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Brock McClure
Planning & Development Consultants
63 York Road
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March 3rd, 2026.

Re : Residential Development, Southgreen, Co. Kildare. (Ref LRD 2025005)

Revised Landscape Plans re items raised in LRD opinion / subsequent adjusted site layout.

Please find revised landscape plans following liaison with the design team as requested in response to various items outlined in in the KCC LRD opinion document.

KCC Parks items as outlined –

Item 1.

The proposed water network and site drainage indicate that public water is directed into tree pits/rain gardens located within private curtilage. These pits would not be accessible for future maintenance, which is not acceptable. Water from public space cannot drain into private space. Revisions are required.

As requested, the drainage proposals have been redesigned in response to the above comments and also following adjustments to site plan layouts as a result of changes to site layout in response to items raised elsewhere in the opinion. Water from public space no longer drains into private space, - the engineering proposals retain some key tree pits in private space as a useful mechanism to intercept water from private space before entering public areas, as well as tree pits within public areas. The landscape plans have been adjusted accordingly. Please refer to adjusted landscape plans and landscape sheet no.12 which shows coordination of updated drainage layout with updated landscape plan.

Item 2.

The proposed play equipment includes movable elements, which will require revision. Additional clarification is required regarding the calisthenics unit, associated surfacing, and access arrangements. Further detail is needed on the construction of street tree pits, including how proposed trees will interact with proposed underground services.

The play equipment has been revised as requested, the previous proposed springer with moving part has been removed. All of the pieces prosed now contain no moving parts.

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The callisthenic pieces are as outlined on sheet no 11 and these are located along the principal access routes through the open spaces. The individual pieces proposed are low key pieces that cater for a range of exercise options and contain no moving parts, ropes etc.. These are located immediately adjacent to the footpaths in the adjusted locations shown, and they will be set back 1 metre from the footpath edge, the ground surface to be surfaced in 'safagrass' safety matting rather than a hard surface material, similar to that proposed for the natural play timber pieces, to extend to an area of one metre width around the edge of each piece

Regarding tree pits, most of the tree pits within the development are now within softscape areas rather than streetside areas. Bioretention tree pits are shown for selected areas as per engineers requirements. Regarding tree pits and underground services, the coordination drawing (landscape sheet no 12) illustrates tree positions in relation to underground services and also illustrates the proposed tree pit planting detail. Where trees are adjacent to underground services or flexible paved areas a root barrier is shown for use on all trees that are planted within 3 metres of proposed underground services.

Further development of open spaces ref Suds / Natural play :

In addition, from a follow-on informal meeting with Michael Yallop (KCC Parks dept) subsequent to the LRD opinion meeting, some further adjustments to the play elements and locations, the sculpting and earthmodelling of the suds basins have been made in line with KCC preferences for integration, suds guidelines and requirements for a fully integrated scheme of earthmodelling, natural play provision and access through open spaces. The detention basins are shaped and gently integrated into the topography. This is challenging given the sloping site and wide variation of site levels between east and west. The scheme is balanced to incorporate suds basins, natural play, earth modelling and footpath access to facilitate desire lines and a sequential user experience and journey through the open spaces In the southern open space the natural play items have been integrated at various levels with the suds / earthmodelled surrounds, and play elements generally confined to one zone within each principal open space as preferred. For the northern open space the play elements are clustered into an adjacent sloping zone to the north west with access from the northern path to an adjacent passive supervision seating area on slightly higher ground overlooking the natural play zone and informal suds basin.

Item 3.

Any proposed planting should not be over reliant on Malus, Pyrus, Prunus, and Sorbus species. Tree species that produce fruit should not be located along streets. The current proposal involves significant hedgerow removal, with no evidence of efforts to retain hedgerows through the site or elsewhere. Greater consideration must be given to accommodating existing hedgerows.

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As requested the content of Malus, Pyrus, Prunus and Sorbus has been reduced. Pyrus has been eliminated for the scheme. Also Malus as street tree has been eliminated as requested. The tree selection now incorporates selected long term tree and stately varieties where appropriate such as Querus robur, Quercus robur Fastigiata, Fagus sylvatica 'Dawyck' , some of the robust Maples where open space permits eg. Acer platinoides 'Emerald Queen.' Also some trees not co commonly planted such as Alnus incana Aurea, Corylus colurna etc..

Regarding hedgerow removal, the comments and request for further hedgerow retention was thoroughly reviewed with the design team, but given the sloping site and the wide range of levels, together with the particular location the east-west central hedgerow within the site, its retention would render the alteration of levels to achieve the required densities and infrastructure impossible to achieve. Similarly for the north south hedgerow along Southgreen road, due to proposed cycle-track / pathways requirements and densities it was not possible to retain this hedgerow. As requested by KCC the Southgreen road cycle path has been placed to accommodate the necessary road widths etc, incorporating the desired cycleways.

There is a short section of hedgerow to the south east of the site near the ESB property which will be removed also, again due to the proximity of dwellings and the necessary alteration of levels in this area. All other boundary hedgerows are retained.

As a mitigation measure, substantial additional hedgerows, and a comprehensive scheme of tree planting is proposed for the site. To compensate for the loss of the corridor effect of the east-west running existing hedgerow be removed, a new hedgerow is proposed for the northern boundary running the full east-west width of the site for similar effect. This will be a mixed native biodiverse hedgerow, supplemented with additional tree planting at intervals consisting of hawthorn trees, with various other focal point trees at intervals for repetition and unity. In addition the margin beet the northern hedgerow and the site access road will be planted with irregular drifts of native an biodiverse mix whip planting clusters at intervals, the intervening ground to be seeded with a species rich low maintenance wildflower sward area.

For the southern boundary of the site a new hedgerow will be planted along the full length, to consist of a mixed native hedge as per the northern boundary which offers visual separation with from the adjoining link road while also facilitating a biodiversity corridor. This is supplemented with more formal interval street tree planting to the link road margin. The embankment of the site will be planted with a combination of native mixed whip planting drifts, lower level shrubbery mixed planting and linking areas to be seeded with a species rich low maintenance wildflower sward.

Hedges will be also continue along the western roadside boundary of the site. These will be more managed and formal. In addition, the eastern boundary adjacent the southern open space will be supplemented with drifts of native informal whip planting facilitating a biodiversity corridor.

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The proposed hedgerow removal mitigation measures were discussed with the team ecologist, and the extent of new planted hedgerows and supplementary native / naturalized planting will outweigh the extent of hedgerow removal, as outlined in the accompanying Ecologist's report.

Item 4.

The landscape plans and related documentation have not provided adequate information regarding the detention basin to the north of the site. Further detail is required on this feature. Outline information is also required for adjoining field to the north, together with an indicative plan for that area.

As mentioned in item 2 above, the detention basins have been adjusted, with emphasis on sculpted forms and earthmodelling of the surrounds for integration, taking on board suds guidelines and requirements for a fully integrated scheme of earthmodelling, natural play provision and access through open spaces. This is challenging with the northern basin given the sloping site and variation of site levels between east and west, the detention basin level has been modified to accommodate a more gently integrated form. The detentions basin is shaped and gently integrated into the topography.

The northern basin is designed in a similar style to the southern basin, and is shown on landscape sheet n. 3. Please also refer to the northern open space section drawings with revised levels as shown on sheet nos. 10 and 11.

The northern open space is more challenging in terms of levels, to tie as gently as possible with the upper and lower levels, sloping side roads to the north, south and east and the higher level units to the west, and to achieve required bottom basin levels also pathway links to min 1 : 21+ falls. The accompanying landscape sheet no. 8 shows the proposed open space levels in detail for the northern open space.

Regarding the outline information also requested for adjoining field (F1 Zoned lands) to the north and an indicative plan for that area, this was discussed with the design team and as per client instruction, outline proposals are shown for this area (outside the site application boundary). The content for the F1 lands is largely aspirational and indicative, but intended to help illustrate the potential uses, the various potential elements such as the entrance area, east-west linkage, car parking zone, pavilion, pitch zones, looped circulation walks, hedgerow retention etc, the content that can be adapted to future requirements, further development of the plans would require a full review and understanding of KCC's plans and preferences for this area within the wider community. A soft native mixed hedge boundary is shown as the interface of the development and the northern lands.

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Item 5.

All proposed paths within public open spaces must be of a bound surface finish, and seating should be specified as composite timber. The standard requirements document issued by the Parks Section should be reviewed in full, as should the Council's Taking in Charge Policy, prior to submission of any revised documentation.

As requested all proposed paths within open space areas are bound surface finishes, either concrete finish or tarmac with pencil concrete flush edging. Seating is specified as composite timber as requested,

Item 6.

The following amendments would be required:

- Revision of the drainage system in line with comments from water services and development control.

- Retention of hedgerows across the site.

- Revision of play provision.

- Detail of detention basins on drawings.

- No reliance on tree species detailed above.

As requested the above have now been addressed as outlined in items 1-5 above.

Trusting this is to your satisfaction.

Yours sincerely,

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