

## SOUTH DUBLIN COUNTY COUNCIL



### INTERNAL MEMORANDUM

#### Public Realm Planning Report

**Caitlin O Shea**

**Area Planner**

**Development:** Construction of single storey drive through coffee shop pavilion within the existing carpark of Lucan Retail Park; building total floor area of 170.45sq.m and would operate for the sale and consumption, on and off the premises of food and beverages; development will include the reconfiguration of section of existing carpark; removal of 45 car parking spaces to make way for proposed building; vehicle circulation route and collection point; existing carpark to be reduced from 285 to 240 car spaces; all ancillary site works including drainage, external seating, cycle parking, signage location and landscaping.

**Location:** Lucan Retail Park, Ballydowd, Lucan, Co. Dublin

**Applicant:** New Ireland Assurance Company PLC

**Reg. Ref:** SD21A/0323

**Report Date:** 24/01/2022

**Recommendation:** Clarification of Additional Information

## **Main Issues**

1. Insufficient SuDS. SuDS should address amenity and biodiversity as well as water quality and attenuation in localised above ground natural features. SDCC do not approve of underground tanks unless the full potential of the site to manage surface water in localised natural features has been examined.
2. Lack of integration of sustainable drainage proposals into the landscape proposals.

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

#### **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.

**IE2 Objective 9:** To protect water bodies and watercourses, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains, within the County from inappropriate development. This will include protection buffers in riverine and wetland areas as appropriate (see also Policy G3 Objective 2 – Biodiversity Protection Zone).

#### **DP 2016-22 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.

**G2 Objective 13:** To seek to prevent the loss of woodlands, hedgerows, aquatic habitats and wetlands wherever possible including requiring a programme to monitor and restrict the spread of invasive species

#### **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 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.

#### **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

## 1. SuDS

There is a 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. The green open space to the north east of the proposed development, that lies within the blue line ownership boundary, should be considered for incorporation of SuDS feature such as a rain garden.

Greater effort should be made to manage surface water in above ground natural features that offer amenity, biodiversity and water quality treatment as well as attenuation storage to reduce or eliminate the need for underground storage. 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 attenuation capacity of all SuDS features should be included in calculating storage volume and details are to be provided.

**Reason:** To uphold the policies of the South Dublin County Council Development Plan 2016-2022 relating to Sustainable Urban Drainage, and to provide for the proper planning and sustainable development of the area.

## 2. Landscape Plan

The SuDS proposals should be shown on the landscape plan. Tree pits detail to incorporate bioretention storage.

A fully detailed landscape plan shall be submitted and agreed with the Public Realm Section, with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include hard and soft landscaping including levels, sections and elevations in addition the applicant is requested to submit a fully detailed Planting Plan for boundary planting/hedgerows for the development. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion of the development, whichever is the sooner. Details shall include:

- i.a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;
- ii.location, type and materials to be used for hard landscaping including specifications, where applicable for:
  - a) permeable paving
  - b) tree pit design
  - C) Sustainable urban drainage integration
- iii.a schedule detailing sizes and numbers/densities of all proposed trees/plants;
- iv.specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and
- v.types and dimensions of all boundary treatments

All soft landscaping shall have a written five-year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. **Clarification of Additional Information**

**REASON:** To uphold the policies of the South Dublin County Council Development Plan 2016-2022 relating to Green Infrastructure and SuDS, and to provide for the proper planning and sustainable development of the area.

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**Fionnuala Collins**

**Assistant Parks Superintendent**

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**Endorsed By: Laurence Colleran**

**Senior Executive Parks Superintendent**

