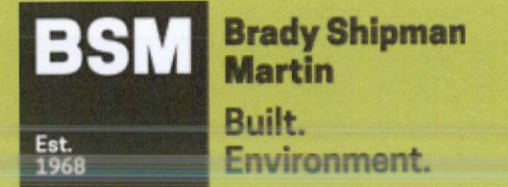


Clonburris SDZ- Adamstown Extension
Landscape Response to RFI



Place
Making
**Built
Environment**

Client:
Date:

Quintain Ltd.
01/11/23

CONTENTS

1.0 Introduction

2.0 Response to Landscape Items

1.0 INTRODUCTION

1.1 Context

This report forms part of a submission to South Dublin County Council (SDCC), in response to their request for additional information for the proposed residential development on lands at Clonburris, Adamstown, Co. Dublin, part of the Clonburris Strategic Development Zone (SDZ). This report addresses the landscape related items raised in SDCC's further information request.

1.2 Planning Application Details

Planning Application Details

Local Authority: South Dublin County Council

Planning Reference: SDZ23A/0004

Decision Date: 06 April 2023

Applicant: Clear Real Estate Holdings Limited

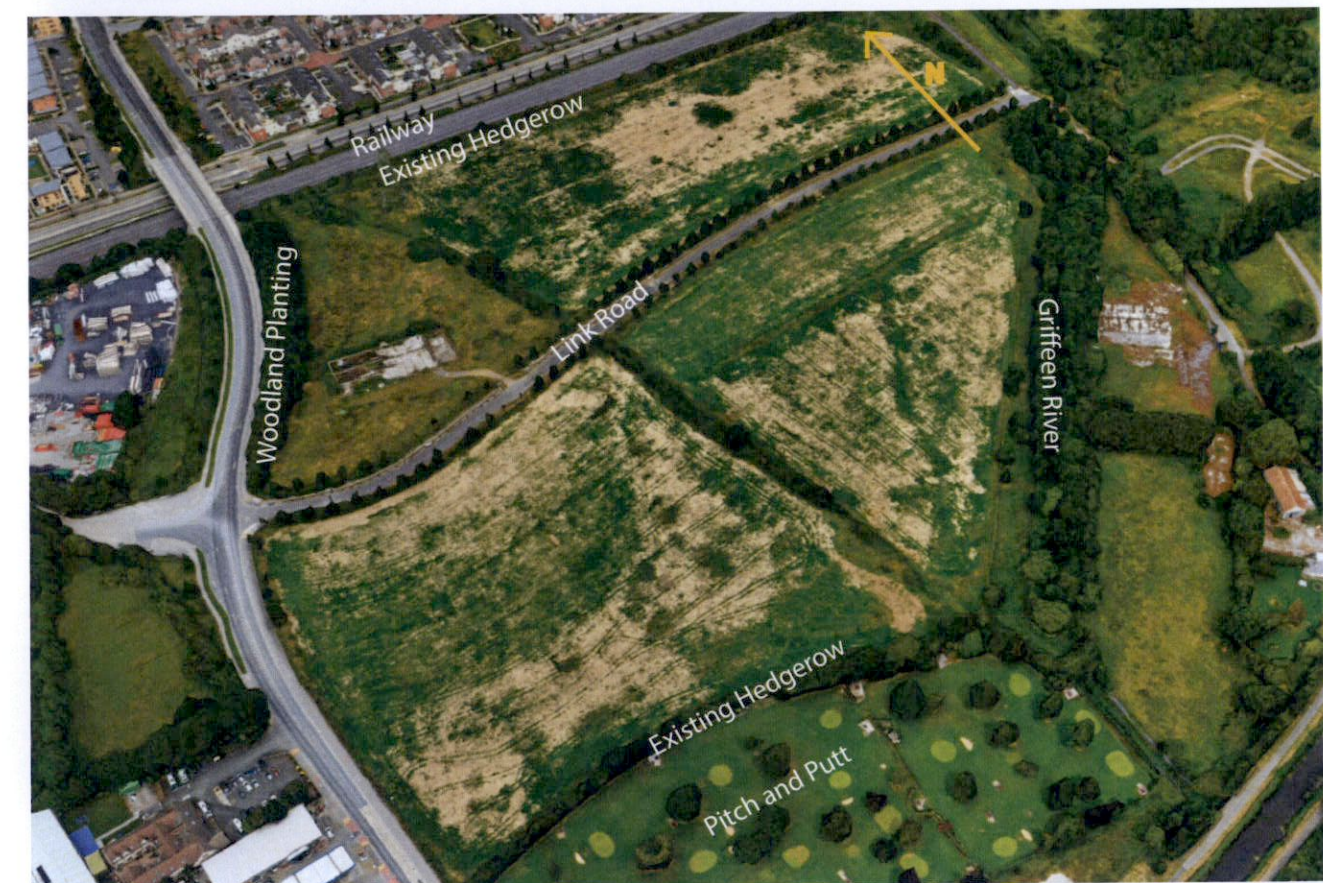
Location: Clonburris, Adamstown, Lucan, Co. Dublin

1.3 Format of the Report

Section 2 of this report addresses the landscape items included in South Dublin County Council's request for further information. Each item is addressed with text and, where feasible, with supporting illustrations.

1.4 Consultation with SDCC

The responses have been informed by direct consultation with SDCC Senior Executive Parks Superintendent Laurence Colleran.



2.0 RESPONSE TO LANDSCAPE ITEMS

ITEM 1B

The applicant has summarised the phasing requirements applicable up to Phase 1A 0-1,000 units. There are a total of 1,995 units either granted permission or included in planning applications currently under consideration. If all of these units were granted, constructed and occupied, they would take up the vast majority of the phasing allowance up to 2,000 units when the Phase 1B (1,001-2,000 units) requirements must be complied with. The applicant has provided a rationale for the duration of the permission to be 7 years, which would make it more likely that development would take place in a later phase. The applicant is requested to provide details on Phase 1B to enable the Planning Authority to allocate sufficient dwellings between landowners and ensure the delivery of the required infrastructure.





The site layout has been adjusted in order to address this item. This has resulted in changes to the locations of the southern apartment block (Apartment Block 2) and some of the duplex units, with an associated change in the purpose of surrounding open spaces. Communal Open Space 2, originally associated with the Apartment Block 2 has remained in-situ but has changed use to a fully accessible space providing for all residents from surrounding areas, with increased access, while Apartment Block 2 is provided for by private outdoor terraces. These changes have necessitated a change to the communal open space and boundary treatment drawings.

ITEM 1D

The scheme indicates a strategic cycle route to the north of the local street at the north of the site. It is not apparent that this has been included in the proposed layout and the applicant is requested to provide a revised layout indicating the cycle route.

The design includes a shared cycleway / footpath along the northern edge of the site. An updated diagram has been provided as part of the Architectural response which demonstrates the proposed cycle routes and the design intent. The route connects connecting with the cycle hub and amenity building, and ties into the main cycle infrastructure along the roadways.



-  Extent of dedicated cycle/ pedestrian routes (as per SDZ)
-  Proposed cycle route connections through proposed development
-  Spur can be provided to allow potential for future ped/ cycleconnection
-  Location of proposed dedicated cycle facilities

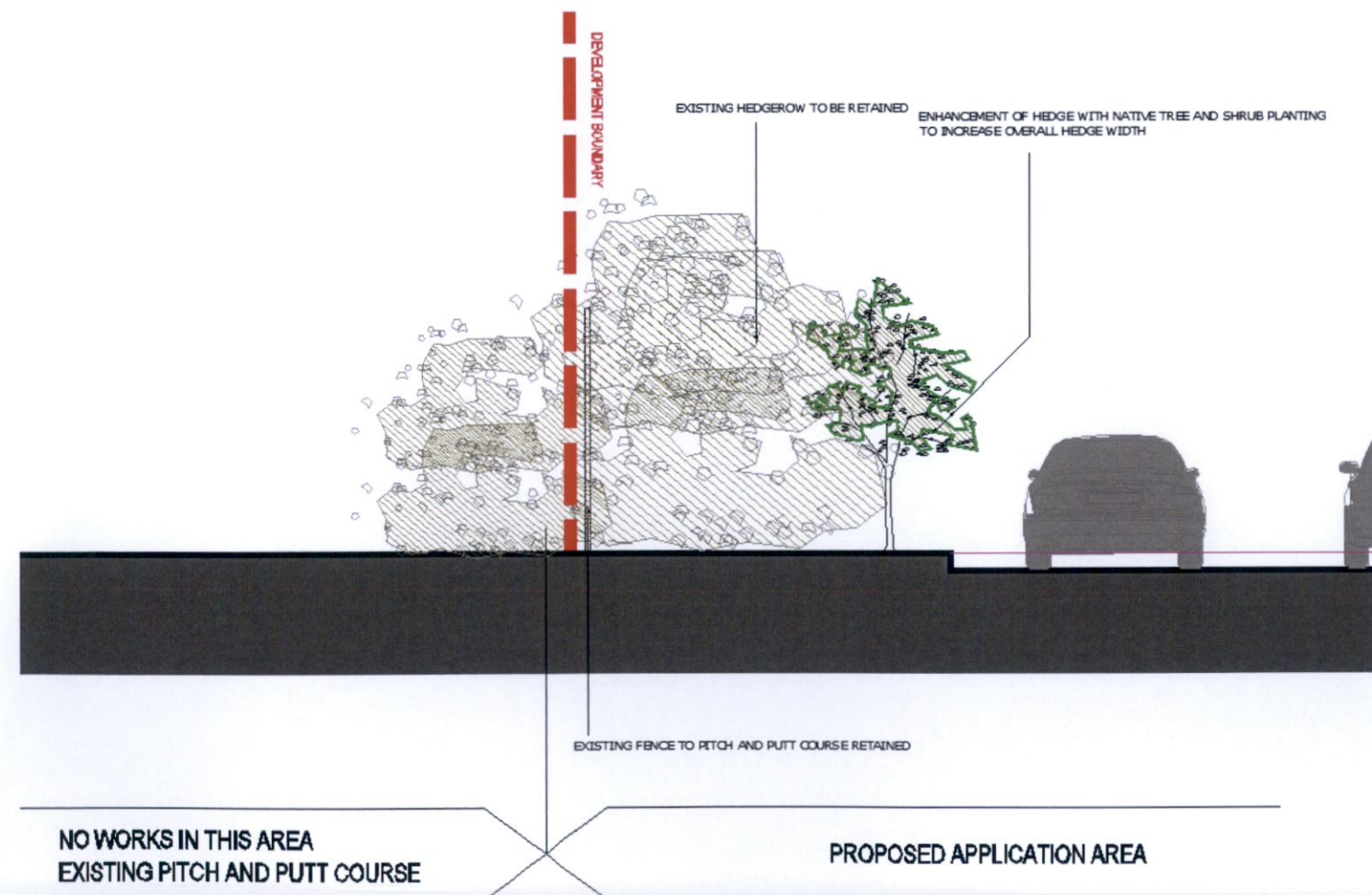
ITEM 2.1

Much of the hedgerow removal is considered unavoidable in order to deliver this development however, removal of Hedgerow H3 along with trees along the southern boundary is considered excessive and damaging to the local green infrastructure. The applicant is requested to provide revised plans to include the retention /enhancement of this hedgerow.

The design has now been revised to completely retain the southern hedgerow. The original submitted design included fencing to this hedgerow to provide a defined boundary to the local street and ball netting to the adjoining pitch and putt, but these have now been omitted to mitigate the impact on the existing hedge. There is existing security fencing to the pitch and putt boundary and it is considered that the hedgerow provides a sufficient screen between the course and the proposed development. It is now proposed to provide a wider offset between the hedgerow and the proposed road by moving the alignment of the proposed southern local street to the north, providing an ample buffer zone to avoid root disturbance. Enhancement of the hedgerow is proposed with additional native shrub and tree planting.



Existing hedgerow to southern boundary showing good degree of screening to the Pitch and Putt



Typical section through southern boundary

In support of the response to item 2.1 of the RFI – Biodiversity and Appropriate Assessment:

Ecological Impact Assessment (EclA)

As set out in the Ecological Impact Assessment (EclA) report that accompanied the planning application, overall, with the exception of the north-western boundary immature woodland, northern treeline and central and southern hedgerows which are of Local Importance (Higher Value) the site is of Local Importance (Lower Value) in accordance with the ecological resource valuations presented in the National Roads Authority/Transport Infrastructure Ireland Guidelines for Assessment of Ecological Impacts of National Road Schemes (NRA/TII, 2009 (Rev. 2)).

The EclA concluded that the removal of trees and hedges from the site, required to facilitate development, would have probable permanent impacts, significant at the local scale. This was due to the habitat loss itself and due to the related loss of foraging and commuting habitat for breeding birds and bats. This included the section of the southern hedgerow that separates the proposed development site from the Lucan Pitch and Putt Club. As originally proposed, the proposed development would have resulted in tree and hedgerow removal from that boundary. As set out in the EclA, the long-term landscaping design, which is focused on biodiversity enhancement, will ensure that the impacts on biodiversity are reduced over time.

It is now proposed to retain and enhance the southern boundary hedgerow. The east-west road along the southern site boundary is to be moved to the north, meaning that the hedgerow can be retained intact. It is proposed to enhance this feature by including additional infill planting (refer to the drawings prepared by Brady Shipman Martin in response to the RFI for full details). The evaluation of the impact remains probable, permanent and significant at the local scale. However, the result of this change (the retention and enhancement of the southern hedgerow) is to marginally reduce the scale of the overall impact on biodiversity of the proposed development.

Overall, the proposed development has been designed in a manner that maximises the retention and enhancement of biodiversity, in line with the requirements of the Clonburris SDZ Planning Scheme and Clonburris SDZ Biodiversity Management Plan. As originally proposed, the measures set out in the Habitat Management Plan (submitted as an appendix to the original EclA) will be implemented.

Appropriate Assessment Screening

An AA Screening Report was submitted with the original planning application. It concluded the following:

In view of best scientific knowledge this report concludes that the proposed development at Adamstown Extension, individually or in combination with another plan or project, will not have a significant effect on any European sites. This conclusion was reached without considering or taking into account mitigation measures or measures intended to avoid or reduce any impact on European sites.

It is considered that this report provides sufficient relevant information to allow the Competent Authority (South Dublin County Council) to carry out an Appropriate Assessment Screening under Section 177U of the Planning Acts, and reach a determination that the proposed development will not have any likely significant effects on European sites under Article 6 of the Habitats Directive in light of their conservation objectives.

The proposed retention of the southern boundary hedgerow is minor in the context of the AA Screening process. The conclusions of the AA Screening Report, as originally submitted, are unchanged.

Trees

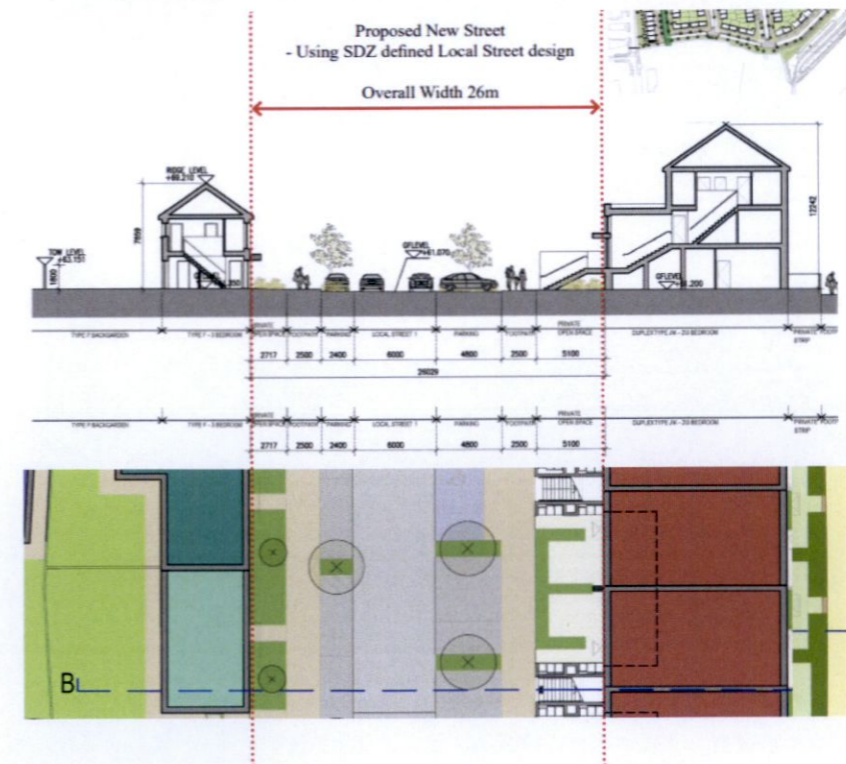
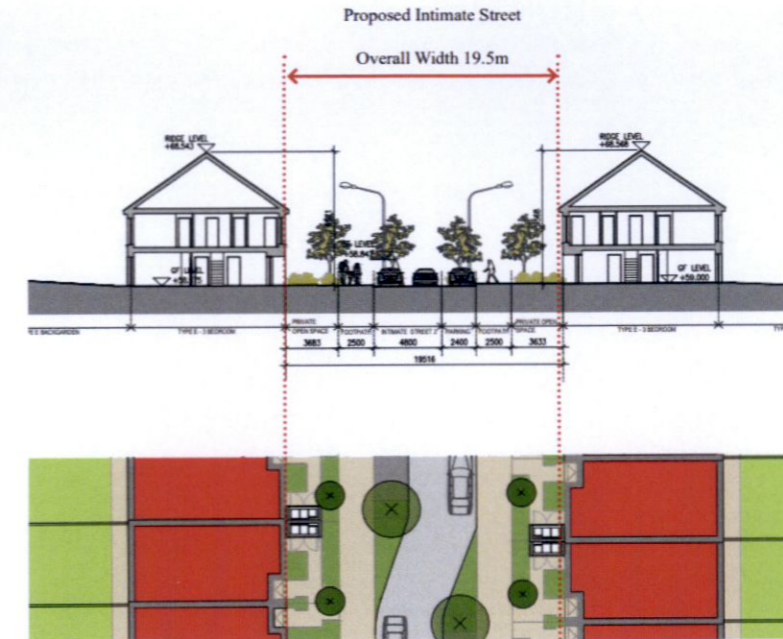
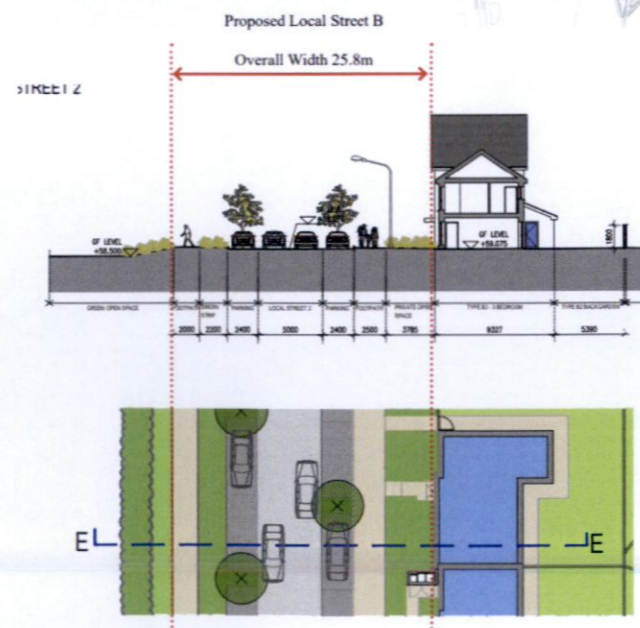
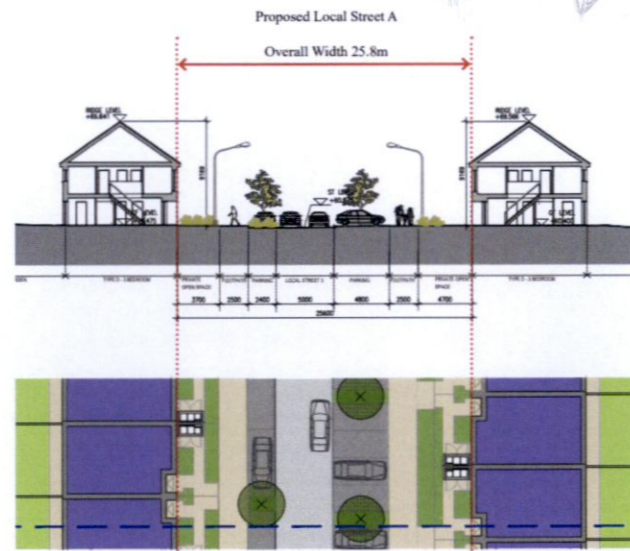
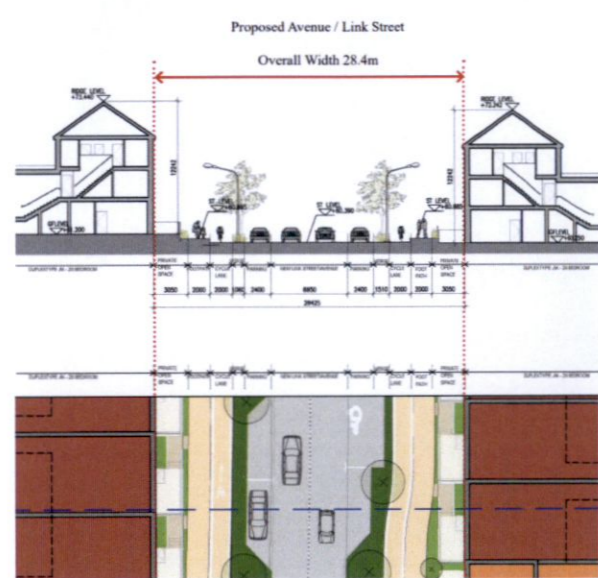
A Tree Survey and Planning Report was prepared by Independent Tree Services and submitted with the planning application. That report concluded that, overall, the arboricultural impact of the development should be low; the planting of numerous new trees across the site as part of the new landscape plan will help mitigate the loss of the sections of hedgerow and individual trees removed to facilitate the development. This new planting will increase the age class diversity of the trees and greatly enhance the species diversity of the tree stock on the site, making it more resilient in the face of threats such as new pests and diseases and climate change.

The proposed retention (and enhancement) of the southern boundary hedgerow will help preserve existing trees and provide additional space for mitigation planting. This will result in reduced negative effects on trees during construction. The design change to accommodate the hedgerow has changed the overall layout for much of the southern half of the site, however, this does not affect the quantity or quality of proposed tree provision. The revised design will still provide for a greater range of trees and a greater canopy coverage across the site over the medium to long-term.

ITEM 2.2

The applicant is requested to revise plans to include additional street trees on local street 2,3, 9, 7. Currently only one side of street is planted.

A revised street typology has been developed which includes street planting to both sides of the local streets. Indicative street typology drawings showing tree planting to both sides of proposed streets are provided below. Further information on street typologies is provided in the Architectural response, Architectural Design Report. The positions and specifications of street trees are provided on the Landscape Masterplan and Tree Strategy Plan.



ITEM 2.3

The applicant is requested to provide revised plans to demonstrate the use of SUDS for water treatment, amenity and biodiversity. Please refer to SDCC SUDs Guide. Swale details to be revised to include min 1 meter width at base of swale and consider planting to increase amenity and biodiversity value.

Bio-swales will be provided to parkland boundaries. Following consultation with Laurence Colleran at SDCC, the swale will incorporate check-dams to help retain water and increase the variety of inundation and resulting habitats, as well as enhancing opportunities for play. BSM notes the councils request for the omission of decorative planning, in lieu of wild flowers. The base width will be increased to 1m.

In addition, rainwater infiltration will be provided across the residential areas of the site through Stockholm-style tree pits for all trees within paved areas, as well as rain gardens within residential curtilages that will provide biodiverse and aesthetic features. Both tree pits and raingardens will be planted with variety of pollinator friendly groundcover and taller perennial herbaceous and grass species. Typical SUDS details are provided as part of the Civil Engineering Response from Waterman Moylan. For details of how SUDS will provide water treatment services refer to Section 2.1 of Response to Civil Engineering Items.



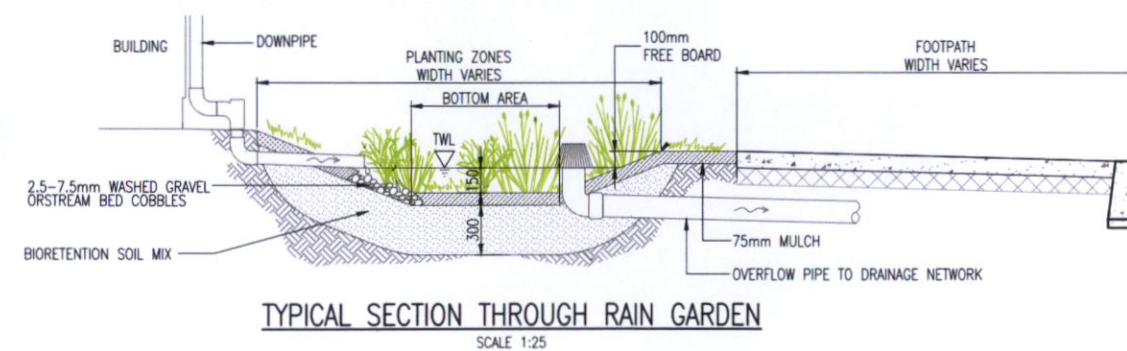
Vegetation cover to swales will be native Irish wildflowers.



Swales will utilise check-dams composed of natural materials where feasible



Example of planting to domestic raingarden



Use of a variety of substrates within raingardens to increase habitat variety

ITEM 2.4

The applicant is requested to redesign the area to the north of local street 6 to be fully planted with native tree mix.

The hedgerow to the northern boundary will be retained and additional native tree / woodland mix will be planted to the remaining space to the north of Local Street 6. A narrow margin will remain as grassland to provide a maintained edge to the street. A recess in the planting will be provided to facilitate future cycleway development (see response to Item 4.4). Refer to Landscape Masterplan for extents and to Tree Strategy Plan for specification of species mixture.



Plan showing area between Local Street 6 and the railway

ITEM 2.5

Park: Arrangement/grouping of trees in the park area to be agreed with Public Realm (lcolleran@sdublincoco.ie) prior to resubmission. Where wildflower meadows are proposed sufficient space should be provided between trees/tree groups to allow for maintenance by large tractor with zero grazer. Avoid wildflower seed mixes for meadows. May be used in bioswales. Boundary detail to be agreed which excludes vehicles - maintenance entrance required.

BSM has engaged with Laurence Colleran at SDCC to determine a suitable approach. In regards to this the trees will be grouped to allow the zero grazer to maneuver and cut the surrounding wildflower areas. It is noted that smaller wildflower areas/ margins are allowable and can be mown with more compact equipment. A gated access using a pivot hinge and barrel locking mechanism has been specified for maintenance access from Local Street 2.

Wildflower areas will be created through establishment with the natural seedbank and no wildflower mixes will be introduced, with the possible exception of seeding to swales.

Refer to Landscape Masterplan and Tree Strategy Plan for tree locations and specifications. Refer to Boundary Treatment Sheet 02 for gate detail. The Landscape Play Plan drawing has been adjusted to show the changed context but the play provision remains unchanged.



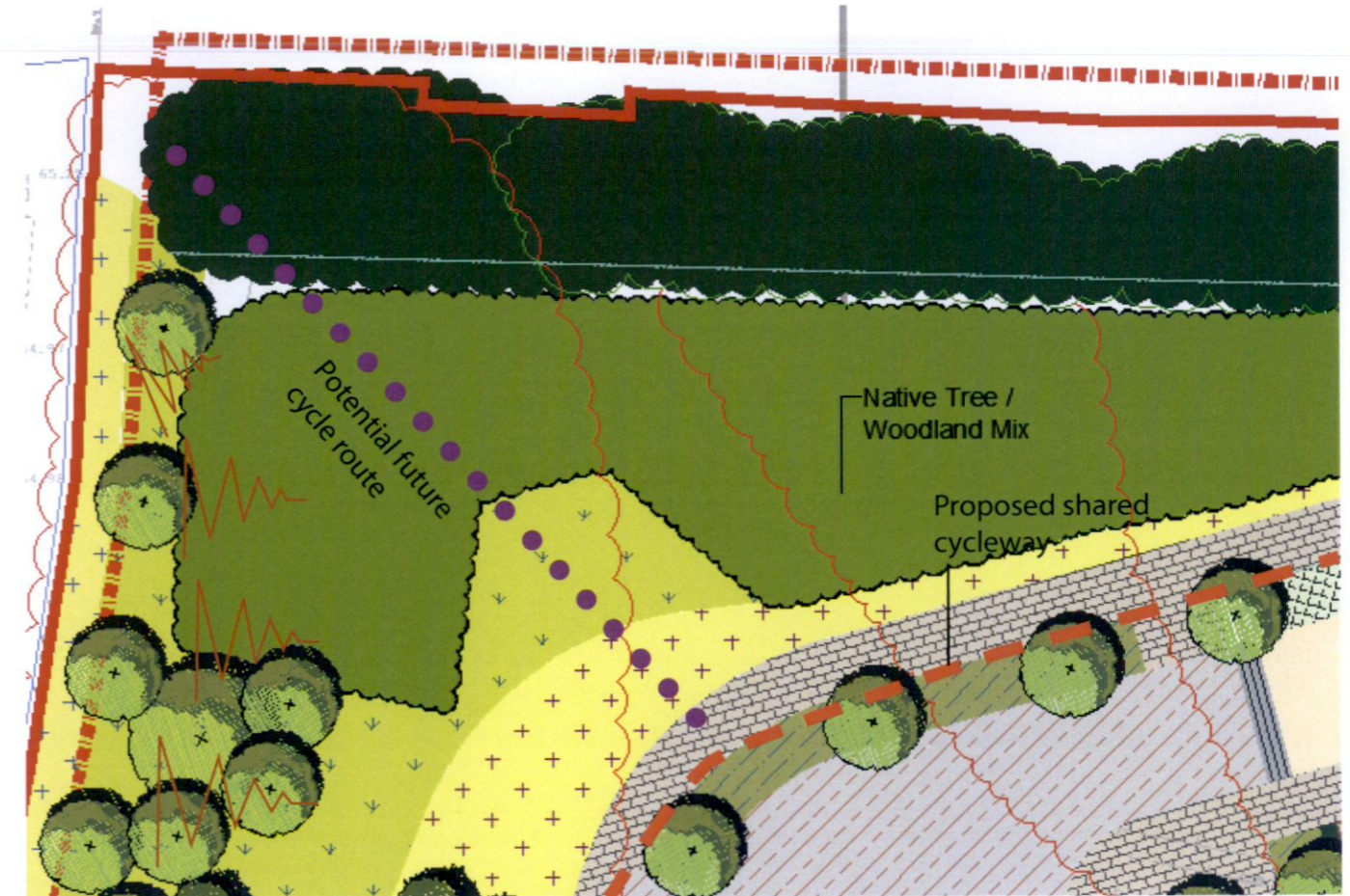
Plan showing revised tree layout with tree groups in wildflower areas

ITEM 4.4

Applicant to provide details of how the Greenway that follows the western rail corridor will be continued under the road/rail bridge to the NW corner of the subject site.

It is not proposed to include a cycleway connection under the R120 railway overbridge as part of this application. Currently there is no development site to the west which to connect to and therefore the route would terminate under the bridge. It is considered that provision of access to the under bridge area at this time would encourage anti-social behavior, create a safety risk and potentially endanger safe operation of the railway.

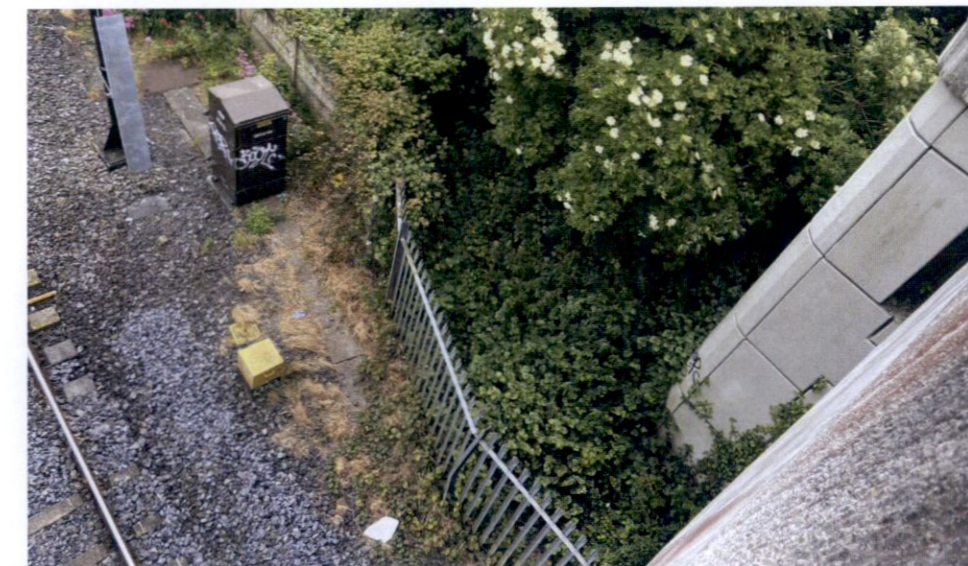
However, the landscape design will accommodate a future spur extension by SDCC or others: the proposed topography will allow for a gently graded cycleway; a recess in the woodland planting will be included to minimise the amount of future felling / vegetation clearance required while still providing an adequate screen to the northern boundary. In addition, there is a gap between the bridge abutment and the existing security fencing which would allow a cycleway to be provided in future if necessary.



Plan showing indicative alignment of potential future cycle route (to be developed by others)



View beneath the R120 railway overbridge showing the southern abutment and north-west corner of the site.



View from railway overbridge showing gap between bridge abutment and fencing

Landscape and Visual Impact Assessment

A Landscape and Visual Impact Assessment (LVIA) was submitted as part of the original application documentation under the title Proposed Clonburris Residential Development: Landscape and Visual Impact Assessment (Issue 02 'Planning Issue', dated 20th January 2023).

In summary, the LVIA considered the proposed development would have no significant negative effects on the landscape or visual receptors in the receiving environment, and that as the proposal is compliant with the landscape / urban design-related principles and objectives of the Clonburris SDZ Planning Scheme, it can be considered an appropriate intervention in the landscape consistent with the planned and emerging character of the area. Effects on a range of sensitive viewpoints, residential receptors in the local receiving environment would be moderate at most during construction but neutral or positive during operation.

In order to respond fully to the RFI, the layout of the scheme has been re-designed, with units realigned, surrounding open spaces rearranged, additional planting provided to streets and the northern boundary and the hedgerow to the southern boundary now retained. Revised photomontages have been produced and submitted to illustrate the new design.

It is considered that the changes to the proposed development do not constitute major modifications to the overall presentation of the proposed development and therefore, do not give rise to any further detrimental changes to the landscape and visual effects and assessment described in the original LVIA. This conclusion is supported by a revised set of photomontages which have been submitted to demonstrate the visual effect of the redesigned scheme.

The retention of the hedgerow and the additional proposed planting will over time, assist in more effective longer-term assimilation of the proposed development within its landscape and visual context when compared to the original design. However, this does not change the significance rating or nature of effects described and assessed in the LVIA submitted with the original application.