

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM PUBLIC REALM PLANNING REPORT

Development: 2 storey dwelling with mono pitched roof and ancillary site works to side of existing house.

Location: 50A, Springvale, Edmonstown Road, Rathfarnham, Dublin 16

Applicant: Brian Sheridan

Reg. Ref: SD22A/0095

Report Date: 10/05/2022

Planning Officer: CIARAN STANLEY

Recommendation: REQUEST ADDITIONAL INFORMATION

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)

COMMENTS:

In general terms the Public Realm Section has no objections in principle to the proposed development, but wish to make the following comments:

Visual Impact

Given the prominent location and elevation of the proposed site it is likely that the proposed development will have a negative visual impact upon the receiving landscape. Visual Impacts of the proposed development include:

- direct impacts of the development upon views in the landscape; and
- overall impact on visual amenity.

The applicant is therefore requested to submit a Visual Impact Assessment Report including photomontages for the proposed development. In addition, the applicant should also consider mitigation measures in terms of suitable landscaping/screen planting in order to minimize the impact of the development visually. The following approaches should be considered for the site's mitigation strategy:

- i) Development should be kept back from the site boundaries to allow for boundary planting and visual barrier elements to minimise the potential impact of built form, this set back should provide space for structure and parkland scale tree planting which will provide visual mitigation along the boundaries with space to allow large trees to mature.

Landscape Plan

A landscape scheme shall be provided as part of the development proposals which helps to integrate the development into the local landscape and through suitable boundary planting provides visual screening, mitigation of negative visual effects and which improves local biodiversity and green infrastructure links. The Landscape Plan should be prepared by a suitably qualified landscape consultant/designer. The landscape Plan shall include details of hard and soft landscaping, in addition the applicant is requested to submit a fully detailed Planting Plan for the development.

SUDS

There is a lack of SuDS (Sustainable Drainage Systems) 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 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 ADDITIONAL INFORMATION BE REQUESTED:

1. There are concerns with the lack of information submitted in terms of a landscaping scheme and boundary treatment for the proposed development. The applicant is requested to provide a landscape design including details of boundary treatment for the proposed development. The applicant shall provide a detailed landscape plan with full works specification, that accords with the specifications and requirements of the Public Realm Section. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations, detailed design of SuDS features including swales and integrated tree pits. The landscape proposals to be prepared by a suitably qualified landscape architect.
2. There are concerns with the lack of information submitted in relation to existing trees and hedgerows within the site. The applicant is requested to submit a detailed tree and hedgerow survey report for the trees within the proposed development area. This tree survey shall be undertaken by a suitably qualified arborist. The report shall provide detailed information on the condition and health of the existing trees and it shall also clearly detail what impacts the development will have on the trees but also potentially the tree roots.
3. The applicant has provided little or no information as to the visual impact of the proposed development. Given the prominent location and elevation of the proposed site it is likely that the proposed development will have a negative visual impact upon the receiving landscape. Visual Impacts of the proposed development include:
 - direct impacts of the development upon views in the landscape; and
 - overall impact on visual amenityHaving regard to the prominent location and elevation of the proposed development site; the applicant is requested to submit a Visual Impact Assessment identifying key viewpoints to the site from the surrounding area, including CGI of existing views and views of the proposed development.
4. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. 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.

- a) The applicant shall show natural SUDS features for the development such as Green roofs, grass, tree pits, permeable paving, porous asphalt and other such SuDS and show what attenuation capacity is provided by such SuDS.
- b) Water butts shall be provided
- c) 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.

Prepared By: Oisin Egan

Executive Parks Superintendent

Endorsed By: Laurence Colleran

Senior Executive Parks Superintendent