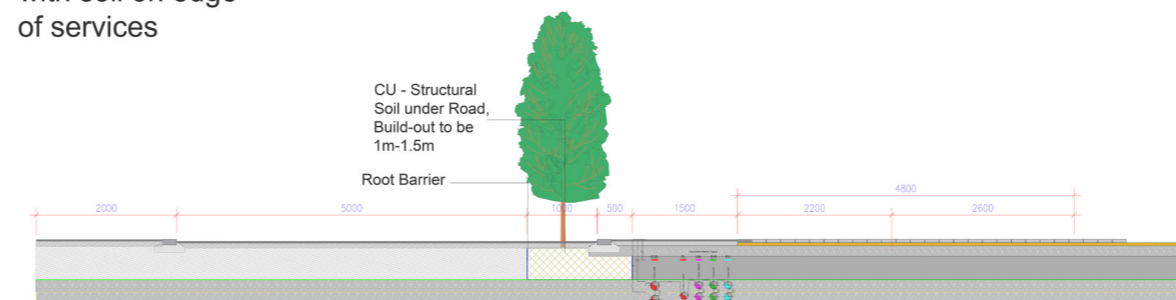


Location of Tree Pit

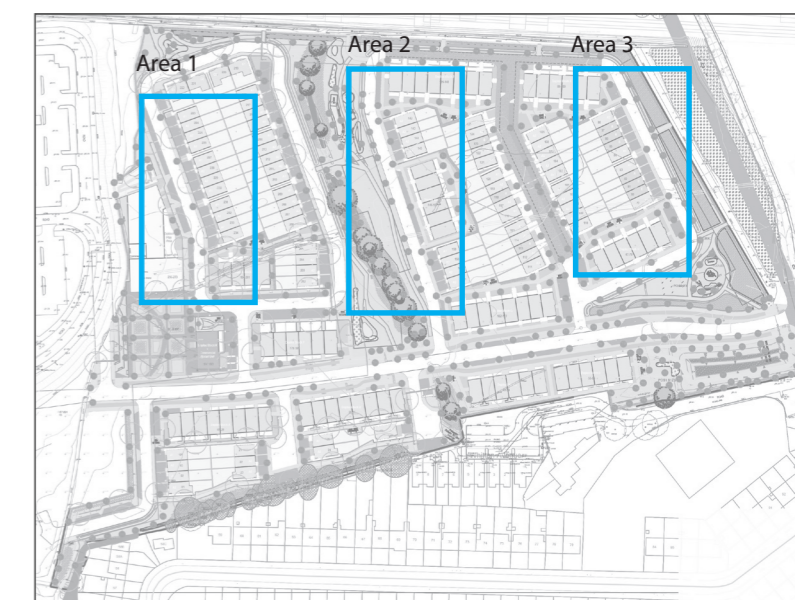
Tree Pit Build Out Detail 1:50



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 species.

SuDS features such as swales and tree pits have been accommodated along these streets. Wetland planting and suitable tree species will be provided within the swales.

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, i.e. 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.

Eastern Green Corridor



Urban Tree pit to Street Tree Planting

Proposed Lighting with Tree exclusion zone

Location Plan



Swales (to be agreed with engineer)

Existing Southern Hedge Retained

Wildflower meadow Planting and Native hedge

Condition Request 26 (i),(ii)

Landscape Plan

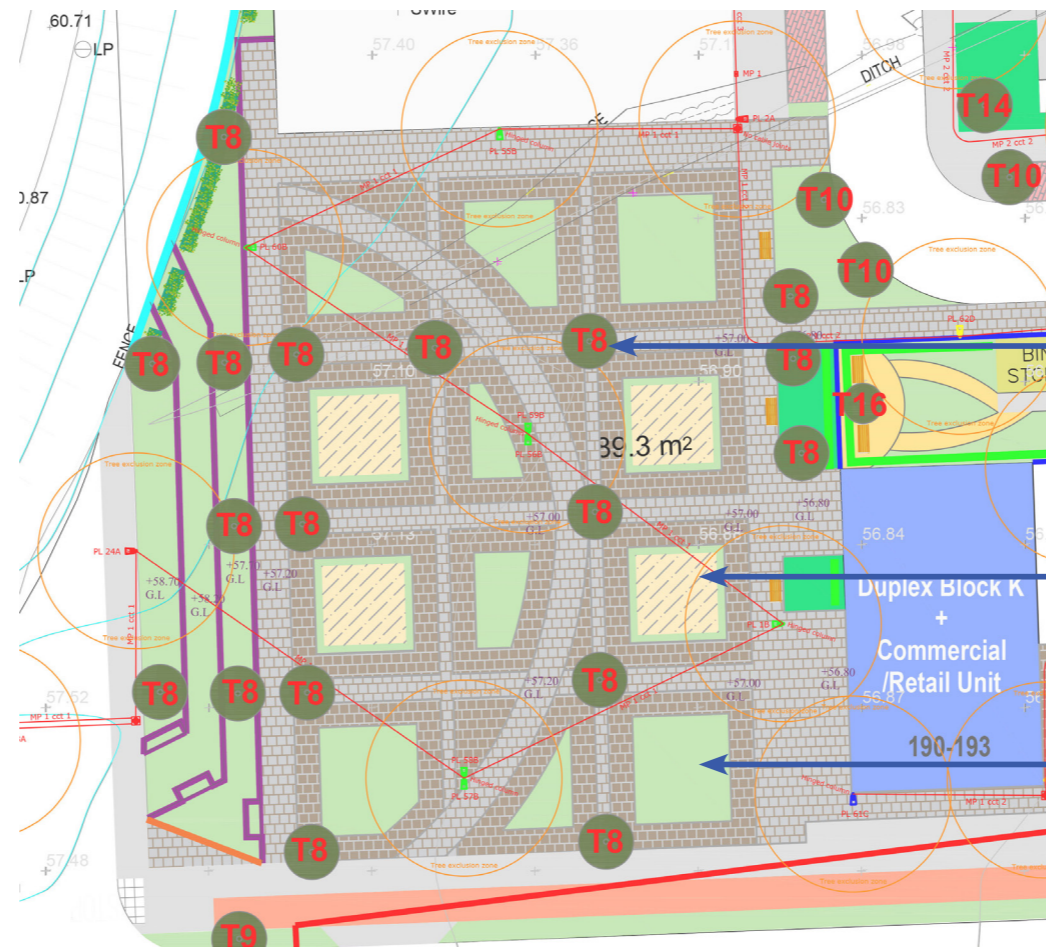
Prior to the commencement of development, a revised detailed landscape plan, to be agreed with the Planning Authority, with full works specification, that accords with the specifications and requirements of Council

- (i) Revised design for plaza incorporating Green Infrastructure and natural SuDS
- (ii) Revised design of Public Open Space with detention ponds to incorporate shelves and planting.

Response

- (i) The design for the plaza has been revised to incorporate natural SuDS and green infrastructure. The trees shown in the plaza will have tree pits included. Areas of grass/meadow mix will allow water to drain into these spaces.
- (ii) As per coordination with the Engineers, the Public Open Space to the South-East of the site will incorporate shelves and wetland planting.

Proposed Plaza Area

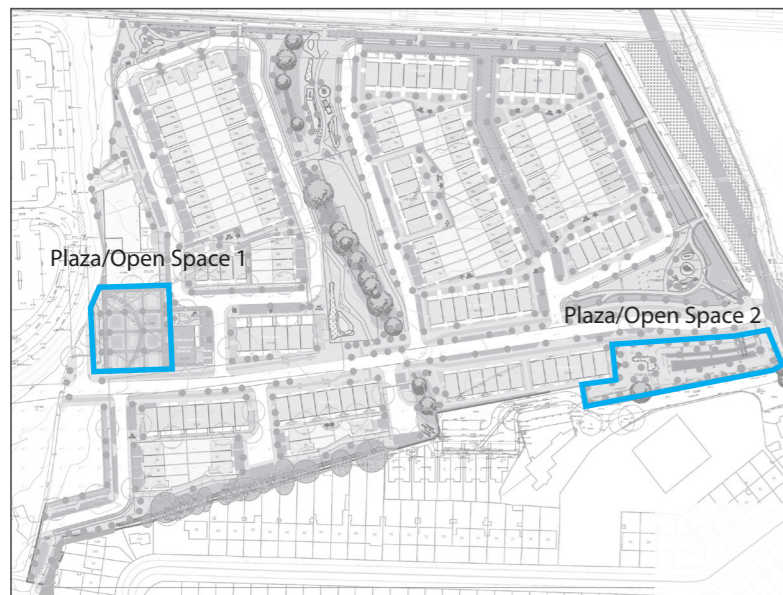


Urban Tree Pits to Trees in plaza areas

Wildflower Meadow Planting in open space

Grassed areas to allow water run off

Location Plan



Proposed Detention Basin



Wetland Planting Mix on bottom and shelves of basin

Native Hedge planted to enhance Green Corridor

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

Landscape Plan

- (iii) Revised open space and play design on open space in east of site, north of link road.
- (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

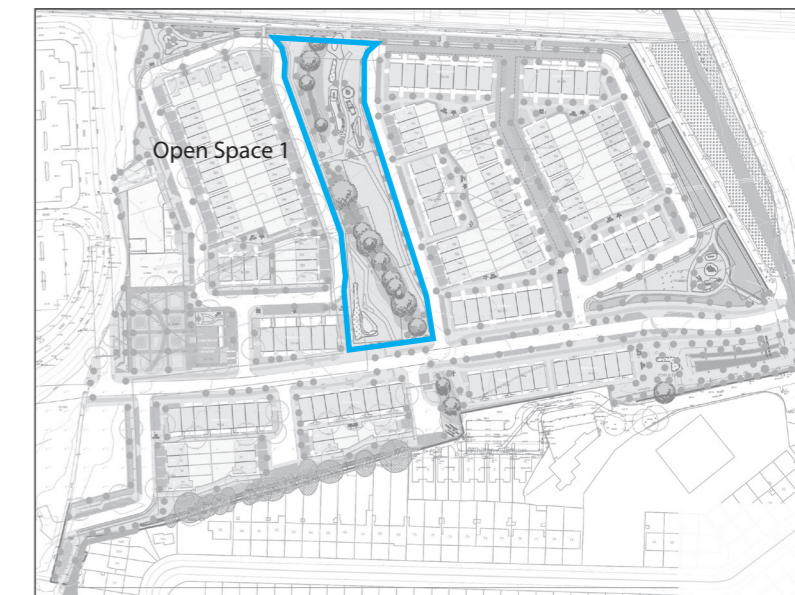
Response

- (iii) The open space to the east has been revised. The play equipment and design has been revised to reflect the change in layout. SuDS elements have also been included in the form of swales to the perimeter of the space.
- (iv) The central open space has been revised to incorporate SuDS elements as well as revised play items.
- (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.

Central Open Space



Location Plan



Compliance Condition Request 26

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

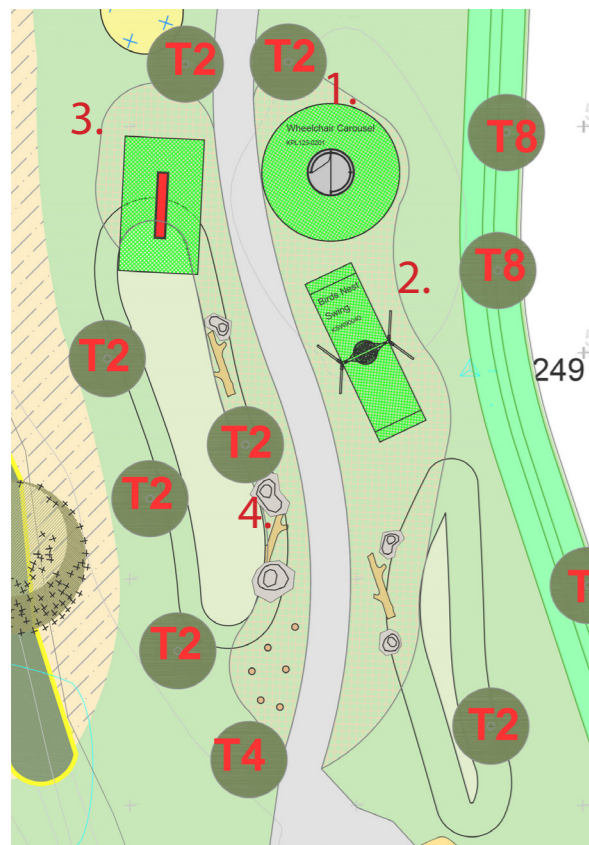
Landscape Plan

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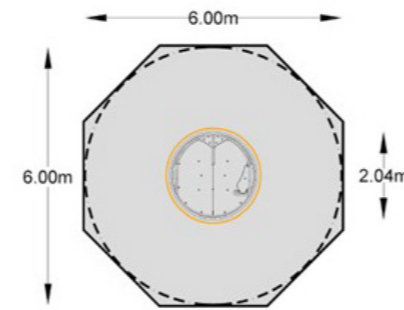
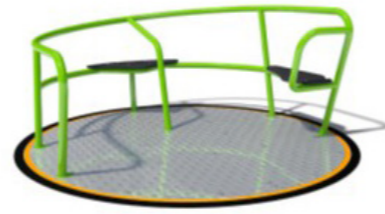
Response

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Location Plan



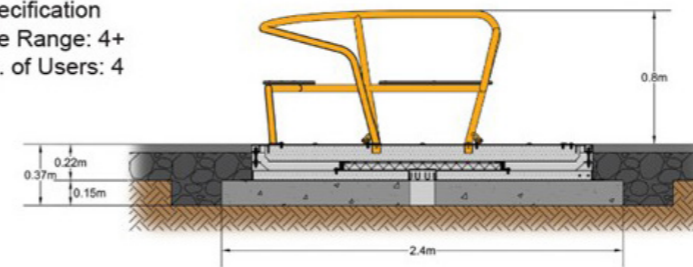
1. Spinmee Inclusive Roundabout (8062112)



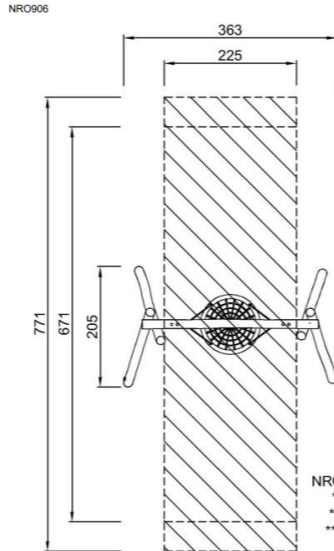
Materials

- In-ground frame fully welded from 80mm x 80 x 3.2mm, with hot dip galvanised finish.
- Surface level to provide hard edge to install rubber surface up to.
- Platform support frame from 100mm x 50mm x 3mm, with 50mm x 50mm by 5mm angle at perimeter.
- Handrail from diameter 42.4mm x 3mm.
- All these steel fabricated parts finished to HAGS powder coating process.
- JOST Turntable bearing 1050mm diameter. Bolted between platform support frame and base frame.
- Seat panels from 18mm EkoGrip.
- Platform tread plate cut from 5mm thick Aluminium '5 bar' sheet.
- Surround to base frame from 1.2mm thick galvanised steel sheet to prevent ingress of earth when installation back filled.
- Fixing bolts stainless steel.

Specification
Age Range: 4+
No. of Users: 4



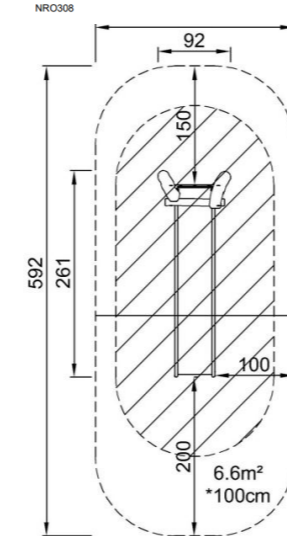
2. Bird Nest Swing



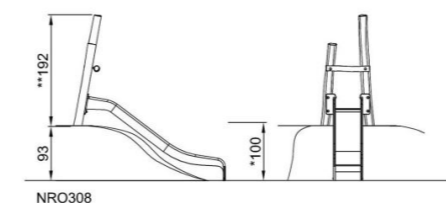
NRO906-xx01
*143cm
**284cm
***17.3m²



3. Embankment Slide



NRO308
*100cm
**192cm
***14.1m²

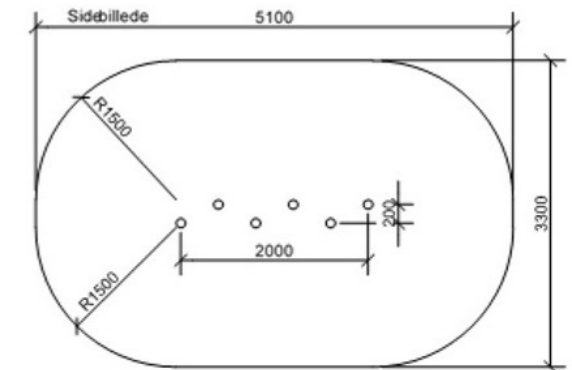


4. N3240 Jump Posts



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



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

Landscape Plan

- (iii) Revised open space and play design on open space in east of site, north of link road.
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Response

- (iii) The open space to the east has been revised. The play equipment and design has been revised to reflect the change in layout. SuDS elements have also been included in the form of swales to the perimeter of the space.
- (iv) The central open space has been revised to incorporate SuDS elements as well as revised play items.
- (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.

Eastern Open Space



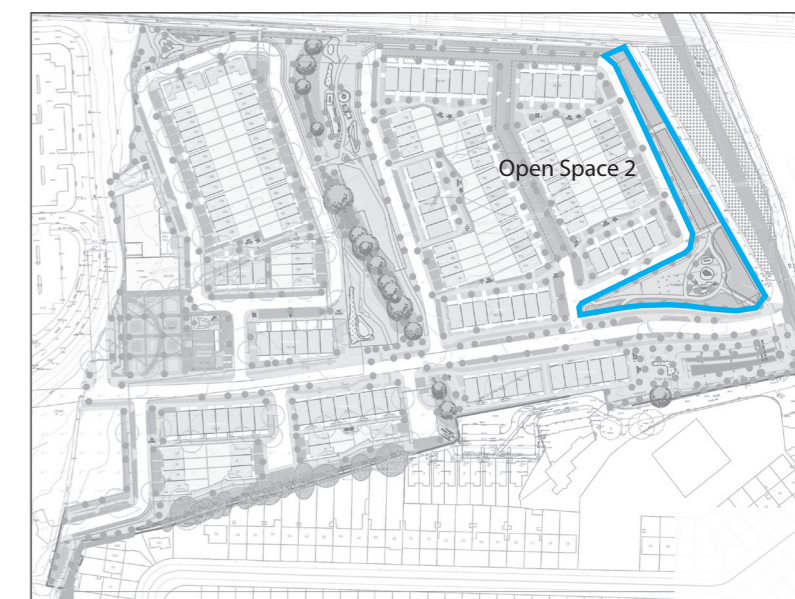
Swales (to be agreed with engineer)

Wildflower Meadow Planting

Play area Revised, natural play elements used

Kickabout Space

Location Plan



Compliance Condition Request 26

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

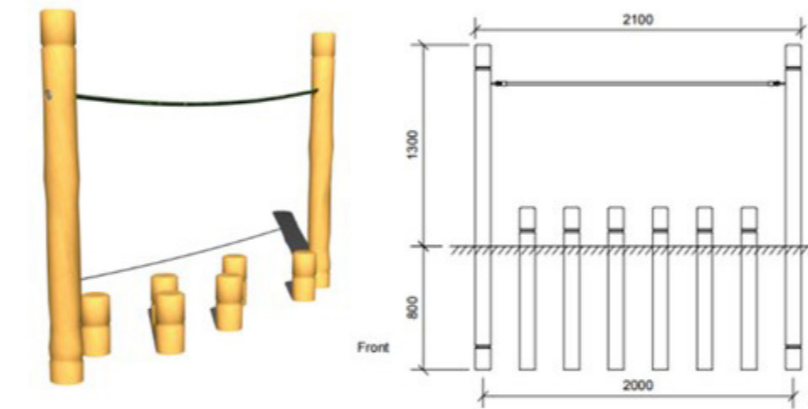
Landscape Plan

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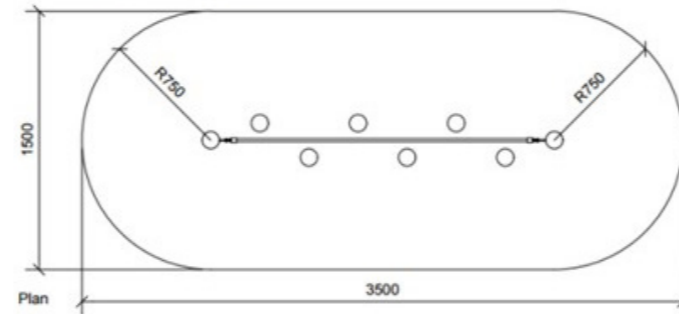
Response

- (iii) The open space to the east has been revised. The play equipment and design has been revised to reflect the change in layout. SuDS elements have also been included in the form of swales to the perimeter of the space.
- (iv) The central open space has been revised to incorporate SuDS elements as well as revised play items.
- (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.

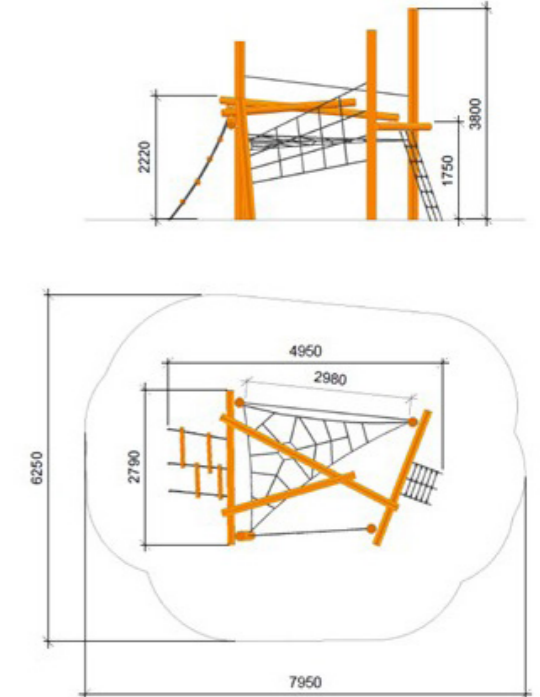
1. Posts with Ropes & Steps N3118



Robinia wood, Taifun rope and assemblings of stainless steel.



2. NORLEG Klatresystem

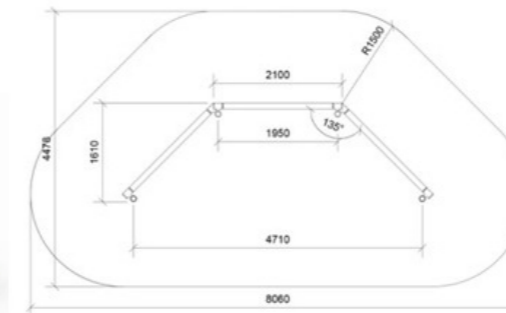


3. Triple Balancing Beam N3220

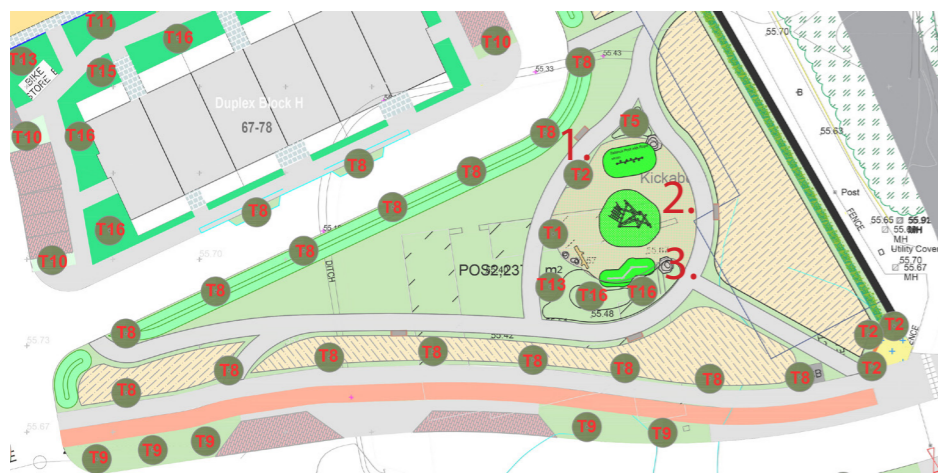
Robinia wood and assemblings of stainless steel.

This equipment provides a fun ballancing challenge ind various levels.

Dim: L: 490 x W: 161 x H: 40 cm.
Safety area: L: 806 x W: 447,8 cm.
Fall height: H: 40 cm.



Location Plan



Condition Request 26 (i)

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.

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(vi) 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.
- (xi) Please refer to dwg 03(i) Sections for details of attenuation pond and the levels involved.
- (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.