

Clonburris SDZ, Reg ref: SDZ22A0010  
Dublin 22

Ronan Mac Diarmada & Associates

Landscape Architects & Consultants



## COMPLIANCE RESPONSE

OCT 2023



## Condition Request 26 (i - xv )

### Landscape Plan

- (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. Revise swale design to comply with SDCC SUDs Guidance.
- (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

- (I) The design for the plaza has been redesigned to incorporate rain-gardens and urban tree pits within the plaza. Rain garden areas will be planted with whip planting and wild flower mix.
- (ii) The Public Open Space incorporates shelving and planting within the detention pond. The detention pond is a part of infrastructure works done on SDZ20A/0021 and has been built and completed in accordance to the granted permission plans.
- (iii) The open space on the east of the site has been revised to include natural play items and mounding. The open space also includes wildflower mixes and whip planting.
- (iv) The central open space of the site has been revised to include natural play items and mounding. The open space also includes wildflower mixes and whip planting.
- (v) All open spaces along all roads incorporate natural Suds features such as bioretention swales, rain-gardens and urban tree pits where applicable. Details of swales, rain-gardens and the urban tree pit have been included and can also be referred to on Dwg05(ii-vi).
- (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(i-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.

## 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.

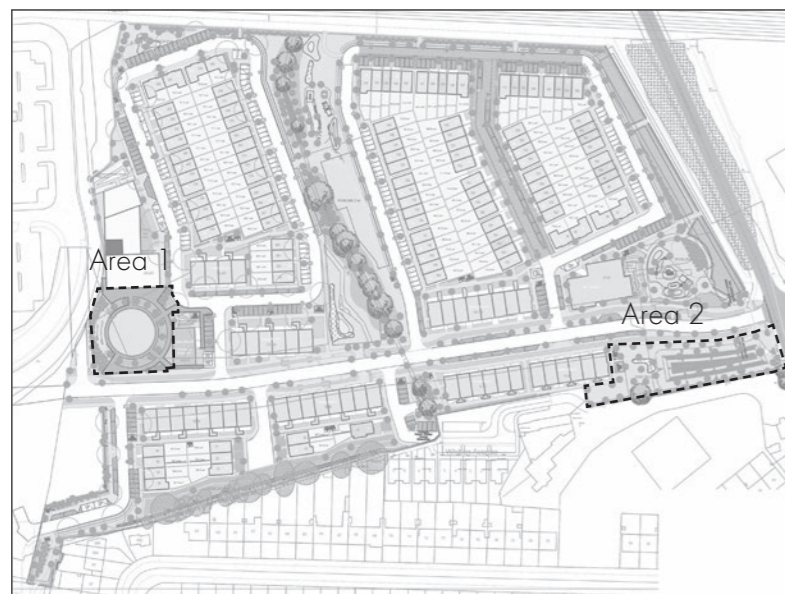
### Response

(i) The design for the plaza has been revised to incorporate natural SuDS and green infrastructure. We have included raingardens within the open space and also tree pits will be used where applicable.

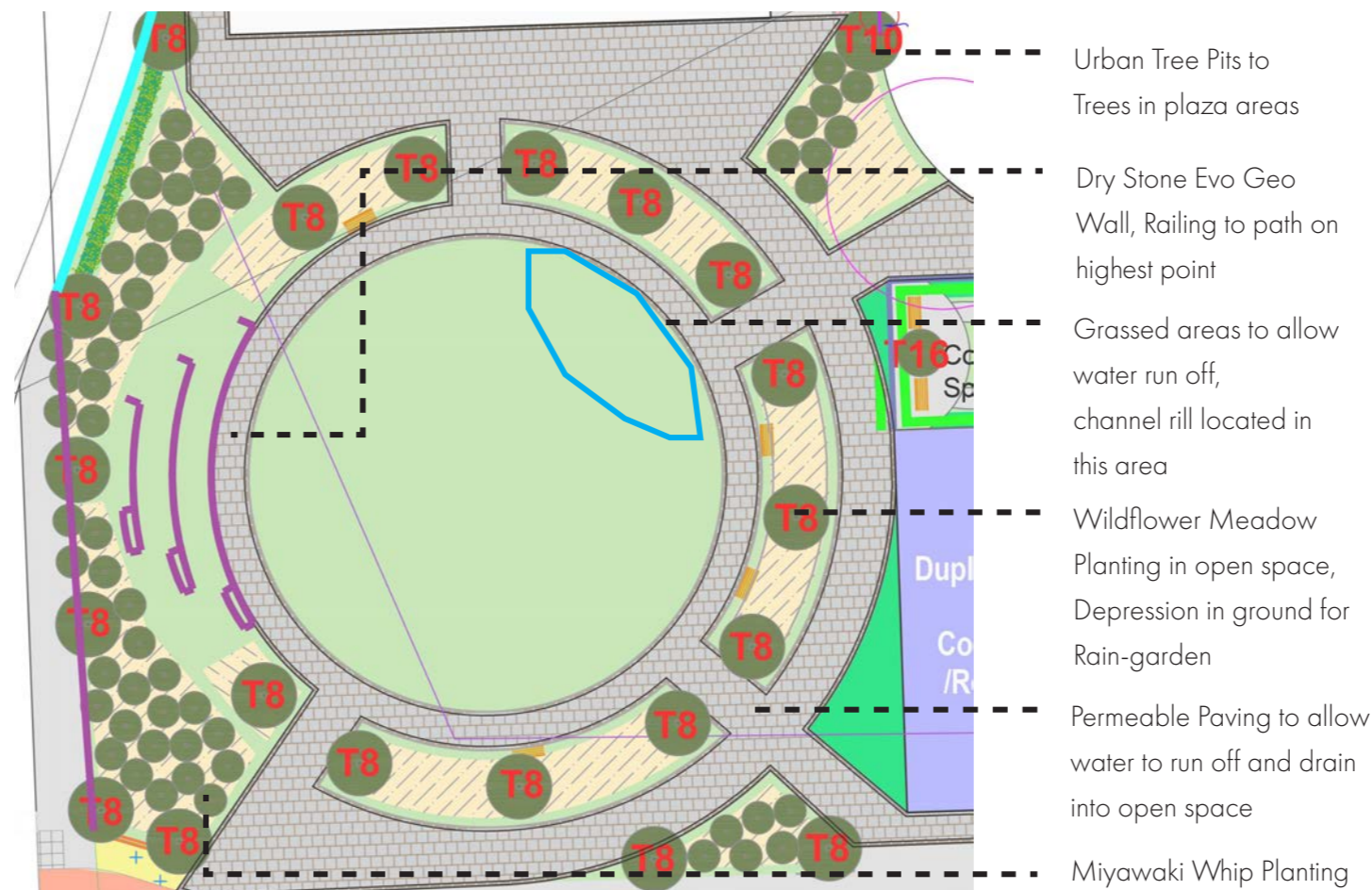
(ii) The Public Open Space incorporates shelving and planting within the detention pond. The detention pond is a part of infrastructure works done on SDZ20A/0021 and has been built and completed in accordance to the granted permission plans.

As per coordination with Pinnacle Engineers, the Public Open Space to the South-East of the site will incorporate shelves and wetland planting.

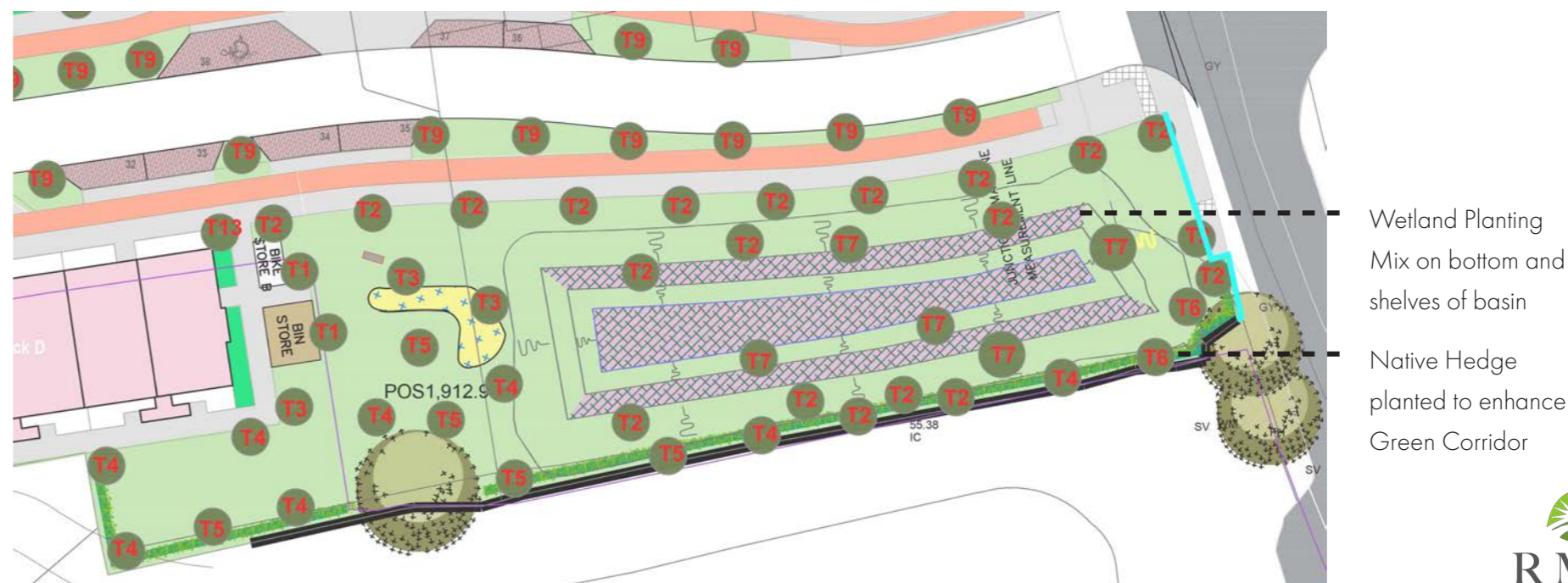
### Location Plan



### Western Open Space



### Eastern Detention Basin



## 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.

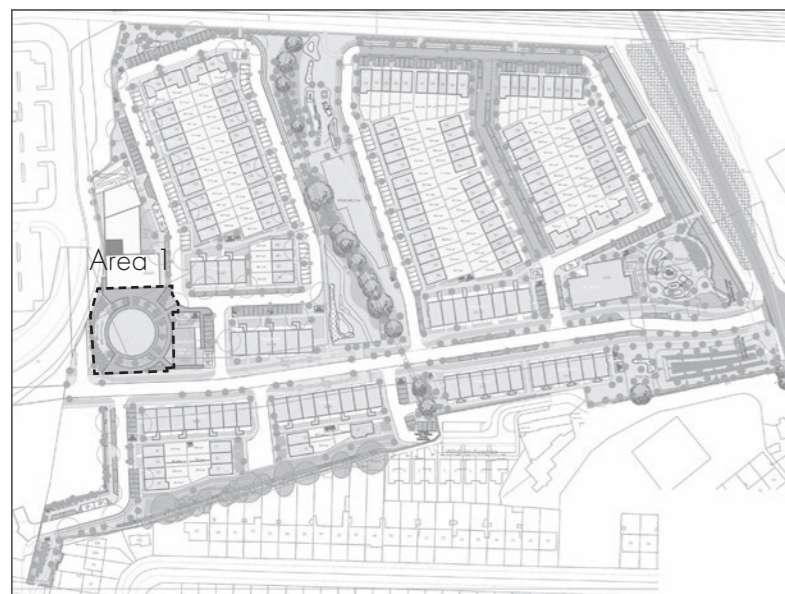
### Response

(i) The design for the plaza has been revised to incorporate natural SuDS and green infrastructure. We have included raingardens within the open space and also tree pits will be used where applicable.

(ii) The Public Open Space incorporates shelving and planting within the detention pond. The detention pond is a part of infrastructure works done on SDZ20A/0021 and has been built and completed in accordance to the granted permission plans.

As per coordination with Pinnacle Engineers, the Public Open Space to the South-East of the site will incorporate shelves and wetland planting.

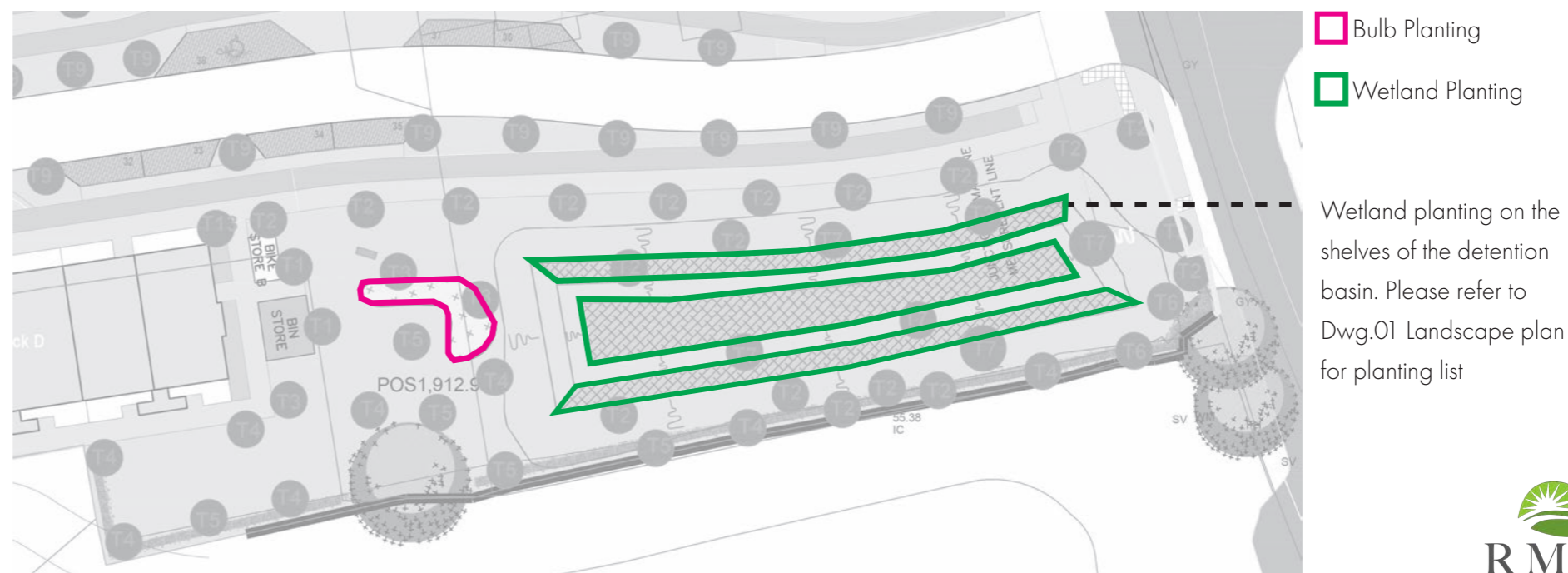
### Location Plan



### Western Open Space



### Eastern Detention Basin



## Condition Request 26 (iii) & (v)

### Landscape Plan

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

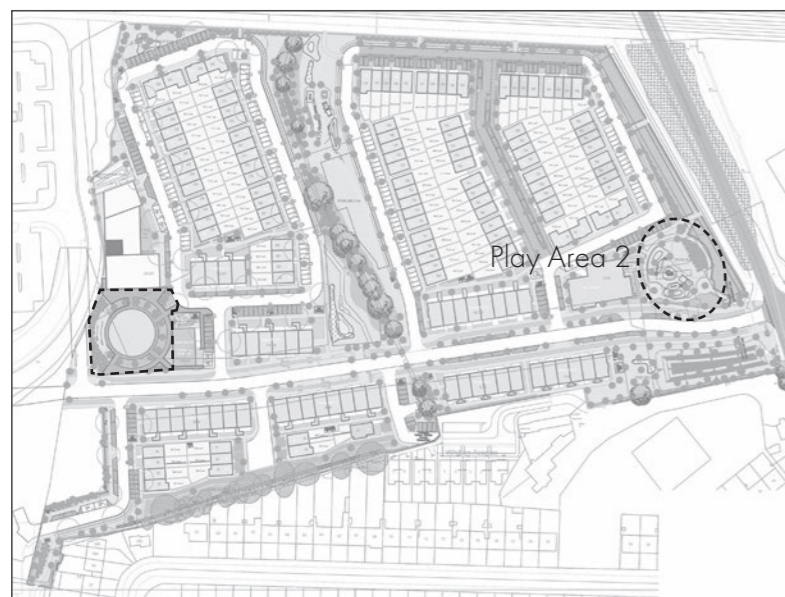
(v) Open space areas along all roads to incorporate natural Suds for attenuation, water treatment, amenity and biodiversity purposes as outlined in SDZ. Details of all natural SuDS features including swales, rain gardens, bioretention tree pits, channel rills, filter strips, ponds, detention basins with 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.

(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 in SUDS Strategy document.

### Location Plan



### Eastern Open Space



Swales (to be agreed with engineer)

Play area Revised, natural play elements used

Kickabout Space

Miyawaki Whip Planting

Wildflower Meadow Planting

## Condition Request 26 (iii) & (v)

### Landscape Plan

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

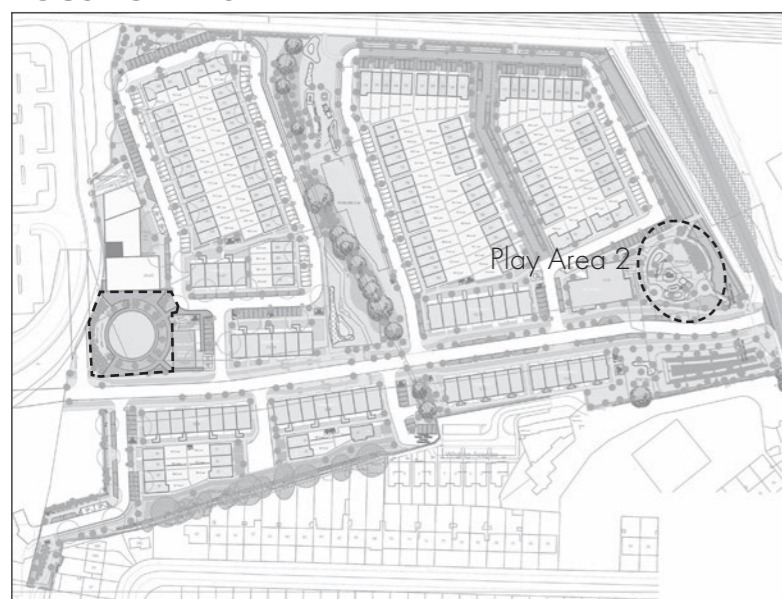
(v) Open space areas along all roads to incorporate natural Suds for attenuation, water treatment, amenity and biodiversity purposes as outlined in SDZ. Details of all natural SuDS features including swales, rain gardens, bioretention tree pits, channel rills, filter strips, ponds, detention basins with 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.

(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 in SUDS Strategy document.

### Location Plan



### Eastern Open Space- SUDs Features



## Condition Request 26 (iii) & (v)

### Landscape Plan

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

(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

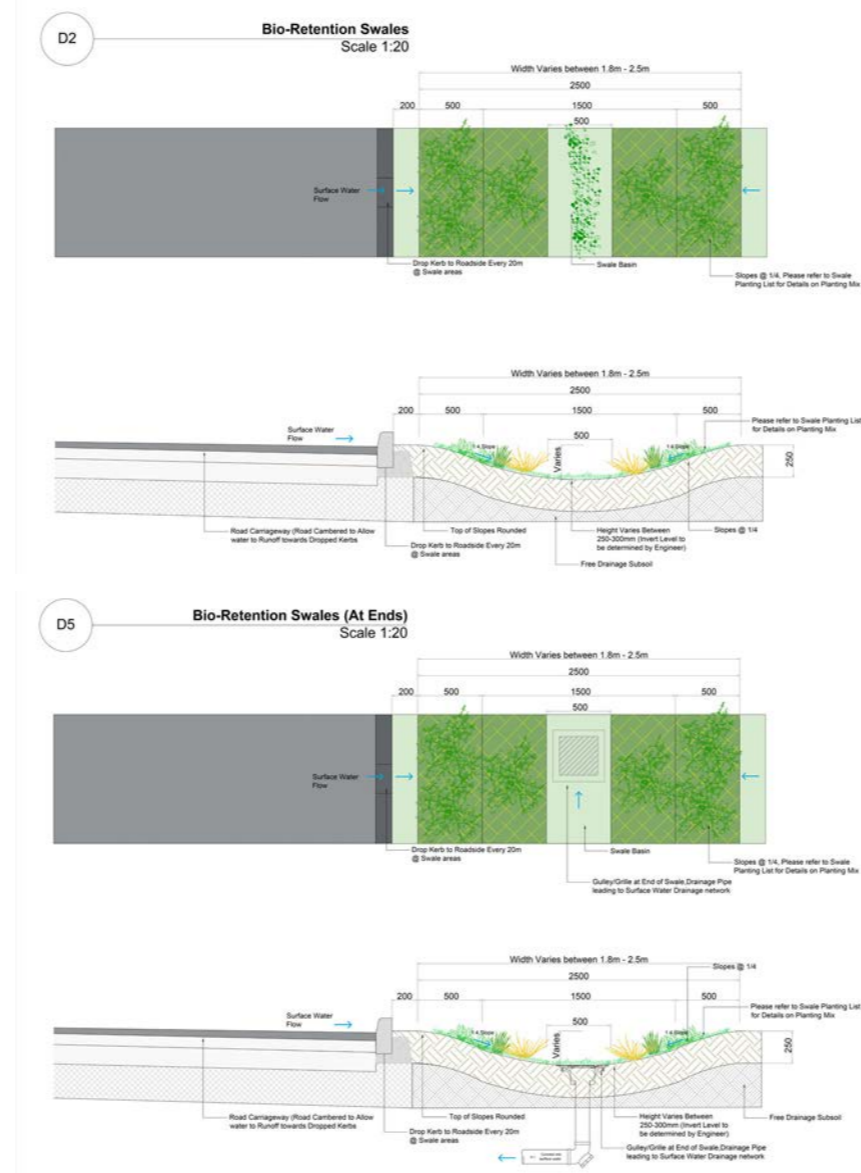
### Response

(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.

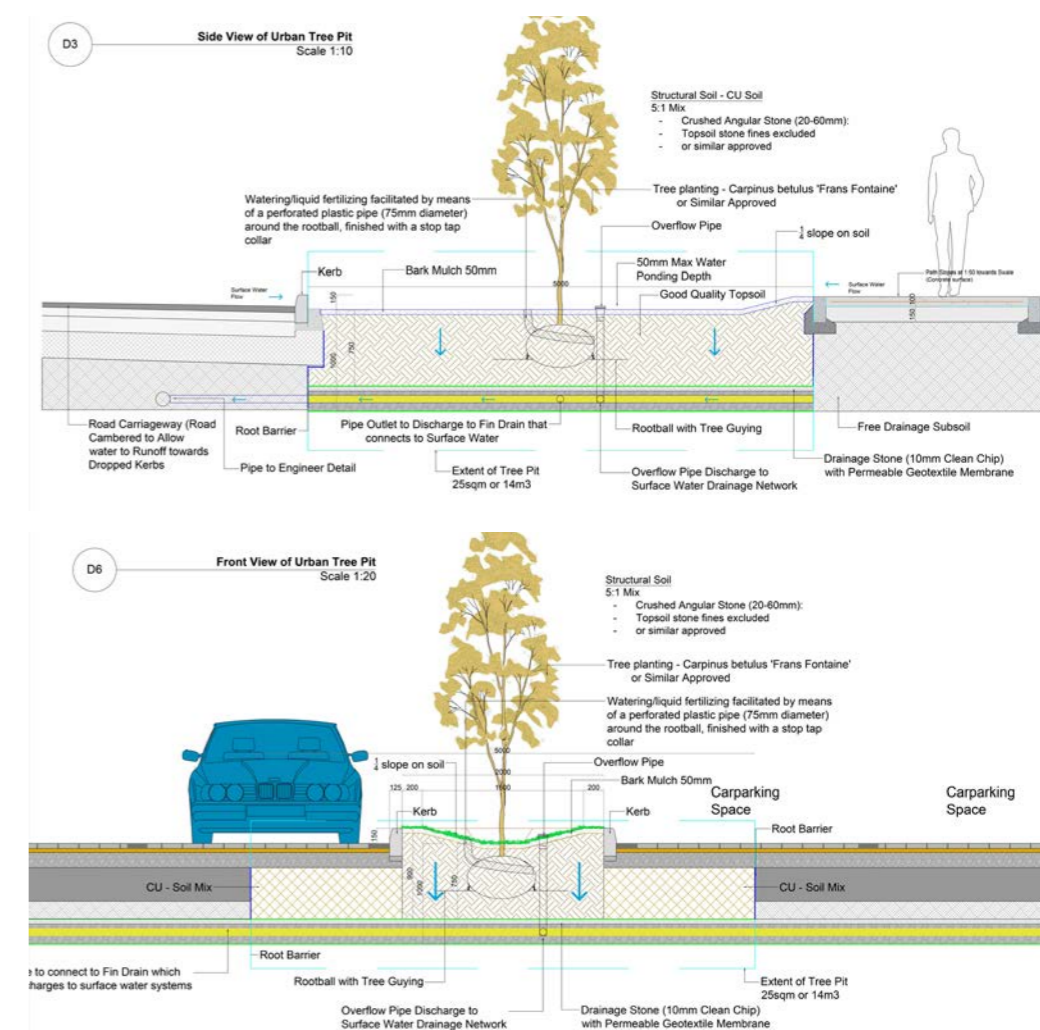
(v) Open space areas along all roads incorporate natural Suds for attenuation, water treatment, amenity and biodiversity purposes as outlined in SDZ. Please refer to details shown for treatment of swales and detention basin in SUDS Strategy document.

Also, please refer to SUDS Strategy Document included for details on Tree Pits, Swales and Raingardens.

### Swale Detail



### Tree Pit Plan and Elevation



**NOTE:** Please refer to SUDS Strategy Document included for details on Tree Pits, Swales and Raingardens.

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

### 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.

(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

(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.

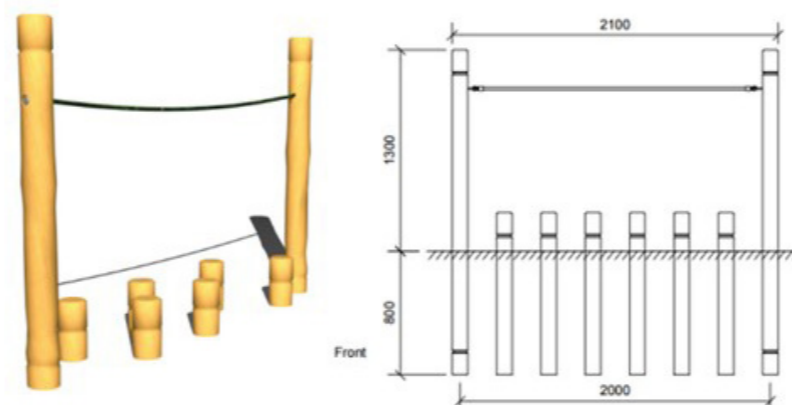
(v) Open space areas along all roads incorporate natural SuDS for attenuation, water treatment, amenity and biodiversity purposes as outlined in SDZ. Please refer to details shown for treatment of swales and detention basin in SUDS Strategy document.

(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.

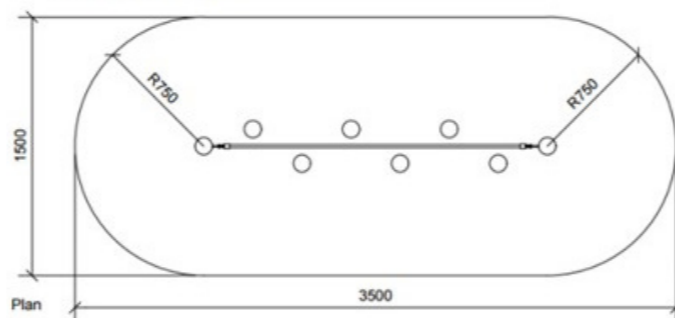
### Location Plan



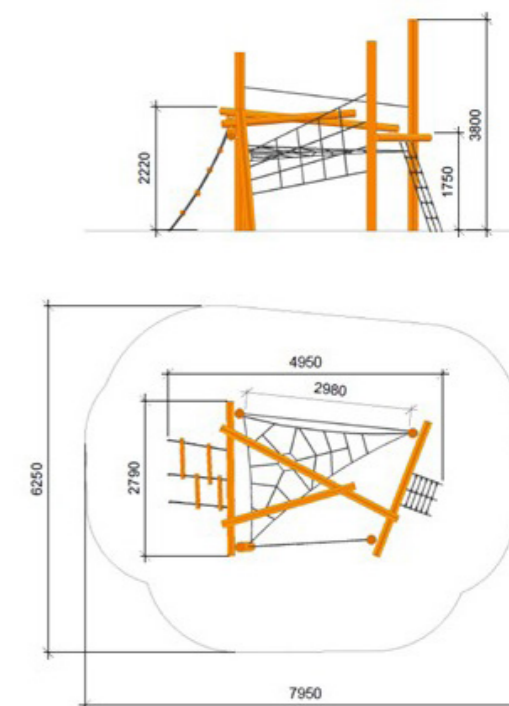
#### 1. Posts with Ropes & Steps N3118



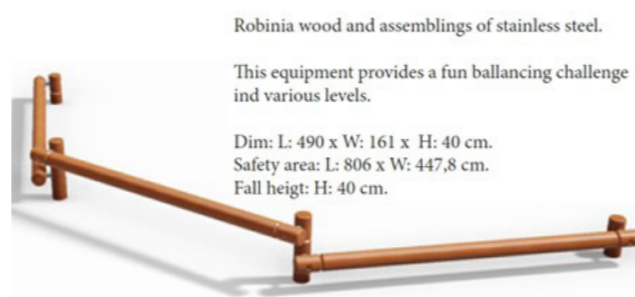
Robinia wood, Taifun rope and assemblings of stainless steel.



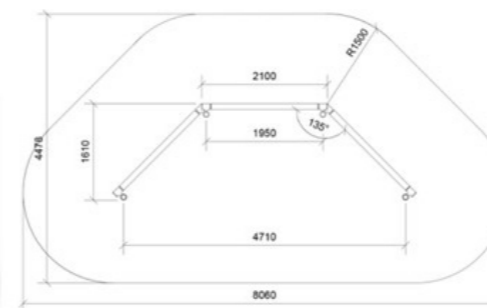
#### 2. NORLEG Klatresystem



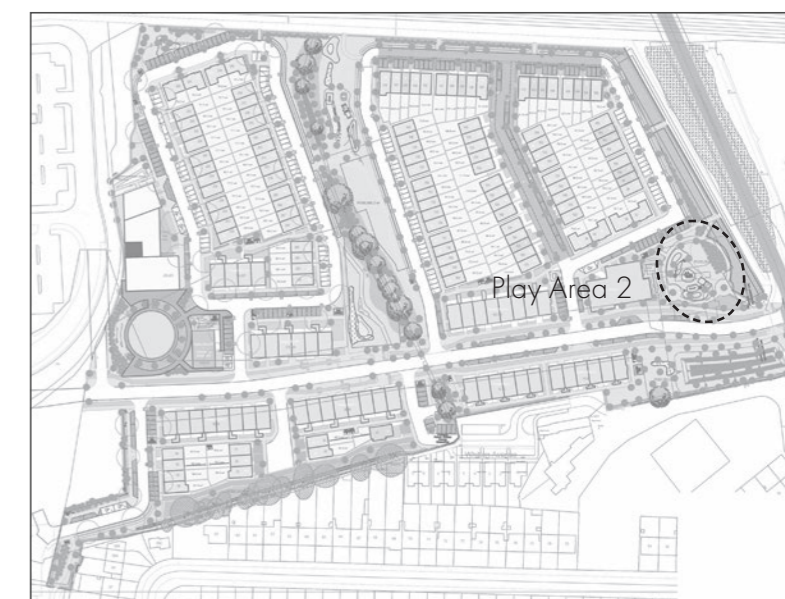
#### 3. Triple Balancing Beam N3220



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 (iv) & (v)

### Landscape Plan

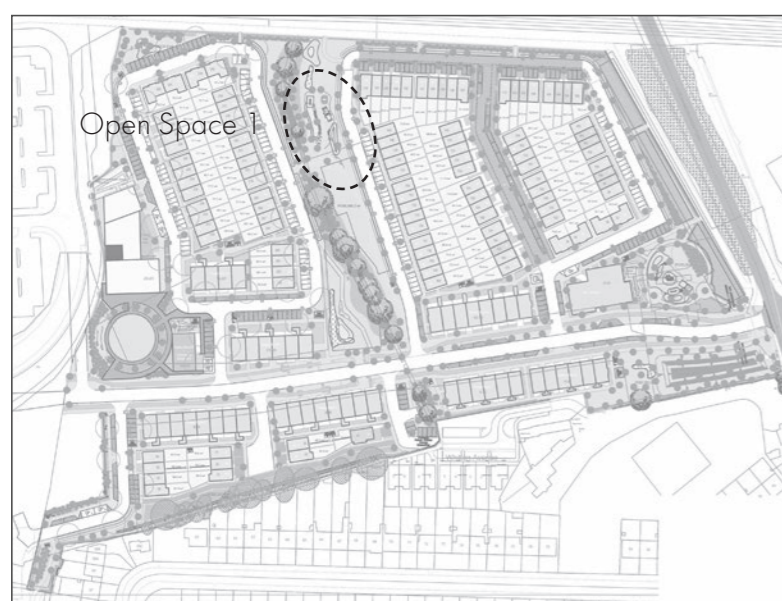
(iv) Revised play design at central open space  
 (v) Open space areas along all roads to incorporate natural SuDS for attenuation, water treatment, amenity and biodiversity purposes as outlined in SDZ. Details of all natural SuDS features including swales, rain gardens, bioretention tree pits, channel 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

(iv) The central open space has been revised to incorporate SuDS elements as well as revised play items. The use of natural play elements and raised mounding will provide an environmentally friendly approach to play.

(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 in SUDS Strategy document.

### Location Plan



### Central Open Space



## Condition Request 26 (iv) & (v)

### Landscape Plan

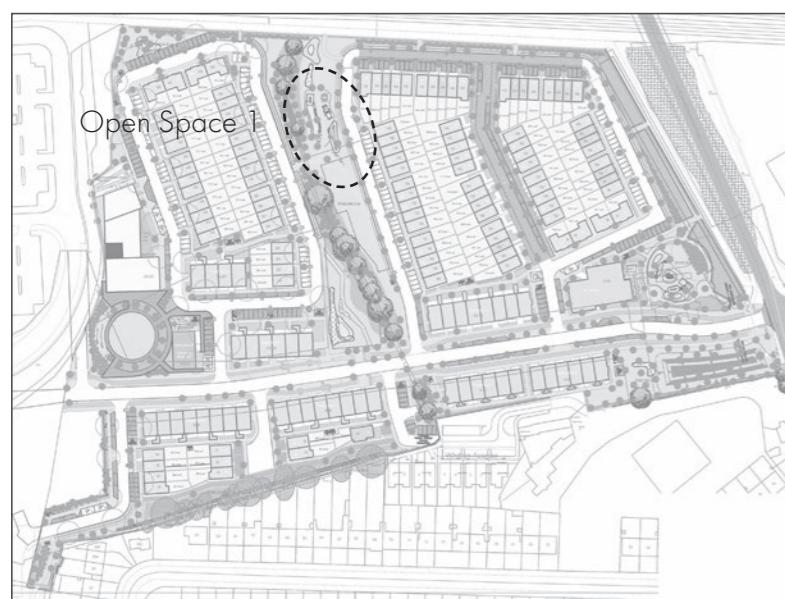
(iv) Revised play design at central open space  
 (v) Open space areas along all roads to incorporate natural SuDS for attenuation, water treatment, amenity and biodiversity purposes as outlined in SDZ. Details of all natural SuDS features including swales, rain gardens, bioretention tree pits, channel 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

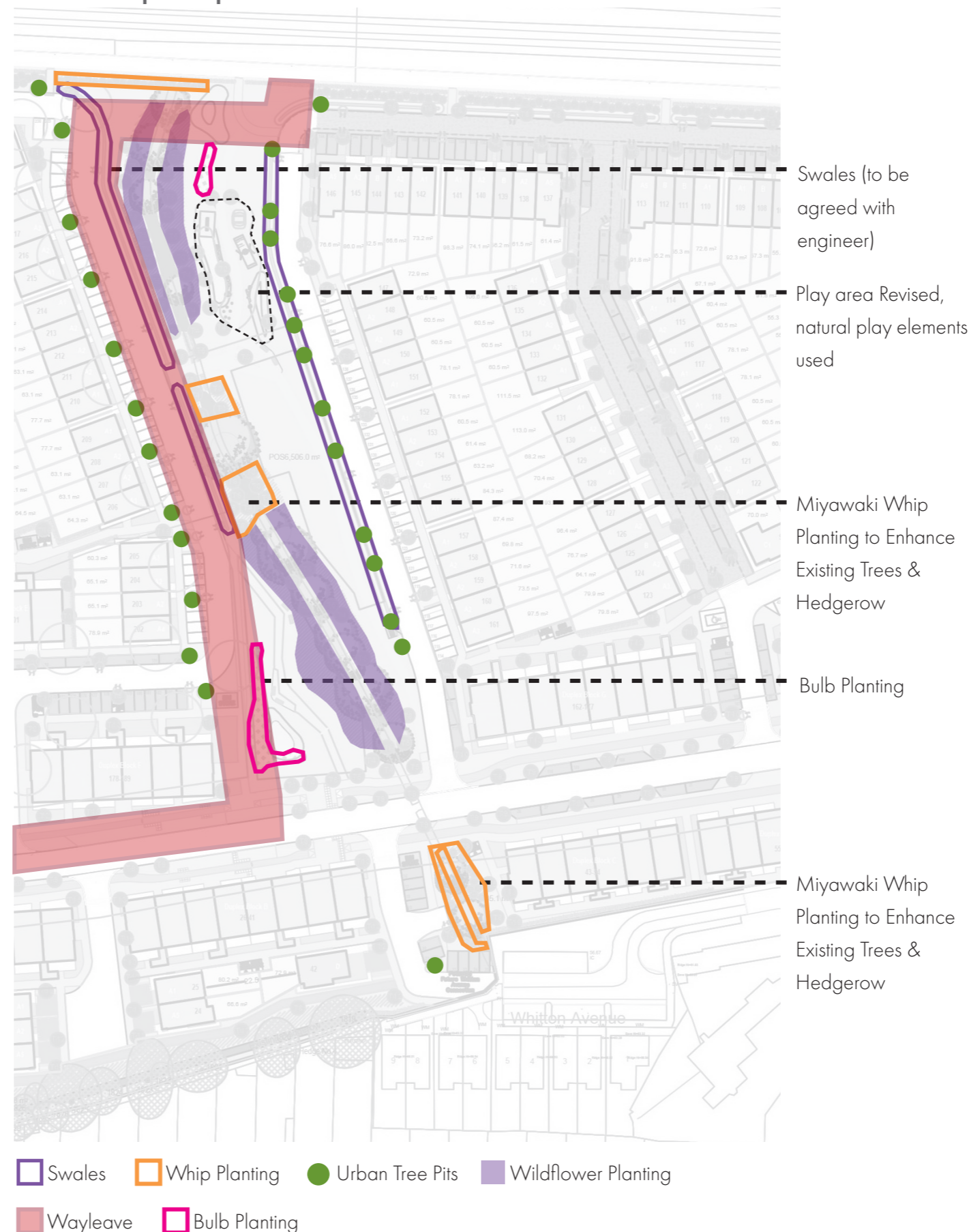
(iv) The central open space has been revised to incorporate SuDS elements as well as revised play items. The use of natural play elements and raised mounding will provide an environmentally friendly approach to play.

(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 in SUDS Strategy document.

### Location Plan



### Central Open Space



## Condition Request 26 (iv) & (v)

### Landscape Plan

(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

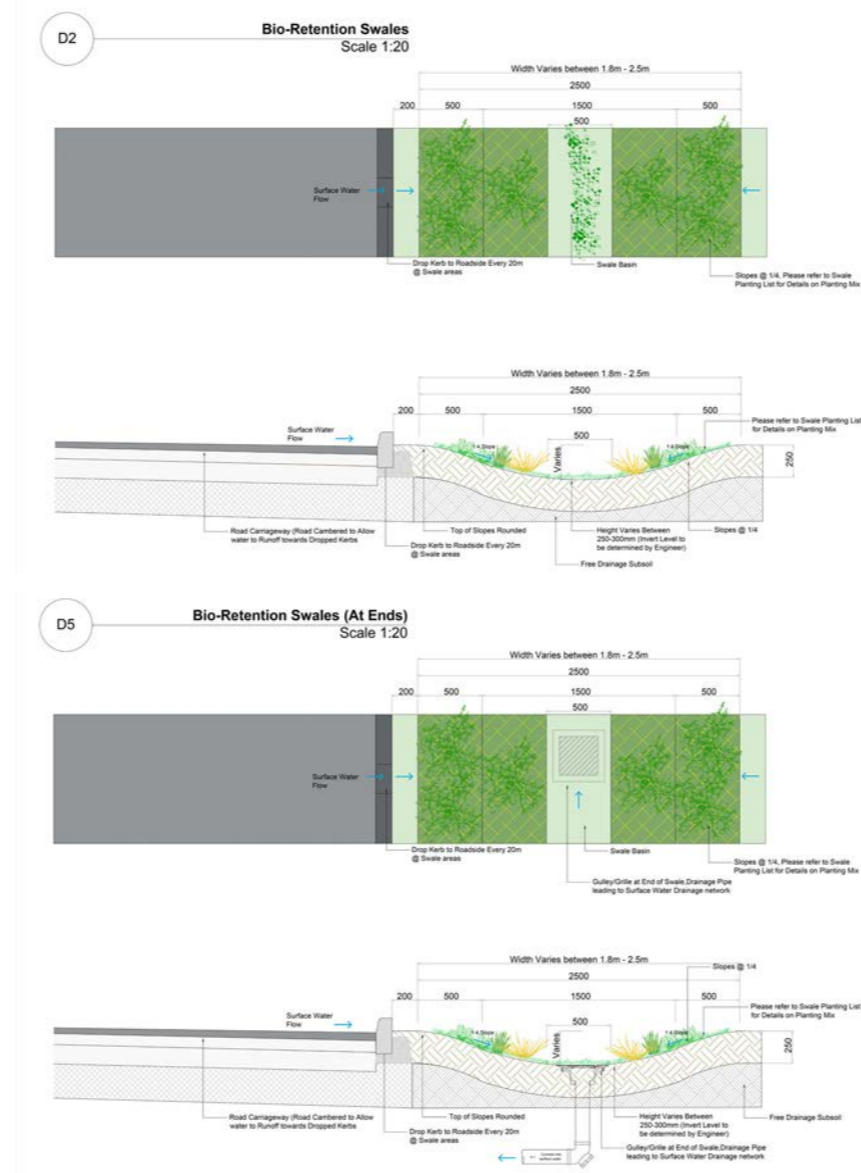
### Response

(iv) The central open space has been revised to incorporate SuDS elements as well as revised play items. The use of natural play elements and raised mounding will provide an environmentally friendly approach to play.

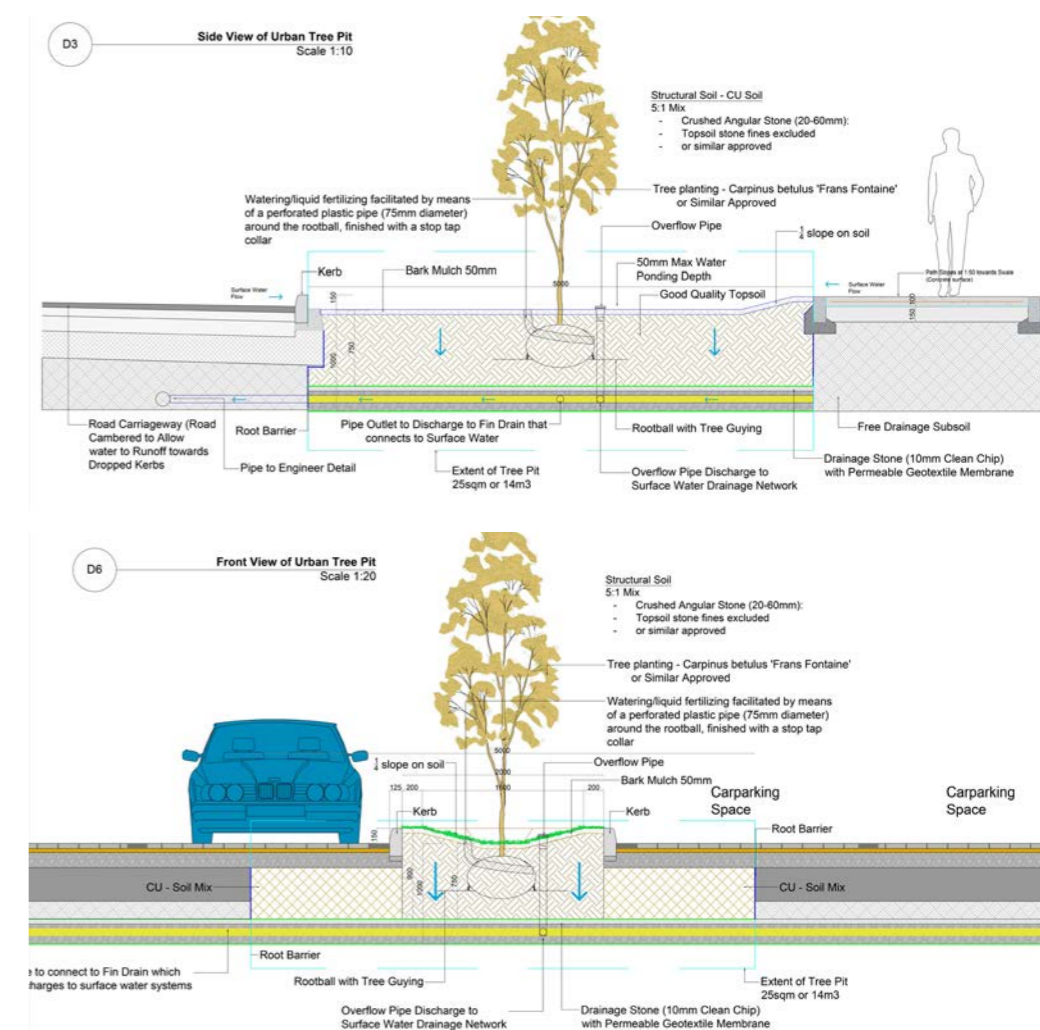
(v) Open space areas along all roads incorporate natural Suds for attenuation, water treatment, amenity and biodiversity purposes as outlined in SDZ. Please refer to details shown for treatment of swales and detention basin in SUDS Strategy document.

Also, please refer to SUDS Strategy Document included for details on Tree Pits, Swales and Raingardens.

### Swale Detail



### Tree Pit Plan and Elevation



**NOTE:** Please refer to SUDS Strategy Document included for details on Tree Pits, Swales and Raingardens.

## Condition Request 26 (iv),(v) & (xv)

### Landscape Plan

(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

(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.

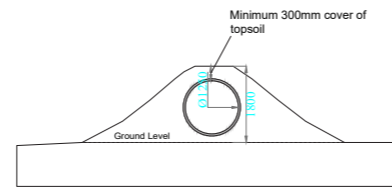
### Response

(iv) The central open space has been revised to incorporate SuDS elements as well as revised play items.

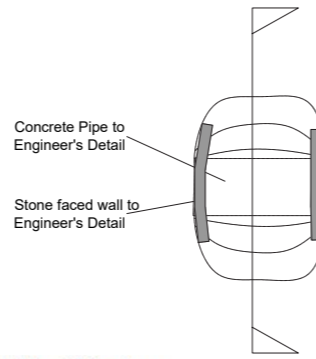
(v) Open space areas along all roads incorporate natural SuDS for attenuation, water treatment, amenity and biodiversity purposes as outlined in SDZ. Please refer to details shown for treatment of swales and detention basin as per coordination with Engineer.

(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.

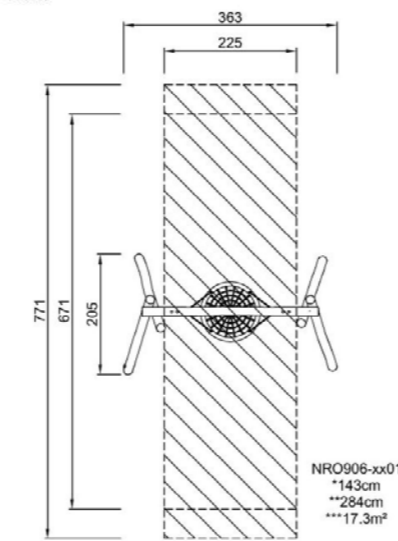
### 1. Pipe Play - Section



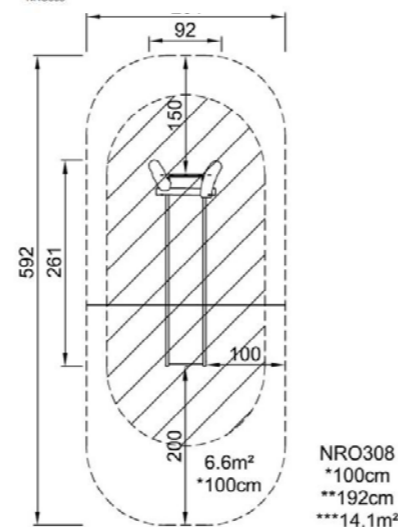
Pipe Play - Plan



### 2. Bird Nest Swing



### 3. Embankment Slide

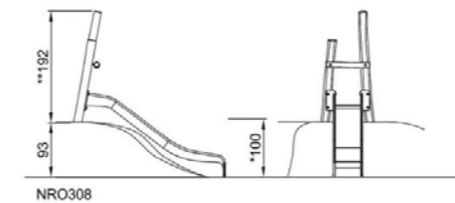
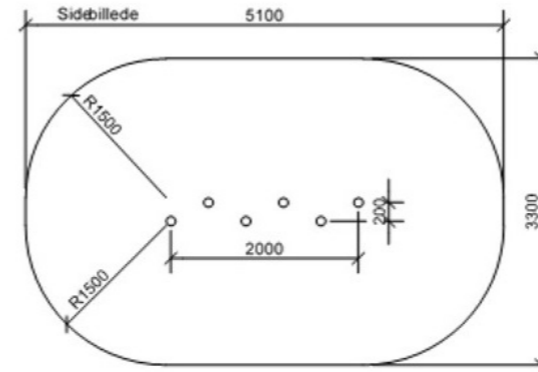


### 4. N3240 Jump Posts

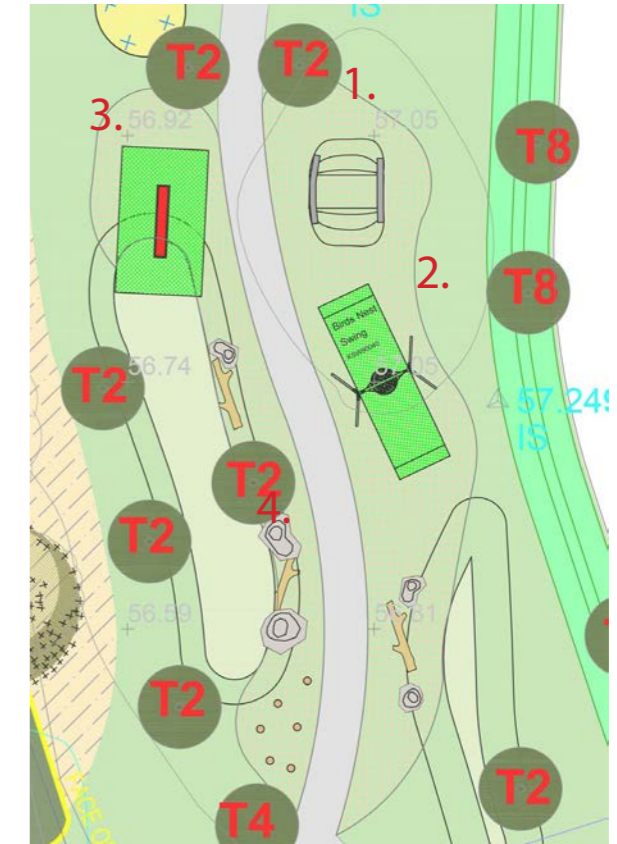


Jump posts in Robinia wood.

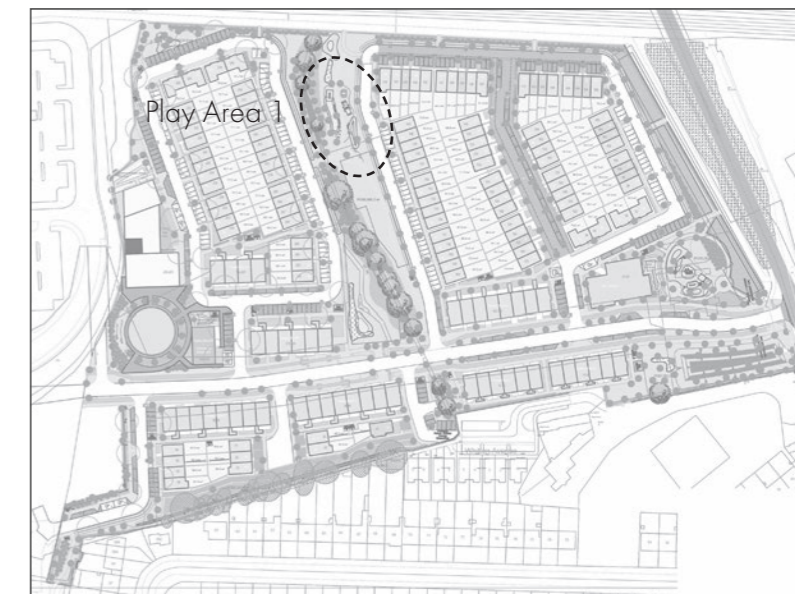
Dim: L:200 x B: 20 x H: 45 cm  
Safety area: L: 510 x B: 330 cm  
Fall height: 25-45 cm



### Location Plan



### Location Plan



## Condition Request 26 (vi), (vii), (viii) & (x)

### 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.

(x) Planting plan required for ponds including planted shelves to ensure safety of residents and amenity and biodiversity value.

### 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(i-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.

(x) Please refer to Dwg06(ii) and landscape legend for details on planting in detention pond shelves.

## Condition Request 26 (xi),(xii) & (xiv)

### Landscape Plan

(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.

(xiv) Paths to be concrete or tarmac throughout the development.

### Response

(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.

(xiv) Paths throughout the development will be concrete or tarmac.

### Paths Through Proposed Site Layout



--- Concrete Paths

--- Tarmac Paths

## Condition Request 26 (xiii)

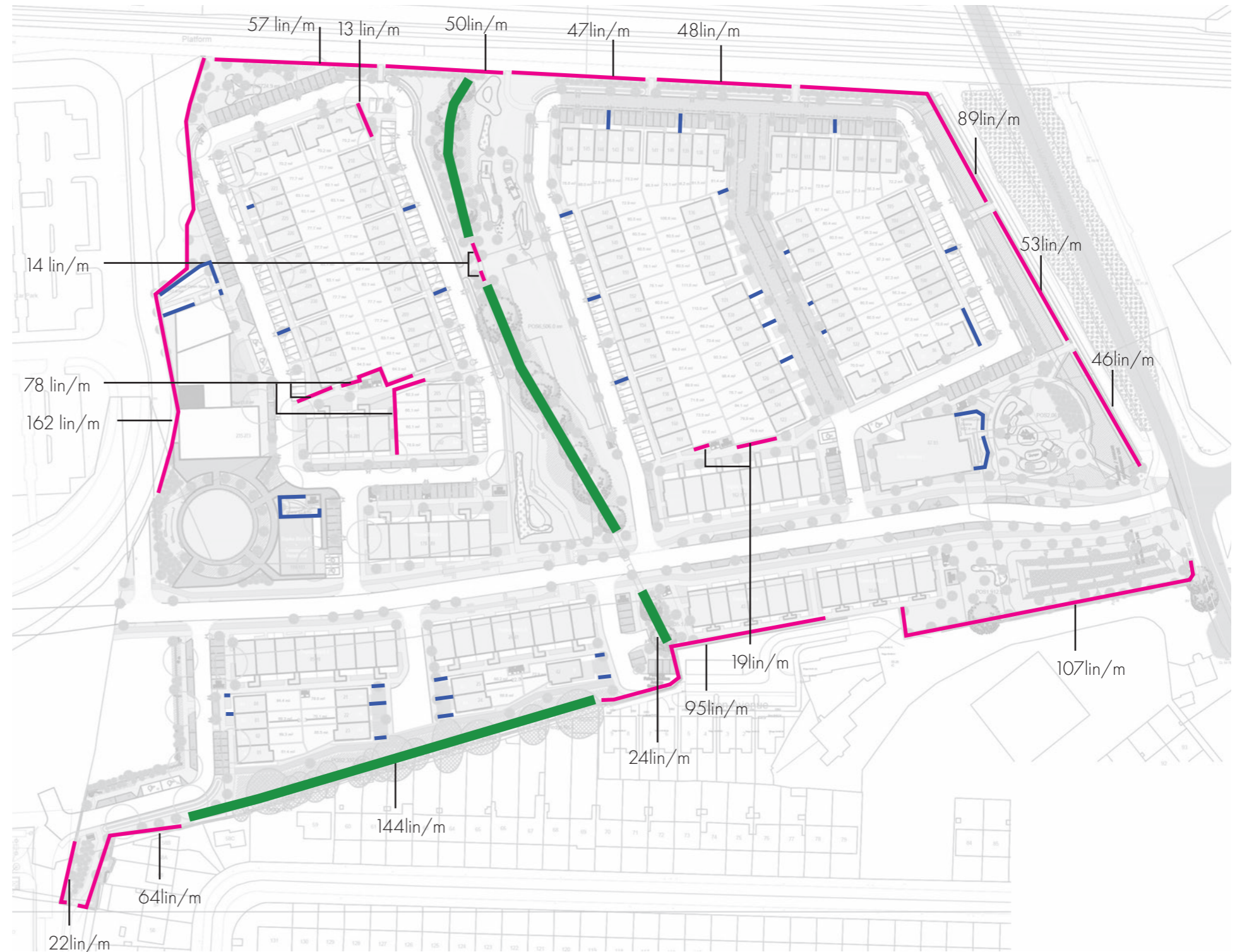
### Landscape Plan

(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*

### Response

(xiii) Hedging to residential areas consists of native species as mentioned in the condition request. Hedging in between residential units will be *Ligustrum vulgare*.

### Native Hedge & Existing Hedge Planting



- Existing Hedge Retained
- Proposed Native Hedge
- Proposed Formal Hedge - *Ligustrum vulgare*

## Woodland Planting - Miyawaki Method



Alnus glutinosa



Fagus sylvatica



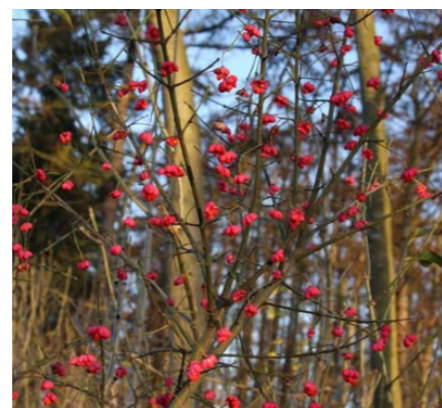
Prunus avium



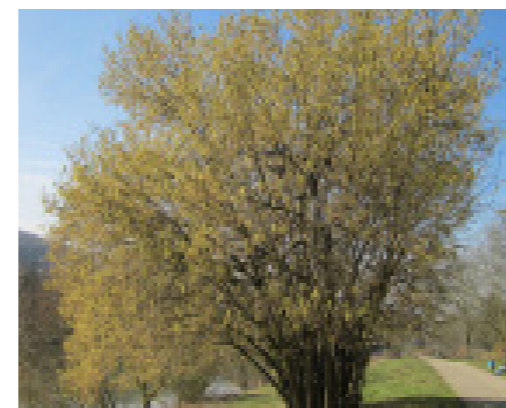
Pinus sylvestris



Sambucus nigra



Euonymus europaeus



Corylus avellana



Betula pendula



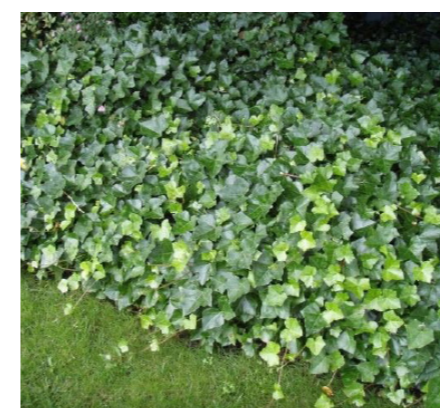
Crataegus monogyna



Rosa canina



Viburnum opulus



Hedera helix

## Location Plan



The Miyawaki Method achieves a rich and dense ecosystem at a greater rate compared to traditional method of whip planting.

At least 30no. native species of saplings between 60-80cm height consisting of 4 layer of planting; canopy, sub-canopy, small understory trees, and shrubs; to be planted on 100 square meter mounds.

To prepare the area;  
Remove weeds, rocks, and other material.  
Dig the soil to depth of 1 meter and put half the loose soil back into the ground.  
Mulch the other half of soil with compost made from organic material such as fallen leaves.

Plant 4no. trees within every square meter and mulch evenly surrounding the trees (15cm deep). Trees will require regular watering and additional mulch when needed.