

Planning Compliance
Land Use, Planning & Transportation Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

By email

17th January 2024

Dear Sir/Madam,

RE: CONDITION 13 – DEVELOPMENT OF 157 DWELLINGS AT CLONBURRIS SOUTH WEST DEVELOPMENT AREA WITHIN THE CLONBURRIS SDZ AT TOWNLANDS OF CAPPAGH, CLONBURRIS, DUBLIN 22.

REG REF: SDZ22A/0017

I write on behalf of Cairn Homes Properties Ltd. in respect of Reg Ref: SDZ22A/0017. It is our intention to commence the development permitted under Reg Ref: SDZ22A/0017 and to discharge the following conditions as required prior to commencement.

Condition 13:

Landscape Plan/Planting Plan

A maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site the applicant, owner or developer shall have lodged a revised detailed landscape plan with the Planning Authority:

This shall integrate retained and enhanced hedgerows and trees, tree planting and SuDS drainage to provide strong green infrastructure links throughout the development in accordance with Clonburris SDZ Planning Scheme, Parks and Landscape Strategy, Biodiversity Management Plan and SDCC County Development Plan (2022-2028).

The revised Landscape Proposals shall incorporate:

- i. Details of all natural SuDS features including swales, rain gardens, bioretention areas, tree pits, kerbing, filter strips to be provided as requested.*
- ii. Revised tree and hedgerow protection measures: show extent and position of tree and hedgerow protection fences including retention of Hedge 8.*
- iii. Planting on green corridors should use the Miyawaki technique (3-5/m²) in order to establish quickly and reduce maintenance costs. This will require an establishment period and maintenance of 5 years for newly planted woodland areas prior to taking in charge.*
- iv. All playspace surfacing in Public Open Space areas to be engineered woodchip surfacing.*
- v. Details of all play items and natural play features to be provided and agreed with SDCC Public Realm Section. Play areas must be universally accessible.*

Landscape Proposals shall reflect any alterations required by other conditions to deliver the required green infrastructure.

Response:

Following an informal meeting between Cunnane Stratton Reynolds, Land Planning & Design, and SDCC Parks & Public Realm to discuss the removal of 'Hedge 8' on the western boundary of Tile 3, it was demonstrated that it would not be possible to retain this hedge due to the location of the existing hedgerow relative to the proposed adjacent road bridge (not within the T3 redline) and will be removed prior to the commencement of the bird nesting season on March 1st. Whilst we are unable to retain this hedge, it is our intention to compensate for its removal.

Our proposal is to replace this hedge with a new mixed species native hedgerow and green wall along the length of this boundary/bridge embankment (please refer to Landscape General Arrangement drawing 22234-3-101). Topsoil from the removal of Hedge 8 will be retained, stored separately, and reused between the footpath and the green wall to ensure that the existing seed bank is protected and re-used for the new hedgerow and any other native planting areas (e.g. Miyawaki planting areas). In addition, it is proposed that a biodiverse brown roof is to be placed on the apartment building to replace the green roof that is currently proposed (Please refer to Landscape General Arrangement drawing 22234-3-101).

Please see attached drawings in response to Condition 13 prepared by Cunnane Stratton Reynolds, Land Planning & Design:

- 'Landscape GA-Plan' drawing no. 22234-3-101,
- 'Planting Plan – Key & Schedules' drawing no. CLB-03-06-T9-XX-DR-CSR-LA-0700,
- 'Planting Plan – Sheet 1' drawing no. CLB-03-06-T9-XX-DR-CSR-LA-0701,
- 'Planting Plan – Sheet 2' drawing no. CLB-03-06-T9-XX-DR-CSR-LA-0702,
- 'Planting Plan – Sheet 3' drawing no. CLB-03-06-T9-XX-DR-CSR-LA-0703,
- 'Play Equipment Plan' drawing no. CLB-03-06-T9-XX-DR-CSR-LA-0940,
- 'Play Equipment Details – Courtyard Area' drawing no. CLB-03-06-T9-XX-DR-CSR-LA-0941,
- 'Play Equipment Plan – Public Play Area' drawing no. CLB-03-06-T9-XX-DR-CSR-LA-0942, and
- 'Play Equipment Details – Natural Play Elements' drawing no. CLB-03-06-T9-XX-DR-CSR-LA-0943.

Yours Sincerely,



Nicky Casey
Planning Project Manager