

## SOUTH DUBLIN COUNTY COUNCIL



### INTERNAL MEMORANDUM

#### Public Realm Planning Report

<b>Development:</b>	Alterations to the existing single storey school building and the building linked two storey extension to the south and east. The proposed development includes the creation of a new vehicular entrance off Esker Drive with the existing entrance becoming exit only; minor alterations to the elevations and arrangements of functions to the existing single storey school building; the construction of a new one and two storey extension of 5620sq.m to accommodate a Special Education Needs Unit; a PE hall; teaching spaces and associated ancillary functions; the temporary relocation of one existing pre-fabricated building during the construction works; the removal of all pre-fabricated buildings upon completion; the provision of a temporary car parking during construction; the provision of 92 permanent car park spaces and 200 bicycles spaces; the revision of the site layout to now include 6 ball courts; a secure play area for the SEN unit; and the creation of 2 secure pedestrian gates linking the school lands to the adjacent local authority park land and playing fields.
<b>Location:</b>	Lucan Community College, Esker Drive, Lucan, Co. Dublin
<b>Applicant:</b>	Dublin & Dun Laoghaire Education Training
<b>Reg. Ref:</b>	SD22A/0078
<b>Report Date:</b>	04/05/2022
<b>Recommendation:</b>	<b>GRANT WITH CONDITIONS</b>
<b>Planning Officer:</b>	CAITLIN O'SHEA

### **Main Concerns:**

- lack of SuDS (Sustainable Drainage System) shown for the proposed development.

### **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:

### **SUDS**

There is a lack of SuDS (Sustainable Drainage System) shown for the proposed development. It is proposed to attenuate storm water run-off using below ground attenuation system. 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.

A SuDS strategy should be developed for the proposed development which takes account of quantity, quality, and amenity issues. The design of SuDS features is required to be of high quality to achieve a

multifunctional space for amenity, biodiversity and surface water management. The proposed SuDs features should aid the maintenance of the existing greenfield runoff rates or potentially reduce the amount of surface water entering the piped surface water system.

The current proposed drainage system needs to be developed further in order to sustainably manage surface water through a natural hydrological regime or SUDS scheme within the development. The philosophy of SUDS is an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and habitat/biodiversity enhancement. SuDS that should be considered for the SHD development include:

- Bio retention systems
- Infiltration systems
- Tree pits
- Channel rills
- Green area detention basins
- swales

The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.

**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 Plans**

- a) The Landscape Plan Dwg. No. LU.01-DR-2001 and associated detailed plans shall be implemented in full, within the first planting season following completion of the development (completion of works on site).
- b) All hard and soft landscape works shall be completed in full accordance with the approved Landscape Plan.
- c) 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).

- d) 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".
- e) 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

**REASON: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.**

## **2. Retention of Arborist during Construction Works**

The Project Arboriculturist shall be retained by the developer for the duration of the project, to pay periodic site visits as appropriate to ensure that construction works will not compromise the agreed and approved tree protection, to ensure general strict adherence of the developer with all recommendations laid out in the Arborists report and to offer any further advice to the developer on the matter of trees as may be required from time to time.

**REASON: In the interest of the tree protection, retention and preservation, biodiversity and amenity.**

## **3. Tree Bond**

A maximum of two weeks from the date of the Commencement Notice and prior to the commencement of works on site, a Bond or bank draft to the value of €10,000 shall be lodged with South Dublin County Council as a security for the protection of the existing trees and hedgerows on site which are to be retained, as per the Arborists report, by Arborist Associates.

This bond will be released **twelve months after the completion of all site works once it has been ascertained that all trees specified for retention have been preserved in their prior condition and have suffered no damage** and the developer has complied with the requirements of the Planning Authority in relation to tree protection. If the trees show any deterioration twelve months after completion of development, the Council reserves the right to partially or fully sequester this bond in order to undertake compensatory planting elsewhere in the vicinity of this site, based on the Councils inspection and estimation of the damage caused.

**REASON: In the interest of tree protection and the proper planning and sustainable development of the area.**

#### **4. Retention of Landscape Architect & Certificate of Effective Completion**

The Landscape Architect shall be retained by the developer for the duration of the project, to pay periodic site visits to ensure that construction works will not compromise the agreed and approved landscape development, to ensure adequate protection of the existing trees approved for retention and to supervise the implementation of the landscape plans from start to finish.

A certificate of effective completion for the agreed and approved landscape scheme shall be submitted to the Planning Authority upon completion of the landscape works, such certificate to be prepared by the qualified Landscape Architect for the project.

**REASON: To ensure the provision of a reasonable standard of landscape in accordance with the approved designs.**

#### **5. Tree Protection Plan**

A tree protection plan for all trees, shrubs and hedgerows specified for retention shall be compiled by a qualified Arborist and shall be submitted to and agreed in writing with the planning authority prior to commencement of any work on site. No development works shall be carried out within any area of protection required by the Tree Protecting Plan. In particular there shall be no parking of vehicles, placing of site huts, storage compounds or topsoil heaps, storage of chemicals or lighting of fires within such protection areas.

**REASON: To protect the trees, shrubs and hedgerows specified for retention in the interest of amenity.**

#### **6. SUDS**

No development shall take place until details of the implementation; maintenance and management of a suitable SUDS scheme for the proposed development has been submitted to and approved by the Planning Authority. Those details shall include:

- (i) A drawing to show how surface water shall be attenuated to greenfield run off rates.
- (ii) Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc
- (iii) SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.

(iv) The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.

**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.**

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**Prepared By: Oisín Egan**  
**Executive Parks Superintendent**

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