

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Department: **Parks & Landscape Services / Public Realm** Date: **29/07/2021**

Evan Walsh
Area Planner
Planning Department

Development: Two-storey commercial building providing two new units and ancillary accommodation (1,574sq.m gross floor area); Unit 1 will be used as a shop (1,057sq.m), Unit 2 will be used for professional services or health centre or office or gymnasium (517sq.m); the development will also consist of roof plant and PV panels; Lucan advertising signage (50sq.m) and other indicative illuminated signage zones; extended service yard and new access gates; new pedestrian linkage to adjoining Somerton site; reconfigured customer car park and new vehicle charging infrastructure; standalone substation/switch room (30sq.m); hard and soft landscaping, and pedestrian canopy; connection to services; all associated site and development works.

Location: Lucan Shopping Centre, Newcastle Road, Co. Dublin

Applicant: ERF Lucan Investment DAC

Reg. Ref: SD21A0161

Recommendation: **SIGNIFICANT FURTHER INFORMATION**

Main Concerns

- Impacts of the proposed development on existing trees and local biodiversity: a tree survey, constraints and tree protection plan has not been submitted.

- No Landscape Plan – The development lacks proposals for landscape to integrate green infrastructure, natural SuDS, for climate action and mitigation and for public amenity.
- Lack of SuDS (Sustainable Drainage System) shown for the proposed development. SDCC do not approve of using underground tanks as part of SuDS schemes where the full potential for the natural drainage features has not been explored.

Site Area

0.33 ha

Zoning

Objective DC - To protect, improve and provide for the future development of District Centres’.

Relevant Sections, Policies and Objectives of the SDCC Development Plan 2016-2022:

Chapter 7. Infrastructure and Environmental Policy. Section 7.2.0 Surface and Groundwater

Policy 2 (IE 2) Surface Water & Groundwater

‘It is the policy of the Council to manage surface water and to protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive’.

IE 2 Objective 5:

‘To limit surface water run-off from new developments through the use of Sustainable Urban Drainage Systems (SUDS) and avoid the use of underground attenuation and storage tanks.’

IE 2 Objective 3:

‘To maintain and enhance existing surface water drainage systems in the County and promote and facilitate the development of Sustainable Urban Drainage Systems (SUDS), including integrated constructed wetlands, at a local, district and County level, to control surface water outfall and protect water quality.’

IE2 Objective 6:

To promote and support the retrofitting of Sustainable Urban Drainage Systems (SUDS) in established urban areas,...

DP 2016-22 Chapter 8. Green Infrastructure

Section 8.3.0 Public Open Space Hierarchy and Landscape Setting

It is the policy of the Council to provide a hierarchy of high quality and multi-functional public parks and open spaces.

G4 Objective 1: To support and facilitate the provision of a network of high quality, well located and multifunctional public parks and open spaces throughout the County and to protect and enhance the environmental capacity and ecological function of these spaces.

G4 Objective 2: To connect parks and areas of open space with ecological and recreational corridors to aid the movement of biodiversity and people and to strengthen the overall Green Infrastructure network.

DP 2016-22 Section 8.1.0 Green Infrastructure Network

G2 Objective 1: To reduce fragmentation of the Green Infrastructure network and strengthen ecological links between urban areas, Natura 2000 sites, proposed Natural Heritage Areas, parks and open spaces and the wider regional Green Infrastructure network

G2 Objective 2: To protect and enhance the biodiversity value and ecological function of the Green Infrastructure network.

G2 Objective 5: To integrate Green Infrastructure as an essential component of all new developments.

G2 Objective 9: To preserve, protect and augment trees, groups of trees, woodlands and hedgerows within the County by increasing tree canopy coverage using locally native species and by incorporating them within the design proposals and supporting their integration into the Green Infrastructure Network.

G2 objective 11: To incorporate appropriate elements of Green Infrastructure e.g. new tree planting etc. into existing areas of hard infrastructure wherever possible.

DP 2016-22 Section 8.5.0 Green Infrastructure within Urban Areas

G6 Objective 1: To protect and enhance existing ecological features including tree stands, woodlands, hedgerows and watercourses in all new developments as an essential part of the design process.

DP 2016-22 Section 8.4.0 Sustainable Urban Drainage Systems

Sustainable Urban Drainage Systems (SUDS) drain surface water in an environmentally friendly way by replicating natural systems in managed environments. SUDS systems seek to collect, store and clean surface water using natural systems and to release it back into the environment in a slow and controlled way, thereby reducing the risk of fluvial and pluvial flooding. Key features, such as integrated constructed wetlands, permeable surfaces, filter strips, ponds, swales and basins are easy to manage, environmentally friendly and aesthetically attractive.

G5 Objective 1: To promote and support the development of Sustainable Urban Drainage Systems (SUDS) at a local, district and county level and to maximise the amenity and biodiversity value of these systems.

G5 Objective 2: To promote the provision of Green Roofs and/or Living Walls in developments where expansive roofs are proposed such as industrial, retail and civic developments.

DP 2016-22 Chapter 9 Heritage Conservation and Landscapes. Section 9.0 Natural Heritage Areas. Section 9.3.4 Non Designated Areas

HCL15 Objective 3: To protect existing trees, hedgerows, and woodlands which are of amenity or biodiversity value and/ or contribute to landscape character and ensure that proper provision is made for their protection and management in accordance with Living with Trees: South Dublin County Council's Tree Management Policy 2015-2020.

Living with Trees – Tree Management Policy 2015 – 2020

South Dublin County Council's Tree Management Policy 'Living with Trees' 2015-2020 contains information within Chapter 7 Trees and Development that relates to the retention, protection and planting of trees on development sites. Relevant points within this section include:

- The Council will use its powers to ensure that where it is conducive with the objectives of the County Development Plan, and other planning objectives there is maximum retention of trees on new development sites.
- In the processing of planning applications, the Council will seek the retention of trees of high amenity / environmental value taking consideration of both their individual merit and their interaction as part of a group or broader landscape feature.
- On construction sites all work must be in accordance with British Standard 5837 (2012): Trees in Relation to Design, Demolition and Construction – Recommendations.
- The Council will promote the replacement of trees removed to facilitate approved planning and development of urban spaces, buildings, streets, roads, infrastructural projects and private development sites.

The Public Realm Section has assessed the application for the proposed development in accordance with the CDP and best practice guidelines and recommends significant additional information is requested

1. Landscape Plan

The applicant shall submit a landscape design rationale and comprehensive and detailed proposals, prepared by a qualified Landscape Architect, for the written agreement of the Public Realm Section. Such proposals shall include a scaled landscape plan(s) with cross- sections, showing the layout and hard and soft treatment of all boundaries, features, external areas and green spaces. The proposals shall be accompanied by specifications for materials, workmanship and maintenance, together with proposed design details. Hard landscape details are to include, where applicable, those for any proposed lighting, seating, kerbing, boundaries, edging, surfacing and water features. Soft landscape details are to include detailed planting plans and planting schedules, stating species/varieties, quantities, sizes, rootball presentation and spacings. The landscape plan shall be accompanied by a timescale for its implementation, including a minimum 18-month landscape maintenance period and defects liability clause. **SIGNIFICANT ADDITIONAL INFORMATION**

Reason: In the interests of amenity, compliance with Development Plan Policy, the provision, establishment and maintenance of a reasonable standard of landscape and proper planning and sustainable development of the area.

2. Green Infrastructure

Pursuant to Green Infrastructure Policy G5 -Sustainable Urban Drainage Systems and Objective G5 1 and G5 2 in the Couth Dublin County Council Development Plan and Chapter 7 – Infrastructure and Environmental Planning, the applicant is requested to revisit the design and layout of the proposed development and to submit revised plans and particulars to include the following:

- a) Demonstrate how natural SUDS features such as filter drains, swales, SuDS tree pits, permeable paving, channel rills, bioentention, rain gardens can be incorporated into the design of the proposed development.
- b) Provide details of the proposed green roof.

- c) The existing trees located along the western boundary shall be protected.

3. Tree Survey

The applicant shall submit and agree a comprehensive Tree Report with SDCC Public Realm Section. This shall comprise of a detailed Tree Survey and Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement, all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. The report shall be carried out by an independent, qualified Arborist and shall include all of the following:

Tree Survey Plan: all trees and hedges on **and adjacent** to the subject site (i.e. within falling distance thereof) shall be accurately plotted, tagged and shown on a scaled drawing of a topographical survey of the site.

Tree Survey Schedule: a summary of the surveyed trees and hedges, giving a breakdown of their tag nos., species, size, age, condition and useful life expectancy.

Arboricultural Impact Assessment: a thorough, detailed and realistic analysis and assessment of the likely impacts of the proposed development on the surveyed trees and hedges; along with a summary table of the tree population and quantification of impacts/losses etc. (total number surveyed and total numbers/percentage to be retained and felled respectively).

Design Iteration- Adjustments, Revisions to Proposed Site Layout: subsequent to and arising from the Impacts Assessment, the applicant's design team [especially arborist, consulting architect(s) and engineer(s)] shall demonstrate in their submission, that it has sufficiently explored and investigated layout alternatives, to achieve an optimal solution that meets South Dublin County Councils Tree Strategy and its Development Plan standards in respect of tree preservation and tree retentions, as appropriate.

Tree Constraints Plan: a scaled site plan (1:500@A1) showing the impacts of all surveyed trees in relation to the site layout of the proposed development.

Tree Protection Plan: a scaled site plan (1:500@A1) of the proposed development, clearly showing and distinguishing (by colour coding) those trees and hedges to be retained and protected and those to be removed ; showing alignments of Tree Protection Fencing and areas to be excluded from construction activities and compound(s), site office(s), plant, equipment and materials storage. Root Protection Areas (RPAs') of all trees and hedgerows to be clearly shown on this drawing.

Arboricultural Method Statement: clear and practically-achievable measures to be used during the construction period, for the protection and management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan.

Summary Table: Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages.

Pre Development Photo's: The applicant shall submit pictures of the existing trees/hedgerows before works commence with the tree protective fencing. This shall include a location map of where each picture was taken from.

Arborist's name, arboricultural qualifications and contact details.

Date that the survey was carried out (surveys > 12 months are unacceptable).

Fionnuala Collins
Assistant Parks Superintendent

Endorsed By: Laurence Colleran
Senior Executive Parks Superintendent