

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Public Realm Planning Report

SARAH WATSON

Area Planning Officer

Planning Department

Development: Demolition of the existing building on site and the construction of a 5-storey over partial basement, mixed-use development comprising a gastro pub/restaurant with off-licence, 2 retail units, associated bin stores, bike stores, 1 ESB sub-station, all at ground floor level; a small plant room at basement level; a total of 50 apartments (25 one beds and 25 two beds) on the upper floors, all provided with private balconies/terraces; communal roof gardens; car parking; motorcycle parking; bicycle parking; landscaping and upgrades to public realm including upgrades to existing pedestrian crossing on Kennelsfort Road Upper; and all associated engineering and site works necessary to facilitate the development on lands at The Silver Granite pub, junction of Kennelsfort Road Upper and Wheatfield Road, and at The Silver Granite car park adjoining Palmerstown Shopping Centre car park (accessed from Kennelsfort Road Upper via Palmerstown Park).

Location: SD21A 0271 - Lands at the Silver Granite Pub, Palmerstown, Dublin 20

Applicant: Hollyville Investments Ltd.

Reg. Ref: **SD21A/0271**

Report Date: **19th May 2022**

Recommendation: **Grant with Conditions**

Main Concerns:

- 1) We welcome the blue and green roofs, permeable paving and SuDS bioretention/tree pits in the drainage proposals. However, we require all tree pits adjacent to hardstanding to have bioretention/SuDS features, including the car park across the Kennelsfort Road Upper and those proposed along Wheatfield Avenue. They should be included in the Drainage Engineers SuDS strategy as well as the landscape plans.
- 2) Play proposals should be accessible and in compliance with BS 1176 and 1177 Playground Equipment and Playground Safety Surfacing.

Site Area

0.469ha

Zoning

Objective DC - To protect, improve and provide for the future development of District Centres.

Relevant Sections, Policies and Objectives of the SDCC Development Plan 2016-2022:

DP 2016-22 Ch 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 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.'

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.**'

DP 2016-22 Section 8.3.0 Public Open Space Hierarchy and Landscape Setting

It is the policy of the Council to provide a hierarchy of high quality and multi-functional public parks and open spaces.

G4 Objective 1: To support and facilitate the provision of a network of high quality, well located and multifunctional public parks and open spaces throughout the County and to protect and enhance the environmental capacity and ecological function of these spaces.

G4 Objective 2: To connect parks and areas of open space with ecological and recreational corridors to aid the movement of biodiversity and people and to strengthen the overall Green Infrastructure network.

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

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

Section 11.3.1 (iii) Public Open Space/Children's Play:

- *A detailed Landscape Plan that outlines the extent of open space and details for its treatment will be required with residential developments of 10 units and above.*
- *Public and semi-private open space in all residential developments will be required to incorporate natural features that promote children's play. Opportunities for children's play should be addressed as part of the Landscape Plan.*
- *Play features should be sited so that they are accessible and supervised, without causing nuisance to nearby residents.*

The Public Realm Section has assessed the proposed development in accordance with the CDP and best practice guidelines and recommends the following conditions:

1. Retention of Landscape Architect

- i) Prior to the commencement of any permitted development, the developer shall appoint and retain the services of a qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant, throughout the life of the construction works and shall notify the planning authority of that appointment in writing prior to commencement.
- ii) A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the planning authority in accordance with the permitted landscape proposals.
- iii) Installation of attenuation tree pits and bioretention areas shall be supervised by the project landscape architect.

Reason: In the interests of biodiversity, visual amenity, water quality and attenuation and to ensure full and verifiable implementation of the approved landscape design

2. Landscape Plans

- A) The landscape plan as per Drawing No 525-001-AI-610 as submitted on the 26th April 2022 shall be implemented in full with the following amendments:
 - i. All trees adjacent to hardstanding shall have integrated SuDS bioretention tree pits. This includes proposed trees along Wheatfield Road and within the car park to the west of Kennelsfort Road Upper. A maximum of two weeks from the date of any

Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site, the applicant, owner or developer shall have lodged with the Planning Authority details of those SuDS tree pits for agreement with Public Realm department:

- ii. Surface water runoff to be directed across the surface of the SuDS bioretention tree pits so that water enters the tree pit at the surface and is allowed to percolate down through the soil, mimicking natural systems rather than via an inlet from gully to the base of the roots as currently proposed in Drawing 525-001-AI-613 Typical Landscape Details 1 – Ground Floor.
- iii. The landscape architect shall liaise with the Drainage Engineer to ensure these details are included in the drainage strategy and for both proposals to be consistent.

The applicant is referred to SDCC *Sustainable Drainage Explanatory Design and Evaluation Guide 2022*.

- B) The Landscape Plans once agreed, shall be implemented in full, within the first planting season following completion of the development (completion of construction works on site) and prior to occupation of the new dwellings.
 - a) All hard and soft landscape works shall be completed in full accordance with the approved Landscape Plan.
 - 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

REASON: In the interest of amenity, biodiversity, water quality and attenuation, compliance with Development Plan green infrastructure and environmental policies, the provision, establishment and maintenance of a reasonable standard of landscape and proper planning and sustainable development of the area.

2. Sustainable Drainage

- A) A maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site, the applicant shall submit, for agreement with the Public Realm Department,
- i) a Drainage plan/SuDS strategy that are consistent with SuDS shown on the landscape plans, i.e. all proposed trees adjacent to hardstanding to incorporate SuDS bioretention features. This includes proposed trees along Wheatfield Road and within the car park to the west of Kennelsfort Road Upper. Surface water runoff is to be directed into the top of the tree pit and allowed to percolate down through the soil, mimicking natural systems.
 - ii) Provide details showing how these features work within the overall treatment train and how much water each/all of the SuDS features are attenuating.

The applicant is referred to SDCC *Sustainable Drainage Explanatory Design and Evaluation Guide 2022*.

Reason: To ensure satisfactory implementation of sustainable drainage measures within the site in accordance with the relevant policies and objectives contained within the CDP 2016-2022

3. Play

Prior to the commencement of the development the applicant shall submit, for agreement with the Public Realm Department, play proposals that include **accessible play features**. Details of play equipment and safety surfacing, along with specifications and proof that all play equipment conforms to European Standards BS EN 1176-1-11 and BS EN 1177 *Playground Equipment and Playground Surfacing* shall be submitted.

REASON: To uphold the policies of the South Dublin County Council Development Plan 2016-2022 relating to Children's play, and to provide for proper planning and sustainable development.

Fionnuala Collins

Assistant Parks Superintendent

Laurence Colleran

Senior Executive Parks Superintendent