

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Public Realm Planning Report

Development: Two storey house; detached one storey domestic garage; effluent treatment system and polishing filter; recessed entrance and all associated site works

Location: Coolmine Saggart Co. Dublin

Applicant: Will Lynch

Reg. Ref: **SD22A/0070**

Report Date: **11/04/2022**

Recommendation: **GRANT WITH CONDITIONS**

Planning Officer: **Aoife O'Connor Massingham**

Statutory Local Policy

South Dublin County Development Plan, 2016 – 2022

Section 8.0 Green Infrastructure

Policy G1 Overarching

Policy G1 Green Infrastructure Network

Policy G3 Watercourses Network

Policy G4 Public Open Space and Landscape Setting

Policy G5 Sustainable Urban Drainage Systems

Policy G6 New Development in Urban Areas

Chapter 9: Heritage and Conservation

Section 9.0: Heritage, Conservation and Landscapes

Section 9.3.1 Natura 2000 Sites

Policy HCL12 Natura 2000 Sites

Policy HCL15 Objective 3 To protect existing trees, hedgerows, and woodlands

Section 11.3.1 Residential

(iii) Public Open Space/Children's Play

Section 11.6.1

(iii) Sustainable Urban Drainage System (SUDS)

Public Realm Comments:

In relation to the above proposed development, this section has reviewed the application and has the following comments:

Landscape Plan

The submitted landscape masterplan (Dwg No. 21-099-100) and landscape design rationale prepared by Colin Cooney Designs is in principle acceptable to the Public Realm Section.

Loss of mature Hedgerow

The Public Realm Section has concerns regarding the proposed removal of the roadside hedgerow along the southern boundary of the site. Every effort should be made by the applicant to retain as much of this hedgerow as possible from an ecology and biodiversity perspective however if the hedgerow must be removed to facilitate sightlines then significant replacement/mitigation planting should be proposed with the landscape proposals. The proposed mitigation planting as contained within the submitted landscape masterplan is acceptable to the Public Realm Section and shall be implemented within the first planting season following completion of the development and if possible some of this mitigation planting should be undertaken prior to the commencement of building works in order to help compensate for the loss of the mature hedgerow and to help integrate the development into the surrounding landscape.

SuDS and Green Infrastructure

All new development must incorporate SuDS. There is a lack of SuDS (Sustainable Drainage System) shown for the proposed development. Natural SUDS features shall be incorporated into the proposed drainage system. 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. The applicant shall incorporate SuDS features for the development such as Green roofs, grass areas, tree pits, channel rills, permeable paving and other such SuDS and show what attenuation capacity is provided by such SuDS. In addition, water butts should also be provided.

The Public Realm Section has assessed the proposed development in accordance with the policies and objectives of the County Development Plan 2016-2022 and with best practice guidelines and recommends the following:

1. Implementation of Landscape Masterplan

The submitted Landscape Masterplan (Dwg. No. 21-099-100) shall be implemented in full, within the first planting season following completion of the development.

- a) All hard and soft landscape works shall be completed in full accordance with the approved Landscape Masterplan.
- b) 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).
- c) 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”.
- d) 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.
- e) A completion certificate is to be signed off by the Landscape Consultant when all works are completed and in line with the submitted landscape masterplan.

REASON: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, in accordance with the policies and objectives contained within Section 8.3.0 Public Open Space Hierarchy and Landscape Setting of the CDP 2016-2022

2. SUDS

No development shall take place until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Planning Authority. 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. The applicant shall show natural SuDS features for the development such as Green roofs, grass areas, tree pits, channel rills, swales, permeable paving and other such SuDS and show what attenuation capacity is provided by such SuDS.

REASON: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal, in accordance with policies under Section 8.4.0 Sustainable Urban Drainage Systems of the CDP 2016-22 in particular G5 Objective 1 and G5 Objective 2.

Prepared By: Oisín Egan
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Endorsed By: Laurence Colleran
Senior Executive Parks Superintendent