

## SOUTH DUBLIN COUNTY COUNCIL



### INTERNAL MEMORANDUM

Department: **Parks & Landscape Services / Public Realm Section**

Date: **10/01/2022**

**Sarah Watson**  
**Planning Department**

**Development:** Subdivision of existing Block B, College Lane, Greenogue, Rathcoole, Co. Dublin (existing areas: 23,421 sq.m single warehouse and 2,963 sq.m ancillary office/staff facilities as granted under application ref SD19A/0265 into 2 no. warehousing units as follows; 1) Unit B1 to contain 13,719 sq.m existing warehouse area, 2,905 sq.m existing ancillary office/staff facilities area; 2) Unit B2 to contain 9,665 sq.m existing warehouse area, 58 sq.m existing ancillary staff facilities area, 37 sq.m change of use of existing warehouse to ancillary office/staff facilities area at ground floor and 636 sq.m additional 2-storey ancillary office/staff facilities on 1st & 2nd floor; the above proposal includes minor elevation adjustments to South & West elevation of Unit B2 to facilitate the additional ancillary office/staff facilities, subdivision of the rear HGV yard by internal fencing, provision of new HGV & car access gate to Unit B2 from the existing estate access road, provision of 36 carpark spaces including 2 disabled spaces and 24 bicycle spaces, pedestrian access & footpath from the new gate to the new ancillary office and associated drainage adjustments; note this planning submission is one of two independent applications for subdivision options to Block B.

**Location:** College Lane, Greenogue, Rathcoole, Co. Dublin

**Applicant:** Aerodrome Propco Limited

**Reg. Ref:** **SD21A/0312**

**Recommendation:** **Grant with conditions**

**Site Area**

5.322 ha

## **Zoning**

Objective EE: To provide for enterprise and employment related uses.

## **Main Concerns:**

- 1) Impacts of the proposed development on trees and local biodiversity
- 2) Lack of SuDS (Sustainable Drainage System) shown for the proposed development

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

### **CHAPTER 4 ECONOMIC AND TOURISM (ET) Policy 3 Enterprise and Employment**

**ET3 Objective 5:** To ensure that all business parks and industrial areas are designed to the highest architectural and landscaping standards and that natural site features, such as watercourses, trees and hedgerows are retained and enhanced as an integral part of the scheme.

### **CHAPTER 7 INFRASTRUCTURE & ENVIRONMENTAL QUALITY (IE)**

#### **Section 7.2.0 Surface Water & 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.'*

#### **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 8.4.0 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 Section 9 Heritage Conservation and Landscapes**

**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 proposed development in accordance with the CDP and best practice guidelines and recommends the following condition is applied to any grant of premission:**

#### **1. SuDS and Green Infrastructure**

- a) There is a lack of SuDS (Sustainable Drainage System) and Green Infrastructure shown for the proposed development. Trees and SUDS bioretention features shall be incorporated into the proposed drainage system for the new car park. The SUDS shall 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.
- i. The applicant shall show further proposed SuDS features for the development: grass areas, SuDS tree pits with bioretention, channel rills, planted swales, permeable paving and other such SuDS and show what attenuation capacity is provided by such SuDS.
- ii. SuDS Features to be shown on the Landscape Proposals with details on how they work.

**CONDITION**

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**Fionnuala Collins**  
**Assistant Parks Superintendent**

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**Endorsed By: Laurence Colleran**  
**Senior Executive Parks Superintendent**