

ADAMSTOWN BOULEVARD DEVELOPMENT:

ADAMSTOWN BOULEVARD PHASE 1

SDCC REG. REF. SDZ22A / 0007

SUBMISSION ON COMPLIANCE WITH CONDITION No. 34.1

1. Management Agreement – Western Biodiversity Area

Prior to the submission of the 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 with the Planning Authority for agreement with Public Realm section:

A management plan for the biodiversity area to the west of the site that does not negatively affect the residential amenity of houses along this boundary. Houses backing onto hedgerows typically present problems due to overshadowing from the hedgerow and difficulty of access to maintain same.

REASON: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, in the interests of biodiversity, amenity and climate action and in accordance with the relevant green infrastructure, landscape and environmental policies.

Adamstown Boulevard Phase 1

SDCC Reg. Ref. SDZ22A / 0007

SUBMISSION ON COMPLIANCE WITH CONDITION No. 34

Compliance No.	CAD No.	Title:	Size:	Scale:
GENERAL INFORMATION				
LC-34-001	-	COMPLIANCE COVER SHEET - CONDITION 34	A1	N/A
LC-34-002	-	DRAWING INDEX	A1	N/A
GENERAL ARRANGEMENT				
LC-34-003	-	WESTERN BIODIVERSITY AREA (GRANTED COMPLIANCE FOR REVISION)	A1	1:500
LC-34-004	-	WESTERN BIODIVERSITY AREA (REVISED COMPLIANCE)	A1	1:500

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 FOR DRAWING INDEX, GENERAL NOTES, REFER TO
 DWG L1-001

CLIENT:

ADAMSTOWN STATION AND BOULEVARD LTD.

ARCHITECTS:

MDO ARCHITECTS

REVISIONS			
Job No.	23A2A	Drawn By	RK
Dwg No.	LC-34-002	Checked By	JM
Scale	N/A @A1	Date	MAY 2024

JOB DESCRIPTION	
Site	ADAMSTOWN BOULEVARD
Project	ADAMSTOWN BOULEVARD - COMPLIANCE NO. 34
Title	DRAWING INDEX

OPTION 1

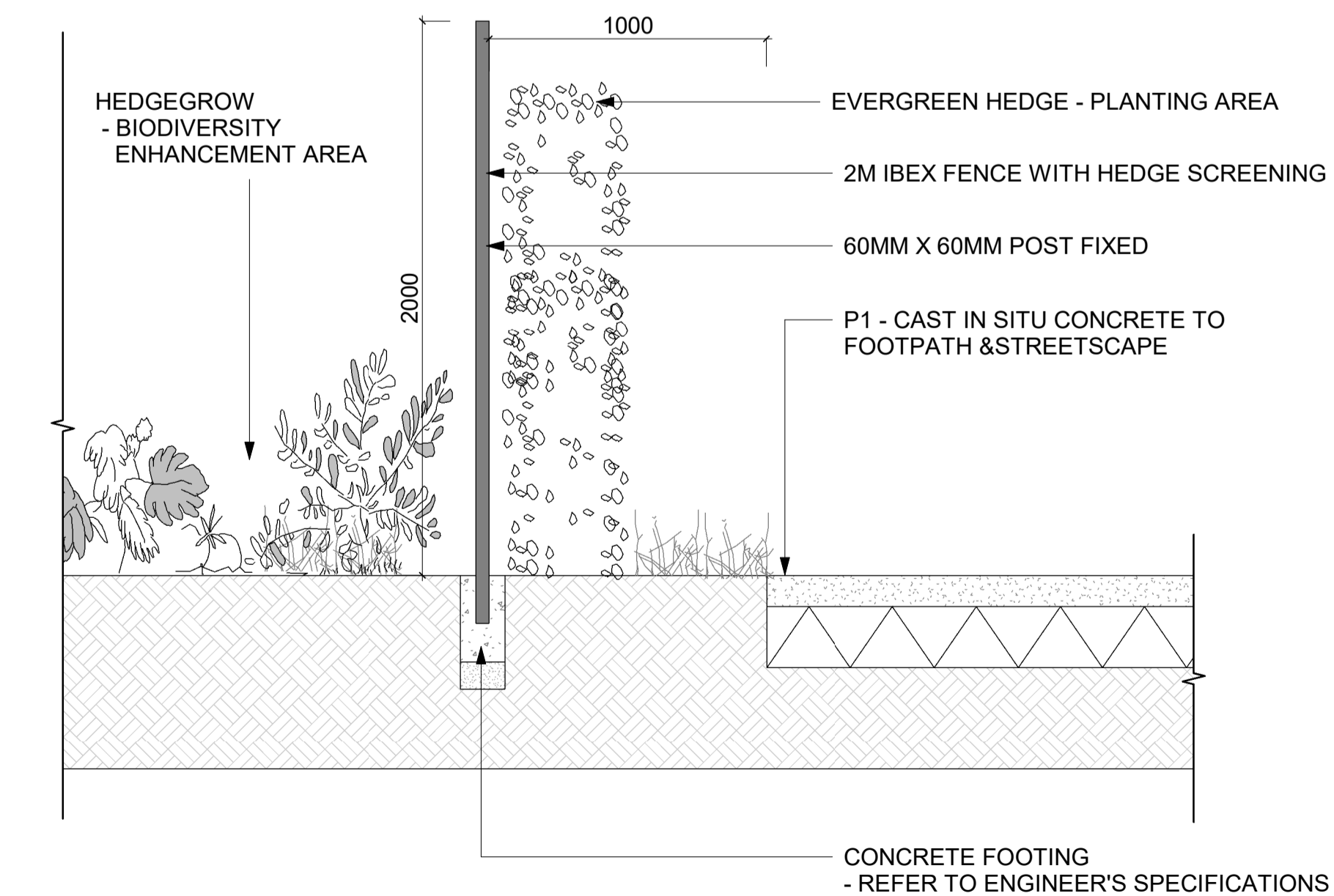
Management plan for biodiversity area:

- Introduce 3m (W) compacted aggregate path to the rear of the back gardens boundary, plus additional meter between the path and the hedgerow (4m total). Exact offset and location of path to be confirmed by SDCC maintenance personnel. The 3m path is of sufficient width to facilitate access from a tractor and flail for maintenance purposes.
- Protection of the hedgerow access path with introduction of 2m (H) IBEX fence to be screened from public with evergreen hedge planting. One gate to be at either end so cutting can be done in one straight run.
- The path impacts the existing hedgerow by removing an additional 554 m² of hedgerow from which was specified in the planning application (reference DWG. NO. L1-103 - HEDGEROW MITIGATION)
- The total area of the drawn path (shown in yellow) is 937 m². Of this amount, 554 m² is reduced from the existing hedgerow (yellow with red stripes) while 383 m² is reduced from the mitigation biodiversity area.
- For maintenance of hedgerow area refer to Specification + Maintenance document. The western biodiversity boundary currently is neglected and the opportunity is to rejuvenate the hedge by coppicing, laying, and interplanting. Once complete, the hedge shall be trimmed on the eastern (development facing) side every couple years.

HEDGEROW MAINTENANCE PATH

	PLANNING CALCULATION	MANAGEMENT PATH IMPACT	NEW TOTAL	
EXISTING RETAINED	8250	-554	7696	m ²
MITIGATION ZONE	2170	-383	1787	m ²
AUGMENTATION ZONE	1200	0	1200	m ²

TOTAL REMOVED FROM EXISTING HEDGEROW	2930	-554	2376	m ²
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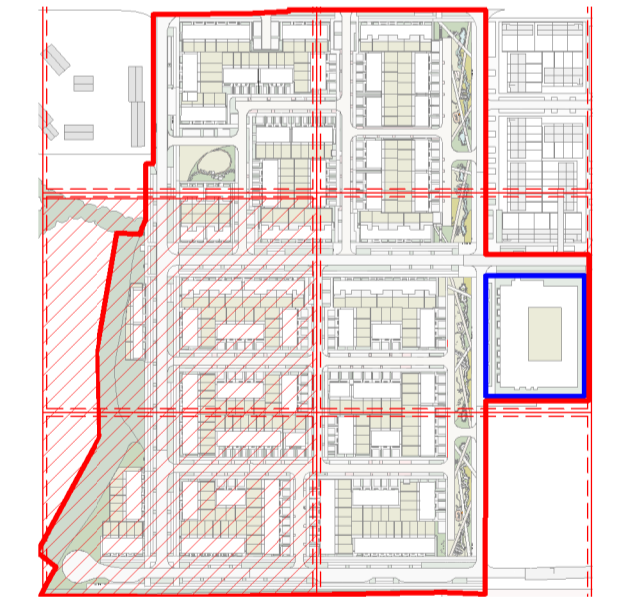


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ARCHITECTS:
MDO ARCHITECTS

- LEGEND**
- SITE BOUNDARY
 - AREA SUBJECT OF FUTURE OUTLINE PERMISSION
 - EXISTING BOUNDARY WALL
 - W1 - HIT & MISS TIMBER FENCE (1.8M) - REFER TO DWG. NO. L1-002-1 DETAIL 01
 - W20 - BRICK GARDEN WALL (2.4M) - PROVIDES ACOUSTIC BARRIER - REFER TO ARCHITECT'S DETAIL
 - W21 - BRICK GARDEN WALL (1.8M) - REFER TO ARCHITECT'S DETAIL
 - 2M IBEX FENCE WITH HEDGE SCREENING
 - COMPACTED AGGREGATE PATH - 3M WIDE FOR TRACTOR WITH FLAIL + 1M OFFSET - TOTAL AREA: 937 M²
 - COMPACTED AGGREGATE PATH - IMPACTING THE EXISTING HEDGEROW - TOTAL AREA: 554 M²
 - GATED ACCESS
 - EXISTING HEDGEROW (APPROX. 8250 M²) RETAINED INSIDE REDLINE
 - MITIGATION HEDGEROW (APPROX. 2170 M²) INSIDE REDLINE *EXCLUDING TINY FOREST POCKETS
 - AUGMENTATION HEDGEROW (APPROX. 1200 M²) EXISTING HEDGEROW IN ADJACENT LAND AUGMENTED FOR FURTHER MITIGATION



REVISIONS

Job No.	23A2A	Drawn By	RK
Dwg No.	LC-34-003	Checked By	JM
Scale	As indicated @A1	Date	MAY 2024

JOB DESCRIPTION

Site	ADAMSTOWN BOULEVARD
Project	ADAMSTOWN BOULEVARD - COMPLIANCE NO. 34
Title	WESTERN BIODIVERSITY AREA (GRANTED COMPLIANCE FOR REVISION)

Revised Compliance 34

- The maintenance path has been modified to eliminate the sharp turn for the tractors.
- The maintenance path has been redirected closer to the gate access that opens onto - Adamstown Avenue. A grasscrete system is introduced to preserve the existing planting, and a drop kerb is added to facilitate road access for the tractors.

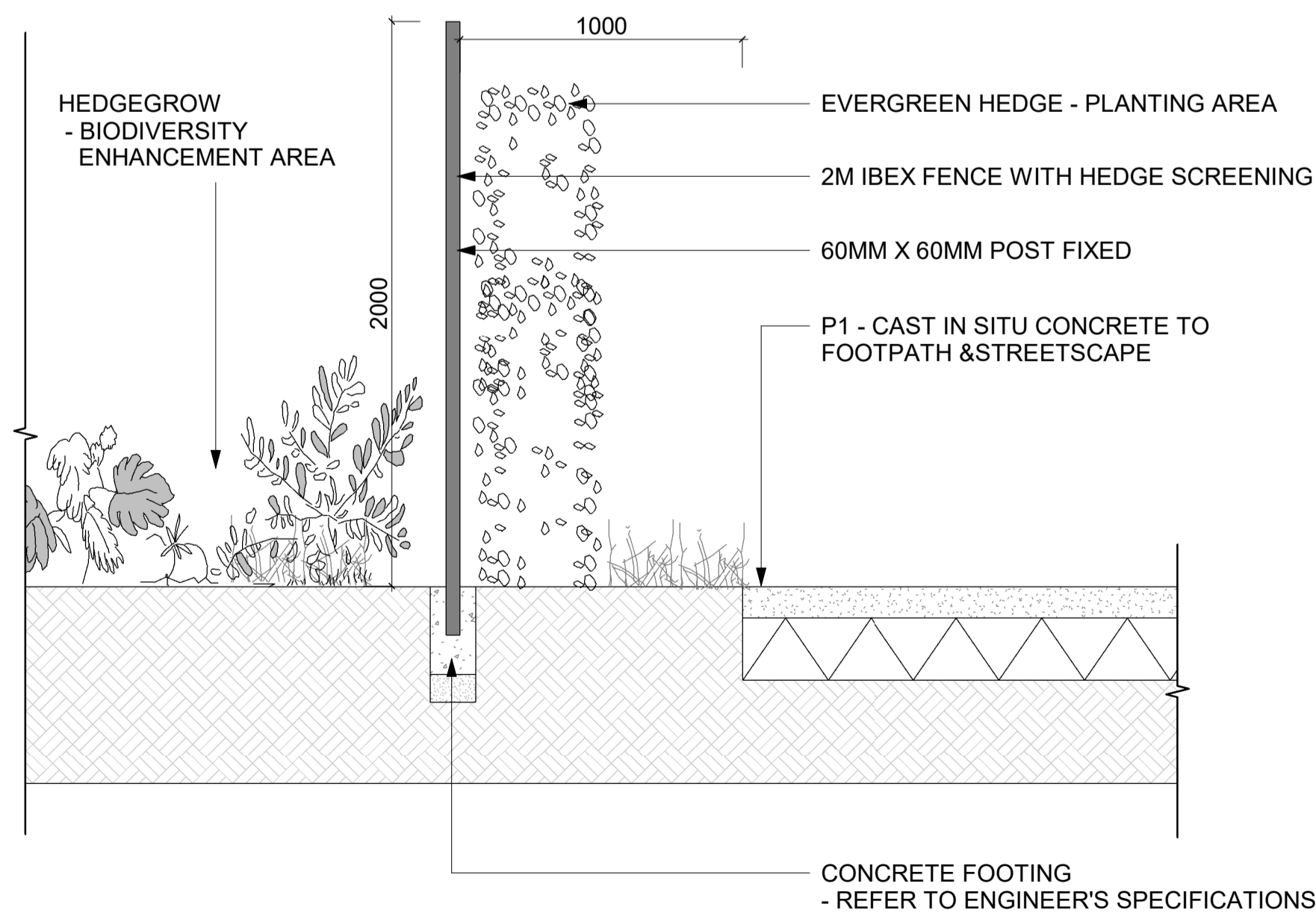
Management plan for biodiversity area:

- Introduce 3m (W) compacted aggregate path to the rear of the back gardens boundary, plus additional meter between the path and the hedgerow (4m total). Exact offset and location of path to be confirmed by SDCC maintenance personnel. The 3m path is of sufficient width to facilitate access from a tractor and flail for maintenance purposes.
- Protection of the hedgerow access path with introduction of 2m (H) IBEX fence to be screened from public with evergreen hedge planting. One gate to be at either end so cutting can be done in one straight run.
- The path impacts the existing hedgerow by removing an additional 551 m² of hedgerow from which was specified in the planning application (reference DWG. NO. L1-103 - HEDGEROW MITIGATION)
- The total area of the drawn path (shown in yellow) is 840 m². Of this amount, 551 m² is reduced from the existing hedgerow (yellow with red stripes) while 290 m² is reduced from the mitigation biodiversity area.
- For maintenance of hedgerow area refer to Specification + Maintenance document. The western biodiversity boundary currently is neglected and the opportunity is to rejuvenate the hedge by coppicing, laying, and interplanting. Once complete, the hedge shall be trimmed on the eastern (development facing) side every couple years.

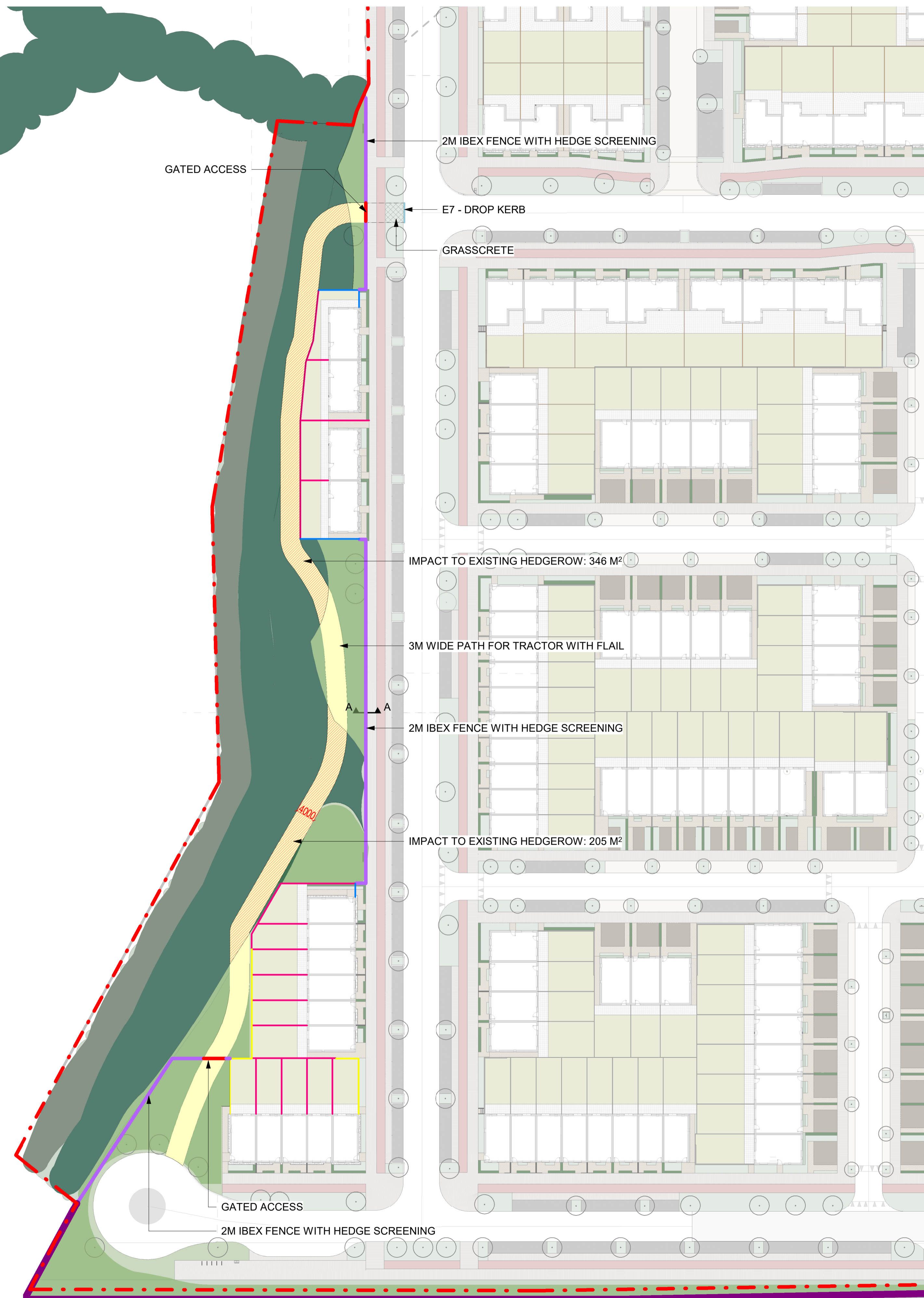
HEDGEROW MAINTENANCE PATH

	PLANNING CALCULATION	MANAGEMENT PATH IMPACT	NEW TOTAL	
EXISTING RETAINED	8250	-551	7699	m ²
MITIGATION ZONE	2170	-290	1880	m ²
AUGMENTATION ZONE	1200	0	1200	m ²

TOTAL REMOVED FROM EXISTING HEDGEROW	2930	-551	2379	m ²
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1 SECTION A-A: TYPICAL DETAIL: IBEX FENCE TO BIODIVERSITY ENHANCEMENT AREA
1:20 @A1



2 PLAN VIEW: WESTERN BIODIVERSITY AREA
1:500 @A1

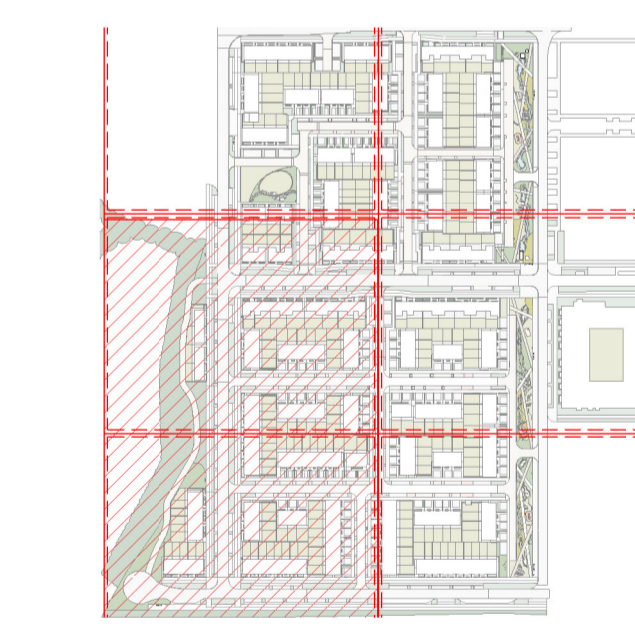
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ARCHITECTS:
MDO ARCHITECTS

LEGEND

- SITE BOUNDARY
- EXISTING BOUNDARY WALL
- W1 - HIT & MISS TIMBER FENCE (1.8M) - REFER TO DWG. NO. L1-902-1 DETAIL 01
- W2/2 - BRICK GARDEN WALL (2.4M) - PROVIDES ACOUSTIC BARRIER - REFER TO ARCHITECT'S DETAIL
- W2/1 - BRICK GARDEN WALL (1.8M) - REFER TO ARCHITECT'S DETAIL
- 2M IBEX FENCE WITH HEDGE SCREENING
- COMPACTED AGGREGATE PATH - 3M WIDE FOR TRACTOR WITH FLAIL - 1M OFFSET - TOTAL AREA: 840 M²
- COMPACTED AGGREGATE PATH - IMPACTING THE EXISTING HEDGEROW - TOTAL AREA: 551 M²
- GRASSCRETE - HEAVY DUTY INTERLOCKING PLASTIC POROUS PAVERS FOR GRASS REINFORCEMENT
- GATED ACCESS
- EXISTING HEDGEROW - (APPROX. 2000 M²) RETAINED INSIDE RED LINE - NOTE: AREAS TO BE CONFIRMED FOR ADDITIONAL PLANTING THAT WAS REMOVED.
- MITIGATION HEDGEROW - (APPROX. 2170 M²) INSIDE REDLINE EXCLUDING TINY FOREST POCKETS
- AUGMENTATION HEDGEROW - (APPROX. 1200 M²) EXISTING HEDGEROW IN ADJACENT LAND AUGMENTED FOR FURTHER MITIGATION



REVISIONS

Job No.	23A2A	Drawn By	RK
Dwg No.	LC-34-004	Checked By	JM
Scale	As indicated @A1	Date	MAY 2024

JOB DESCRIPTION

Site	ADAMSTOWN BOULEVARD
Project	ADAMSTOWN BOULEVARD - COMPLIANCE NO. 34
Title	WESTERN BIODIVERSITY AREA (REVISED COMPLIANCE)