

South Dublin County Council
 Planning Department
 County Hall
 Tallaght,
 Dublin 24

18th December 2024

RE: RESPONSE TO CONDITIONS IN RESPECT OF PLANNING APPLICATION FOR GRANTED COLAISTE CHILLIAIN, OLD NANGOR ROAD, CLONDALKIN, DUBLIN 22 SOUTH DUBLIN COUNTY COUNCIL - REGISTER REFERENCE SD22A/0352

Dear Sir/Madam

On behalf of our client Department of Education, Stephen Diamond Associates Chartered Landscape Architects enclose drawings 16-444-PD-01, 16-444-PD-02, 16-444-PD-03, 16-447-PD-05 & Green Space Factor calculation as part of the Further Information Planning submission compiled by MCOH Architects.

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|----------------|--------------------------------------|--------------|---------|
| • 16-444-PD-01 | Landscape Masterplan & Planting Plan | 1:200 scale | A1 size |
| • 16-444-PD-02 | Landscape Plan | 1:100 scale | A1 size |
| • 16-444-PD-03 | Landscape Plan | 1:100 scale | A1 size |
| • 16-447-PD-05 | Green Infrastructure plan | 1:1000 scale | A3 size |

We respond in relation to landscape-specific items set out in the request for Further Information (FI) as follows:

Item No. 16

Sustainable Urban Drainage Systems (SUDS)

Prior to the commencement of development the applicant/developer shall submit, for the written agreement of the Planning Authority, a full set of revised landscaping and drainage information, plans and drawings that demonstrate the following

(f) It demonstrated that the SUDS scheme and measures have been incorporated into the landscape plan(s) and provide for amenity and biodiversity.

SDA Response

Stephen Diamond Associates have coordinated a SUDS strategy with Tobin engineering providing detention basins, swales and tree pits which will contribute to the amenity and biodiversity. These have been incorporated into the landscape with additional wetland type planting to the basins and swales which will attract further wildlife into these areas while also enhancing the amenity values.

Item No. 17

Green Space Factor

Prior to the commencement of development, the applicant/developer shall submit, for the written agreement of the Planning Authority, detail on compliance with the Green Space Factor as outlined in the South Dublin County Development Plan 2022-2028. REASON: To ensure that new development makes a positive contribution to the local environment with respect to biodiversity, amenity, air quality, stormwater management, temperature regulation and other ecosystem services.

SDA Response

The Green Space factor of the site has been evaluated using the guidance within the South Dublin County Council development plan 2022-2028. The new development will contribute through the addition of further tree planting, wild flower meadows, transplant planting of largely native species, detention basins and swales with associated wetland planting.

Item 18**Stephen Diamond Associates Landscape Architect***Green Infrastructure*

Prior to the commencement of development the applicant/developer shall submit, for the written agreement of the Planning Authority, revised plans that demonstrate how the plans contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the application submission, having regard to the following:

- (i) In the case of small-scale developments this may consist of a simple landscape plan which includes objectives to protect or restore existing on site GI assets, provides for connection to local or primary GI corridors or includes elements which allow the site to act as a local stepping stone;*
- ii. Where the development site is located within or close to a Core or Corridor the development should, at a minimum, protect any existing GI assets and enhance same (for example, not breaking a GI Corridor but enhancing same with a connecting piece of planting, retaining hedgerows or woodlands);*
- iii. The characteristics and assets of the proximate GI Core, Corridor or Stepping Stone should be reflected within proposed development, for example continuation of hedgerows, tree planting, waterways;*
- iv. Development should seek to enhance or restore features that act as ecological corridors, particularly water features, hedgerows, tree lines, areas of un-cultivated land. These, or some element of them, should be incorporated into the proposed development to create pathways for wildlife and / or increase amenity value;*
- v. Development sites which are not located proximate to designated GI Cores or Corridors should identify the nearest designated GI Core, Corridor or Stepping Stone and make provision for GI interventions on the site which could eventually provide a link to local Stepping Stones, Cores or Corridors;*
- vi. Developers should be aware that ecological corridors can also act to quickly spread non-native invasive species. Therefore, identification and control of invasive species site should be included in planning applications and the GI Plan.*

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vii. All development proposals shall be accompanied by a Green Infrastructure Plan, which will normally be submitted as part of the suite of Landscape Plans that are required for a development. Plans shall include the following:

- Site location plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County;*
- Site survey and analysis, identifying existing GI Infrastructure and key assets within the site;*
- Indicate how the development proposals link to and enhance the wider GI Network of the County;*
- Proposed GI protection, enhancement and restoration proposals as part of the landscape plan, where appropriate, for the site.*

REASON: To reduce fragmentation, protect and enhance the biodiversity and ecological value of South Dublin County's Green Infrastructure network

SDA Response

The existing GI assets on site include the native hedgerows along the eastern southern and western boundaries. These GI assets provide a stepping stone for existing connections into the Dublin Grand Canal GI Corridor, the M50 Corridor and Camac River Corridor.

With regards to (vi) please refer to the ecologist for this item.

Item 20**Stephen Diamond Associates Landscape Architect***“ Implementation of Landscape Plan*

Prior to the commencement of development the applicant/developer shall submit, for the written agreement of the Planning Authority, revised Landscape Plan(s), Tree Constraints, Arboricultural Impact Assessment and Tree Protection Plan. These plans shall incorporate a surface water drainage and Sustainable Urban Drainage Systems (SUDS) scheme as agreed where necessary with South Dublin County Council's Water Services and Public Realm Sections. These plans shall incorporate any measures recommended as a result of a bat survey(s).

SDA Response

Landscape drawings have been revised to include surface water drainage and Sustainable Urban Drainage Systems(SUDS). This includes permeable paving to the parking bays, detention basins, tree pits and swales.

Please refer to the arborists report for Tree Constraints, Arboricultural Impact Assessment and Tree Protection Plan.

Item 21**Stephen Diamond Associates Landscape Architect***21. Landscape Architect*

No development shall commence on this site until the developer has retained the professional services of a qualified Landscape Architect, as a Landscape Consultant, throughout the life of the site development works; and the developer shall notify the Planning Authority of that appointment in writing prior to commencement of works on site. The developer shall engage the Landscape Consultant to procure, oversee and supervise the landscape contract for the implementation of the permitted landscape proposals. When all landscape works are inspected and completed to the satisfaction of the Landscape Consultant, he/she shall prepare, sign and submit a Practical Completion Certificate (PCC) to SDCC Parks and Landscape Services, as verification that the approved landscape plans and specification have actually been fully implemented. REASON: To ensure full and verifiable implementation of the approved landscape design proposals for the permitted development, to the approved standards and specification.

SDA Response

We confirm the Landscape Plan has been prepared by qualified landscape architects who hold membership of the ILI.

Stephen Diamond Associates (SDA) is a registered landscape architectural practice that holds membership of the Irish Landscape Institute, which is the sole body recognising landscape architects in Ireland. The practice also carries membership of the Chartered British Landscape Institute.

We hope that the above is in order. If you have any further queries please address to Mr Stephen Diamond at Stephen Diamond Associates. Contact details as below.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Harry Osborne', written in a cursive style.

Harry Osborne
Senior Landscape Architect
Chartered Landscape Architect

