

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Public Realm Planning Report

Development: Development of 227 dwellings (24,513.8sq.m gross floor area); 95 3-bed, 2 storey terraced houses and associated gardens; 28 4-bed, 3 storey terraced houses and associated gardens; 48 3-bed, 2 storey duplex apartments over 48 2-bed apartments (3 storey buildings with 2 storey duplex over single level ground floor unit) and associated communal and private open space; 4 3-bed, 2 storey duplex apartments over 4 3- bed, 2 storey duplex apartments (4 storey buildings with 2 storey duplex over 2 storey duplex) and associated communal and private open space; all associated site and development works including roads, central public open space (0.12ha), car parking (361 spaces), bicycle parking (168 spaces), bin storage areas, 2 ESB substations (22sq.m), associated pedestrian footpaths and cycle paths, hard and soft landscaping and boundary treatment. A section of the East - West Avenue Road (referred to as Airlie Park Road) along the northern boundary of the site is included in the current application and 2 access points are proposed to this road; development is accessed from roads already approved or under construction. The road to the south (referred to as Adamstown Way) was permitted under SDZ06A/0005 and bounds the site to the south and 1 access point is proposed to this road. 4 access points are proposed to the east and west (2 each). The Celbridge Link Road permitted under SDZ17A/0009 bounds the site to the west and the north-south road to the eastern boundary (referred to as Linear Park Road) was permitted under SDZ20A/0017. 17 spaces were permitted under SDZ17A/0009 providing a total of 378 spaces for this development.

Location: Development Area 8, Adderig, Adamstown, Lucan, Co. Dublin

Applicant: Quintain Developments Ireland Ltd.

Reg. Ref: SDZ21A/0014
Report Date: 02/11/2021
Planning Officer: Sarah Watson
Recommendation: Clarification of Additional Information.

Main Concerns:

1. Lack of trees integral to the street on Linear Park Road
2. Design of Tree Pits
3. Lack of natural SuDS (Sustainable Drainage System) shown for the proposed development
4. Inadequate play provision and insufficient detail

The Public Realm Section has assessed the additional information for the proposed development in accordance with the policies and objectives of the County Development Plan 2016-2022 and with best practice guidelines. Further additional information is required on each of 2.1, 2.2 and 2.3 as the information has not been provided as requested in the Request for AI:

Item 2.1

SDCC AI Request

The applicant is advised that the Public Realm Section has assessed the proposed development in accordance with the policies and objectives of the Planning Scheme and with best practice guidelines. The Planning Authority and Public Realm appreciate the high level of engagement on the issue of street trees.

The following further information is required:

*(a) **Location of Street Trees-Linear Park Road** In accordance with Item No.1, street trees along Linear Park Road to be provided fully in Public Areas and not between private or management company driveways. All Street Trees planted within the Public Realm shall have suitable tree pits that incorporates SuDS features. They should also incorporate root deflectors to ensure roots do not lift driveways and measures to ensure trees cannot be hit by vehicles entering or exiting parking bays. Suitable tree grilles should also be proposed. Full details of these measures are required to be submitted.*

*(b) **Location of street trees Home zone 1,2,3.** All proposed street trees in these areas to be planted in SuDs Tree pits including sufficient growing medium and suitable root deflectors to ensure roots do not interfere with driveways. Tree pits should also contain measures to protect the trees from damage by vehicles. Suitable tree grilles will also be required. The applicant is requested to submit full details of these measures.*

*(c) **Location of Street Trees Side Street 2 and 3 and 4.** A high quality of Street Tree planting is required in these areas to strengthen Green Infrastructure links. The Public Realm section and Planning Authority appreciate that an innovative solution has been proposed with an additional strip for tree planting along the public footpath but concerns remains. The tree canopies and roots are still up to 50% on property not taken in charge by the Council which threatens the long term viability of*

the trees. The trees are also at risk from vehicles using the car parking spaces To mitigate the concerns, the applicant is requested to show the proposed street trees in their current location incorporating SuDs Tree pits including sufficient growing medium and suitable root deflectors to ensure roots do not interfere with driveways. Tree pits should also contain measures to protect the trees from damage by vehicles. Suitable tree grilles will also be required. The trees proposed for grass margins do not require SuDs tree pits, root deflectors, protection measures or tree grilles.

SDCC Assessment of Applicant Response

2.1. (a) Street Tree Provision along Linear Park Road

The provision of Street trees along Linear Park Road, integral to the street, has not been achieved. The trees proposed between the car parking spaces are not considered to be street trees. It is not considered suitable to locate short slivers of public open space in between privately owned areas.

In order to achieve street trees that are integral to the street public realm recommend the following options that are available to the applicant:

- A) Provide additional space for tree planting integral to the street
- B) Move the footpath to the rear of the car parking so street trees can be integral to the street
- C) Provide parallel parking along Linear Park Road with integrated street trees every two car parking. This option is in accordance with ASDG under section 6.2.3 and Section 3.0.

Doyle + O Troithighs response letter states that *'there are no specific requirements contained within the Adamstown SDZ and the Adamstown Street Guide (ASDG) which require street trees to be located fully within public areas'*. SDCC requested the street trees be provided in accordance with the Strategic Development Zone Planning Scheme which refers to Adamstown Street Design Guide but also to DMURS which supercedes the ASDG. Both the SDZ Planning Scheme and DMURS require trees to be integrated within the streetscape.

2.1. (a) (b) and (C) Tree Pit Design.

SDCC are not satisfied with the proposed tree pits. SDCC requested SUDS tree pits with sufficient growing medium. The tree roots are restricted within concrete rings which would severely limit the establishment and long-term viability of the trees.

Public Realm are not satisfied that the trees will function as SUDs features. Where street trees are designed in hard surfaces water should be directed into the tree pit. This does not appear to be part of the design of the scheme.

The composition of the tree pits with topsoil to the base of the pit is seen as problematic. There are conflicts between the tree grilles and the tree guards and it is unclear how these pits would be installed.

The drawings provided lack detail as to which tree pit corresponded to each tree on the tree plan. Specifications should be linked to an overall plan showing location of each proposed tree pit type. There should also be details of species and size of each tree in order to evaluate suitability to tree pit and level of contribution to Green Infrastructure. Street light locations (which may conflict with tree planting locations) are also required on the drawing.

Item 2.2 (SuDS)

SDCC AI Request

There is a lack of SUDS (Sustainable Drainage System) shown for the proposed development. Natural SUDS features should be incorporated into the proposed drainage system. The SUDS should be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022. The applicant shall show further proposed SUDS features for the development such as swales, retention ponds, detention basins, filter drains and other such SUDS and show what attenuation capacity is provided by such SUDS.

SDCC Assessment of Applicant Response

No proposals have been made in regard to SuDS. SDCC requested measures to address water quality, amenity and biodiversity and to show what attenuation capacity is provided by SUDS. Rather than providing the SUDs tree pits as requested, the response suggests that the incorporation of SUDS measures will require a review with SDCC Public Realm and Drainage.

Item 2.3 (Play)

SDCC AI Request

(3) The applicant is requested to provide details on the total number and location of play opportunities in the area; the age range they are appropriate for and whether they are universally accessible. The applicant is requested to engage with the Public Realm section in relation to the masterplan for the Aderrig area and consider providing play proposals as part of the landscape scheme for the proposed development. The applicant shall consider the provision of additional universally accessible equipment within the play proposals for the development. Additional details, specifications and images need to be provided in relation to the proposed playground(s) and play space(s) for the development. All play equipment should be of predominantly natural materials with unstructured play included in the proposed design. The applicant should consider the use of engineered woodchip as playground surfacing material.

SDCC Assessment of Applicant Response

The applicant has provided the location of the play spaces in a way that is unclear. Public Realm are not satisfied with the equipment provided and the makeup of each space is unclear from the drawings provided. The proposed items are not consistent with what was requested. One item of universally accessible equipment is proposed. The proposals include only equipment and there is no unstructured play as requested. There is no information on how the items are proposed to be landscaped into the scheme and there is not sufficient detail to determine whether the scheme will be suitable for taking in charge.

Relevant Sections from Adamstown Strategic Development Zone Planning Scheme (Adamstown SDZ) 2014, Adamstown Street Guide (ADSG) 2010 and the subsequent Design Manual for Roads and Streets (DMURS) 2019

Adamstown SDZ (2014)

2.3.21 *The design of roads and streets within the Adamstown SDZ should be designed in accordance with DMURS. Regard should also be had to ASDG, and in particular the Street Typologies and Accepted Standards contained within Part B of the document*

2.6 (ii) Green Infrastructure

2.6.7 *Public open spaces shall be linked by a network of ‘green’ routes that retain and enhance existing landscape and ecological features such as trees, hedgerows and watercourses and incorporate new elements such as street planting and sustainable urban drainage systems.’*

FULL LINK HERE: <https://www.sdcc.ie/en/services/planning/strategic-development-zones/adamstown/adamstown-sdz-2014/>

DMURS (2019)

4.2.2 Street Trees

Street trees are an integral part of street design as they contribute to the sense of enclosure, act as a buffer to traffic noise/pollution and enhance place. A traffic calming effect can also be achieved, where trees are planted in continuous rows and their canopies overhang, at least in part, the vehicular carriageway. Street trees can also be used to enhance legibility by highlighting the importance of connecting routes and distinguishing one area from another through variations in size and species selection. The planting of trees should be considered as an integral part of street design.

4.2.7 Planting

In Neighbourhoods and Suburbs a greater emphasis may be placed on the use of planted materials to promote ‘softer’ landscape elements to promote a greener ‘living’ character. Streets also support an important drainage function within built-up areas. The shift toward sustainable forms of development has seen the emergence of Sustainable Urban Drainage (SUDs) systems. SUDs consist of a range of measures that emulate a natural drainage process to reduce the concentration of pollutants and reduce the rate and volume of urban run-off into natural water systems (and thus the pollutants it carries). The incorporation of SUDs elements into the fabric of the street itself can also serve to increase legibility and add value to place (see Figure 4.29). Further advice with regard to the use of SUDs may be found in the Greater Dublin Strategic Drainage Study (2005).

FULL LINK HERE: https://e27d7afc-e1b7-4c16-8756-d6faaa316674.filesusr.com/ugd/f378bf_583444499f9f4095aaa4d5e05c3cf4b2.pdf

ADAMSTOWN STREET DESIGN GUIDE 2014 Part A

3.11 Street Trees

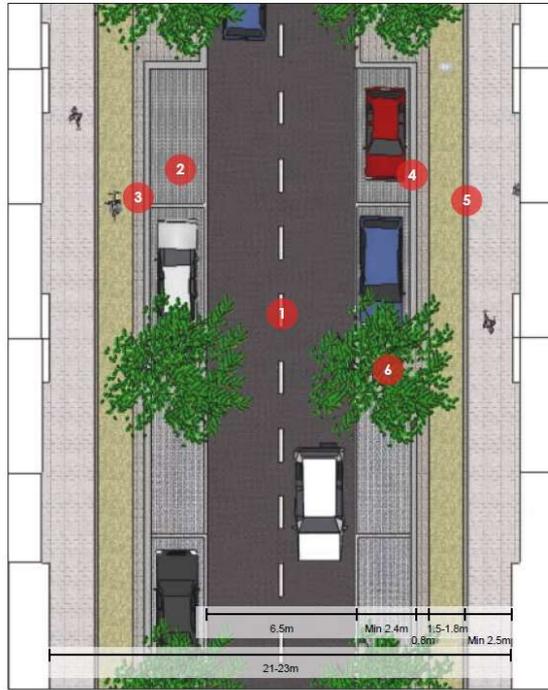
3.11.1 *Street trees provide a vital decorative role for the streetscape and break up the hard edges of the built environment. They also play an important role in promoting bio-diversity by providing areas of refuge for native fauna. Street trees should be provided at every opportunity on all streets within Adamstown. Street trees should be semi-mature in higher specification areas at the time of planting. Heavy standard trees may be planted elsewhere.*

3.11.3 *Street trees should be provided at regular intervals along Side Streets and Back Streets. The placement of trees will be dependent on on-street parking. Placement should be maximised by opportunistic placements in areas such as between sections of parking bays and within verges.*

ADAMSTOWN STREET DESIGN GUIDE 2014 Part B

See Section 6 Street Typologies

6.2.3 Typical Section



Typical layout for all Avenues with on-street parking and off road cycle tracks.



Component	Construction	For Further Detail See
1. Vehicular Carriageway	Macadam/asphalt	
2. On-Street Parking	Smooth or rough cut natural/reconstituted stone or concrete paving in small to medium sets	7.6
3. Verge	Rough cut natural/reconstituted stone or concrete paving in small to medium sets	
4. Kerbs	Natural/reconstituted stone or pre-cast concrete/extruded kerbs.	7.9
5. Paths	Pedestrian - Smooth cut natural/reconstituted stone or concrete paving in medium to large sets. Bicycle - macadam/asphalt.	7.5, 7.8
6. Street Trees	<i>Individual tree pits</i>	7.11
7. Lighting	High pressure white light (SON)	

**Italics indicate illustrated examples*

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

CHAPTER 6 ROAD AND STREET DESIGN

6.4.3 ROAD AND STREET DESIGN (i) Design of Urban Roads and Streets: Harsh measures such as bare concrete walls will not be permitted, and alternative landscape measures such as street trees, screen planting and planted verges should be provided

CHAPTER 7 INFRASTRUCTURE & ENVIRONMENTAL QUALITY (IE) Policy 2 Surface Water & Groundwater

IE2 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 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.

CHAPTER 8 GREEN INFRASTRUCTURE

Policy G2 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 3: To restrict development that would fragment or prejudice the Green Infrastructure network.

G2 Objective 4: To repair habitat fragmentation and provide for regeneration of flora and fauna where weaknesses are identified in the network.

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

Section 8.3.0 Policy 4 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

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.

Section 8.4.0 Policy 5 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

GREEN INFRASTRUCTURE (G) Policy 6 New Development in Urban Areas

It is the policy of the Council to support the protection and enhancement of Green Infrastructure in all new development in urban areas, to strengthen Green Infrastructure linkage across the wider urban network and to achieve the highest standards of living and working environments.

G6 Objective 2: To require new development to provide links into the wider Green Infrastructure network, in particular where similar features exist on adjoining sites.

G6 Objective 3: To require multifunctional open space provision within all new developments that includes provision for ecology and sustainable water management.

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.

If decided grant permission please revert to Public Realm for the appropriate conditions.

Prepared By: Fionnuala Collins
Assistant Parks Superintendent

Endorsed By: Laurence Colleran
Senior Executive Parks Superintendent