

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Department: Parks & Landscape Services / Public Realm Section

Date: 29/04/2022

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: **Clarification of Additional Information**

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) Insufficient detail for SuDS (Sustainable Drainage Systems) 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 additional information for the proposed development in accordance with the CDP and best practice guidelines and recommends the following clarification of additional information:

1. Blue/ Green Infrastructure

The applicant has not provided sufficient detail on blue/green infrastructure/SuDS proposals. The applicant is requested to provide a fully detailed landscape plan of not less than 1:500 to be agreed in writing with the Public Realm Section and shall include;

- i. full works specification, that accords with the specifications and requirements of the Council's Public Realm Section.
- ii. hard and soft landscape details including;
 - a. levels, sections and elevations,
 - b. detailed design of SuDS features including swales, rain gardens clearly showing how they work to collect and attenuate surface water run-off and how they work as part of the overall SuDS strategy/treatment train.
- iii. fully detailed Planting Plan for the development. The planting plan shall clearly set out the following:
 - a. Location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate
 - b. Implementation timetables.
 - c. Detailed proposals for the future maintenance/management of all landscaped areas

CLARIFICATION OF ADDITIONAL INFORMATION

REASON: In the interest of Amenity, compliance with Development Plan Policy, the provision, establishment and maintenance of a reasonable standard of landscape and proper planning and sustainable development of the area.

The following condition should be applied in any grant of planning permission:

2. Tree Protection

- i. Prior to the commencement of development, all trees, groups of trees, hedging and shrubs to be retained shall be enclosed within stout tree protection fencing in accordance with *BS 5837: 2012* Trees in Relation to Design, Construction and Demolition. This protective fencing shall enclose an area covered by the crown spread of the branches, or at a minimum a radius of two meters on each side of the hedge for its full length, and shall be maintained until the development has been completed.
- ii. No construction equipment, machinery or material shall be brought onto the site for the purpose of the development until all the trees which are to be retained have been protected by this fencing.
- iii. No work shall be carried out within the area enclosed by this fencing, and in particular, there shall be no parking of vehicles, placing of site huts, storage compounds or topsoil heaps, storage of oil, chemicals or other substances, and no lighting of fires, over the root spread of any tree/hedge to be retained. Fencing to be in accordance with BS 5837: 2012 and as specified.

CONDITION

Reason: To protect trees and planting during the construction period in the interest of visual amenity.

Fionnuala Collins
Assistant Parks Superintendent

Endorsed By: Laurence Colleran
Senior Executive Parks Superintendent