

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

PUBLIC REALM PLANNING REPORT

Development:	New SDCC maintenance-vehicle access gate in the existing fence between the Church of Scientology and Dodder Park, with landscaping & play items in the area of the park between the Dodder River and the existing fence; retention of the existing 2.5 metres high perimeter fence around the Church of Scientology occupied property, to include the omission of a pedestrian gate and fence plinth.
Location:	Firhouse Road, Dublin 24
Applicant:	Church of Scientology & Community Centre
Reg. Ref:	SD22A/0091
Report Date:	05/04/2022
Recommendation:	GRANT WITH CONDITIONS
Planning Officer:	EVAN WALSH

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 Landscape proposals as shown on the submitted Landscape Masterplan (Sheet No. 21126_LP_01_D) prepared by Gannon & Associates are in principle acceptable to the Public Realm Section and shall be implemented in full.

Boundary Treatment and Vehicular Access

The proposed boundary treatment and vehicular access gates is in principle acceptable to the Public Realm Section.

Proposed Play Items

The proposed play items are in principle acceptable to the Public Realm Section; however, the location of the proposed play items is to be agreed on site with the Public Realm Section and the Councils Heritage Officer. The applicant should consider the use of engineered woodchip as playground surfacing material for the proposed play items, SDCC do not recommend impact absorbing rubber wet pour surfacing or grass matting.

Proposed Tree Planting

The proposed tree planting is in principle acceptable to the Public Realm Section; however, the location of the proposed tree planting is to be agreed on site with the Public Realm Section and the Councils Heritage Officer.

Tree Protection

The applicant is to submit and agree details of the proposed tree protection measures to be installed on site in accordance with BS 5837:2012 Trees in relation to design, demolition and construction. The large mature tree adjacent to the proposed vehicular access gates shall be enclosed by suitable tree protection fencing.

Open Space Management and Maintenance

The Management and Maintenance of the proposed landscaped area within Dodder Valley Park shown on the submitted Landscape Masterplan (Sheet No. 21126_LP_01_D) to be agreed following a site meeting and consultation with the Public Realm Section and the Councils Heritage Officer. The use of chemical herbicides and pesticides as a form of management for the control of pests and weeds is not permitted by South Dublin County Council.

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

- a) The submitted Landscape Masterplan (Sheet No. 21126_LP_01_D) prepared by Gannon & Associates shall be implemented in full.
- b) All hard and soft landscape works shall be completed in full accordance with the approved Landscape Masterplan and associated detailed plans
- 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.

- f) Prior to the commencement of landscape works on site; the location of the proposed tree planting within Dodder Valley Park to be agreed on site with the Public Realm Section and the Councils Heritage Officer.
- g) The Management and Maintenance of the proposed landscaped area within Dodder Valley Park shown on the submitted Landscape Masterplan (Sheet No. 21126_LP_01_D) to be agreed following a site meeting and consultation with the Public Realm Section and the Councils Heritage Officer.
- h) The use of chemical herbicides and pesticides as a form of management for the control of pests and weeds is not permitted by South Dublin County Council

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

2. 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.

3. 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.

4. Play Items

Prior to the commencement of Development, the location of the proposed play items within Dodder Valley Park to be agreed on site with the Public Realm Section. The applicant can contact either Oisín Egan ogegan@sdblincoco.ie or Laurence Colleran lcolleran@sdblincoco.ie in order to arrange the site meeting. In addition, the following details shall be provided:

- i. Details of play equipment, and safety surfacing, along with specifications and proof that all play equipment conforms to European Standards EN 1176-1-11 and EN 1177
- ii. a specification of the surface treatment within the play areas; and arrangements for ensuring the safety and security of children using the play areas. Engineered woodchip to be used as the surfacing material for the proposed play items
- iii. Post installation certification by the Royal Society for the Prevention of Accidents will also be a requirement. An indicative Play Map showing type and age groups catered for shall also be submitted

REASON: To ensure that the development makes appropriate provision for play and informal recreation in accordance with relevant policies in the CPD 2016-2022

Prepared By: Oisín Egan

Executive Parks Superintendent

Endorsed By: Laurence Colleran

Senior Executive Parks Superintendent