

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Department: **Parks & Landscape Services / Public Realm** Date: **03/03/2022**

Sarah Watson
Planning Officer,
Planning Department

Development: Minor amendments to the development permitted under Planning Permission Ref SDZ21A/0007 comprising the following: repositioning of landscaped communal courtyard of Block G from first floor podium level to ground floor level due to removal of podium parking at Level 0, and the consequential relocation of 83 car parking spaces within the Block F multi-storey car park (as permitted under Ref SDZ20A/0008, amended by SDZ20A/0018 and as further amended under a concurrent application under Ref SDZ21A/0017) and to on-street locations immediately adjacent to Block G, all including ancillary site development and landscape works; modification of 174 apartments (74 one-bedroom units, 98 two-bedroom units and 2 three-bedroom units) arising from adjustments to structural grids in Block G consequent to repositioning of the car parking and the landscaped courtyard; adjustments to Block G2 consisting of a minor reduction to the footprint of the Block by 0.6m and the removal of the setback floor on the northern half of the block (level 5), the reduction in height (1 floor) to the northern half of Block G2 (now 5 storey), a minor reduction to the overall provision of residential units from 185 to 184 apartment units, a minor reduction to the overall provision of car parking spaces from 93 to 92 spaces, a minor reduction to the overall provision of bicycle parking spaces from 225 to 224 spaces, the introduction of 9 ground floor units, facilitated by the removal of the podium from the core, the introduction of an additional apartment unit on Level 1, adjustments to the location of the bicycle, plant, and waste stores serving Block G, including the provision of bicycle storage structures in the courtyard; the development now proposed in Block G

comprises of 184 apartments in a mix of 83 one-bedroom units, 99 two-bedroom units, 2 three-bedroom units, in two blocks (Block G1 ranges in height from 4 to 9 storeys and Block G2 ranges in height from 4 to 6 storeys; both including set back floors).

Location: Townland of Gollierstown, Adamstown, Lucan, Co. Dublin

Applicant: Quintain Developments Ireland Ltd.

Reg. Ref: SDZ21A/0020

Recommendation: **Clarification of AI**

Outstanding concern:

Attenuation is only one part of sustainable surface water management. We require surface water to be used for amenity, biodiversity and water treatment.

The Public Realm Section has reviewed the additional information provided and recommends the following:

1. SuDS

- i) Attenuation is only one part of sustainable surface water management. We require surface water to be used for amenity, biodiversity and water treatment.

- ii) SuDS should be designed to promote overland flow into SuDS features not connected by underdrains. Roof drainage is to be directed via overland flow to soft landscape features. SuDS water features could also be incorporated into the play areas. Rain gardens, swales and SuDS features to be designed in accordance with *SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide, 2022*. The drainage engineer should work collaboratively with the Landscape Architect to design SuDS that function as amenity, biodiversity and water treatment and for landscape and drainage proposals to be consistent with respect to SuDS provision.

CLARIFICATION OF ADDITIONAL INFORMATION

2. Landscape Proposals

- i. The Landscape Plans once agreed, shall be implemented in full, within the first planting season following completion of the development (completion of construction works on site) and prior to occupation of the new dwellings (amend as appropriate).

- ii. All hard and soft landscape works shall be completed in full accordance with the approved Landscape Plan.
- iii. All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of BS: 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).
- iv. All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012 "Trees in Relation to Design, Demolition and Construction – Recommendations".
- v. Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.

CONDITION

3. Landscape Consultant

- i) Prior to the commencement of any permitted development, the developer shall appoint and retain the services of a qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant, throughout the life of the construction works and shall notify the planning authority of that appointment in writing prior to commencement.
- ii) A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the planning authority in accordance with the permitted landscape proposals.
- iii) Installation of attenuation tree pits shall be supervised by the project landscape architect.

Reason: In the interests of residential and visual amenity and to ensure full and verifiable implementation of the approved landscape design

CONDITION

4. Play

The recommended condition for SDZ21A/0007 in relation to play applies. The play areas could be used to incorporate SuDs features.

CONDITION

Fionnuala Collins
Assistant Parks Superintendent

Endorsed By: Laurence Colleran
Senior Executive Parks Superintendent