

AN BORD PLEANÁLA

13 APR 2022

LTR DATED _____ FROM _____

LDG- **313306-22**

APP-



APPENDIX 1: Response to KCC Report
(Refer to parks report in Appendix B of KCC's planning report for full details)
Issue 3

Requirement	Response
A comprehensive Landscape Design Rationale & Landscape Proposal prepared by a suitable and qualified Landscape Architect. The following shall be included: <ul style="list-style-type: none"> Scaled Landscape Masterplan with cross-sections (where appropriate) showing the general layout and hard and soft landscape treatment of all external areas/spaces, boundaries, structures, and features. Details of Hard Landscape Design Details of Soft Landscape Design Clearly outlined Landscape Plan 	Refer to TBS dwgs 300-311 and Landscape Design Strategy
Landscape Plan to contain sufficient section drawings through all open space areas of the proposed development and including the following: <ul style="list-style-type: none"> 'Linear River Park' & bridge adjacent to the River Liffey along the southern boundary. Existing watercourse near Wellesley Manor in the north west of the proposed development. 	Refer to TBS dwgs 300-3011 and Landscape Design Strategy inc.: Section A-A' & B-B' in dwg 302 Section C_C' & D-D' in dwg 304 Section E_E' & F-F' in dwg 305 Section G-G, H-H, I-I, J-J', K-K, L-L' in dwg 307
Applicant is requested to show sections drawings (north-south and east-west) through the proposed development to illustrate the existing and proposed finished topography	Refer to architects sections that identifies existing and proposed topography Refer to Sections G-G to L-L on TBS dwg 307
Landscape proposals to detail precisely which locations utilise such systems as 'root barriers'	Refer to TBS dwg 308 for proposed locations of same
Landscape proposals to detail the surface types and edges of all proposed footpaths and cycle tracks.	Refer to engineers dwgs for details of same
Materials and finishes of all proposed seating to be submitted.	Refer to Landscape Development Report, Section 2.2 for detail of Omos bench or similar approved
Landscape design shall ensure that the trees are planted at sufficient distance from any public lighting to avoid future conflict.	Refer to TBS dwg 300 for confirmation of same
Coniferous tree species to be included in the tree planting mix.	Noted and included in planting schedule on dwg 308 & Landscape Development Report, Section 2.3
Landscape design to detail locations of all proposed underground services and ensure their location will not compromise existing trees and hedgerows, and proposed trees and planting.	Refer to Engineers dwgs and TBS dwg 300-303 which highlights relevant services locations and avoidance of same
Landscape design shall detail locations of proposed underground attenuation located in the open space areas to ensure there is no future conflict between the underground attenuation and any proposed landscaping or features.	Refer to Engineers dwgs and TBS dwg 300-303 which highlights relevant services locations and avoidance of same
Landscape design shall detail any existing or	There is a wayleave along the

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<p>proposed wayleaves or rights of way through the open spaces to ensure that there is no conflict between any existing trees and hedgerows, proposed planting, landscaping or play features.</p>	<p>distributor road ad includes a proposed diversion. There are no impacts or conflicts to the existing hedgerows or proposed landscape works. Wayleave indicated on TBS Dwg 300.</p> <p>Refer to architects/engineers dwgs for location of same.</p>
<p>The applicant shall be requested to re-design the open space area as part of collaboration between Engineers, Landscape Architect and/or Ecologist to provide an enhanced detailed design. Applicant also requested to incorporate the watercourse as a feature</p>	<p>The site plan has been re-designed to provide well located, functioning public spaces. The spaces include a number of age inclusive functions for both passive and active recreation including natural play, kick about areas (both formal and informal) informal play areas, walking, running and cycling trails and seating.</p> <p>Refer also to Landscape Development Report- Section 1.5 & 2.1 for additional details.</p> <p>The existing watercourse has been successfully incorporated into public realm which provides a valuable ecological and amenity resource within the proposed development.</p>
<p>Detail Design Item</p>	
<p>It is a requirement of the Parks Section that open space is consolidated into a clear open space hierarchy network to provide larger spaces with a more useful range of active and passive recreational activity options rather than being left over 'incidental' or 'peripheral' spaces. To this end all proposed open space areas shall be redesigned to make larger more useful open spaces which are more beneficial to surrounding residents and facilitate passive supervision. In addition, open space shall be provided between units in the south-east of the development.</p>	<p>The site plan has been re-designed to provide well located, functioning public spaces. The spaces include a number of age inclusive functions for both passive and active recreation including natural play, kick about areas (both formal and informal) informal play areas, walking, running and cycling trails and seating.</p> <p>Refer also to Landscape Development Report- Section 1.5 & 2.1 for additional details.</p> <p>The size of the public spaces are appropriate to the scale of the proposed development. The site plan now provides a clear hierarchy of public spaces, providing sufficient space for both passive and active recreation. Each space is a minimum of 10m in width allowing for a variety of passive and active recreation uses to take place.</p> <p>The public spaces also includes significant new native tree planting which, in time, will assist in creating new urban woodland and enhance biodiversity within the</p>

	<p>area generally.</p> <p>Passive supervision of all public spaces is provided by the arrangement of dwellings overlooking the spaces. Refer to architects dwgs for same.</p>
<p>It is a requirement of the Parks Section that the housing layout plans and section drawings (north-south and east-west) that ensure the orientation of housing in the vicinity of open space is orientated to facilitate passive supervision.</p>	<p>Refer to architects revised site plan. Passive supervision of all public spaces is provided by the arrangement of dwellings overlooking the spaces.</p>
<p>Detail Design Item</p>	
<p>Existing hedgerows and trees are retained and protected as much as possible</p>	<p>Refer to arborists dwgs and report for information on same. TBS drawings 300-311 also indicate retained hedgerows.</p>
<p>Boundary treatment proposals to provide comprehensive details of how treatments will not render areas of inter alia land, hedgerow, trees, drainage ditches, or utility cabinets inaccessible or unable to be maintained or create areas of 'no man's land' between this and possible future developments</p>	<p>Refer to engineer's dwgs for locations of all drainage ditches, SuDS, proposed services, utility cabinets etc.</p> <p>Refer to TBS dwgs 306 & 307 for proposed boundary treatments. All areas are accessible for maintenance purposes</p>
<p>The boundary treatment and landscape proposals shall also show a comprehensive suite of section drawings through all boundaries to illustrate existing and proposed finished topography of adjacent areas</p>	<p>Refer to TBS dwgs 306 -307 for proposed boundary treatments inc:</p> <p>Section G-G, H-H, I-I, J-J',K-K' & L-L' in dwg 307</p>
<p>It is a requirement of the Parks Section that the layout plan for the proposed development ensures that the existing trees and hedgerow along the southern boundary are retained and protected during construction.</p>	<p>Refer to arborists dwgs and report for information on same. The revised site plan allows for the retention and protection of the existing hedgerow along the southern boundary. Also indicated on TBS dwg 300.</p>
<p>Comprehensive details including a programme of works shall also be provided for remedial and improvement works to the existing boundary trees and hedgerows.</p>	<p>Refer to arborists dwgs and report for information on same</p>
<p>The boundary details drawing shall also clarify the boundary treatment proposals along the following boundaries of the proposed development:</p> <ul style="list-style-type: none"> • North-western and western boundaries adjacent the Zoned F: 'Open Space and Amenity' lands. • North-western boundary adjacent Wellesley Manor where the existing laurel hedge, post & rail fence and watercourse are located. 	<p>Refer to TBS dwg 306-307 for proposed boundary treatments</p>
<p>It is a requirement of the Parks Section that an appropriate permanent boundary type shall be incorporated in addition to existing and proposed planting (proposed boundary treatment adjacent Great Connell Road). Further to this, the Roads Section report also</p>	<p>Refer to TBS dwgs 306-307 for proposed boundary treatments inc:</p> <p>Section L-L' in dwg 307</p>

requests a suitable boundary along the NSOORR (mentions several examples and includes photographs)	
Detail Design Item	
It is a requirement of the Parks Section that the applicant is requested to liaise with Kildare County Councils, Roads and Parks Sections in relation a landscape upgrade of this roundabout	Client has undertaken a review of the design for the new signalised junction with KCC.
Detail Design Item	
It is a requirement of the Parks Section that Public Park areas provide a variety of quality public amenity facilities to cater for a wide range of users and for active and passive recreation (refer to the Parks' report for a non-exhaustive list of typical requirements for a public park). Applicant requested to liaise with Kildare County Council, Parks Section in relation to detailed proposals for the 'Linear River Park' and to submit proposals which address requirements.	Refer to TBS dwgs 300 ,303 & 307 and Landscape Design Strategy inc: Section G-G, H-H & I-I in dwg 307 Report section 1.5, 2.2 & 2.4
It is also a requirement of the Parks Section that 'flooding considerations' be central to the design proposals for this area.	The landscape proposals for the Liffey Linear Park have been fully informed by flooding considerations in consultation with JBA Consulting Engineers who prepared the SSFRA. Refer to engineers dwgs for SW drainage proposals
Detail Design Item	
All play areas shall be designed to provide a variety of natural play opportunities (i.e.natural spaces) and provide for universal access. Any proposed structures or items with swings, nets, ropes, and movable parts should be omitted (report includes a list of items to be revised).	Refer to TBS dwgs 300,301 &302 and Landscape Design Strategy, section 2.4 for information on natural play provision

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