

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Department: Parks & Landscape Services / Public Realm Date: 25/05/2022

Caitlin O Shea
Planning Officer
Planning Department

Development: Construction of 352 residential units (terraced, semi-detached and detached) comprising 253 two storey houses (15 two bed units and 238 three bed units ranging in size from c. 86sq.m to c. 118sq.m) and 99 three storey houses (18 three bed units and 81 four bed units and ranging in size from c. 147sq.m to c. 189sq.m); The total gross floor area of the development is c. 43,272sq.m; The development will also comprise the provision of 2 vehicular accesses from Adamstown Boulevard, 1 vehicular access from Adamstown Drive (L1030), 2 vehicular accesses from Adamstown Park Road and 2 vehicular accesses from Tandy's Lane; vehicular connections will also be provided to permitted roads in Tandy's Lane Phase 1; internal routes; 535 car parking spaces including on-curtilage and off-curtilage spaces; bicycle parking; bin storage; plant; ESB Substations; boundary treatments; lighting; hard and soft landscaping; and all other associated site works; on 2 No. sites separated by the permitted Tandy's Lane Phase 1 Development (SDCC Reg. Ref. SDZ19A/0011) with a total site area of c. 10.24 hectares at Tandy's Lane, in the townlands of Doddsborough and Finnstown, Adamstown, Lucan, Co. Dublin. The western site (8.06 hectares) is generally bounded to the west by Adamstown Boulevard, to the north by Adamstown Drive (L1030), to the east by the Tandy's Lane Phase 1 Development which is currently under construction (SDCC Reg. Ref. SDZ19A/0011) and undeveloped lands, and to the south by Tandy's Lane which links Adamstown Boulevard with Adamstown Park Road. The eastern site (2.18 hectares) is generally bounded to the west / north-west by the permitted Tandy's Lane Phase 1 Development, to the east

by Adamstown Park Road and to the south by Tandy's Lane; This application is being made in accordance with the Adamstown Planning Scheme 20141 (as amended) and relates to a proposed development within the Adamstown Strategic Development Zone Planning Scheme. The lands are located within the Tandy's Lane Village Development Area.

Location: In the townlands of Dodsborough & Finnstown, Adamstown, Lucan, Co. Dublin

Applicant: Quintain Developments Ireland Ltd.

Reg. Ref: SDZ22A/0006

Zoning: Adamstown Strategic Development Zone

Area: 10.24 ha

Recommendation: **Grant with Conditions**

Main Concerns

1. All of the existing trees and hedgerows are proposed for removal to facilitate the proposed development: i.e., 9 no. trees and 4 No. hedges of almost 300m length. Further tree planting is required to mitigate this loss.
2. Inadequate street tree provision - Many streets have street trees on one side only. The application is not compliant with the requirements of Adamstown Strategic Development Zone (SDZ) Planning scheme.
3. Lighting should be placed to light streets rather than along green corridors.
4. Proposed lighting should be clearly shown on landscape plans to ensure the proposed tree planting can be implemented/lighting not in conflict.
5. Ornamental Shrub Planting is proposed in areas for Taking in Charge. SDCC do not take in charge planting that requires high maintenance. We take in charge trees, hedgerows, grassed areas, meadows, wildflower areas/meadows and bulb strips/areas.
6. Implementation of SuDS proposals:
 - i) There are inconsistencies between the Landscape drawings and Engineers drawings. All SUDS features to be shown on both plans.
 - ii) We have concerns about the design of the tree pits:
 - a) surface water runoff should be directed though the top of the soil profile and allowed to percolate through mimicking a natural system, rather than piping it underground beneath the roots.
 - b) Geotextile layers within the tree pits could block and cause waterlogging.
7. Accessible Play: The applicant should demonstrate there is accessible play equipment within the proposed scheme.
8. Protection of existing trees and hedgerows to be retained immediately adjacent to the site (within Phase 1 development)
9. Biodiversity: The recommendations of Ecological appraisal/Bat report to be implemented, including bat boxes in unlit areas.

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

Adamstown SDZ (2014)

2.3 (vii) Road/Street Width

Regard should also be had to AD SG, and in particular the Street Typologies and Accepted Standards contained within Part B of the document.'

2.4 (vii) Car Parking

2.4.21 It is an objective that Adamstown is designed to accommodate but not be dominated by the car. Car-parking provision shall be carefully integrated in terms of layout, surface treatment and screen planting. Shared on street and communal car parking shall be optimised.

2.4.22 Properly marked car parking spaces shall be provided on all roads and streets throughout Adamstown, with the exception of main access and busway distributor roads, certain sections of residential distributor roads, and in close proximity to junctions. In addition, no more than 60% of residential car parking spaces shall be provided as private in-curtilage parking spaces in any development area.

2.4.23 Where on-street car parking is provided in a road corridor outside but adjoining a net development area, it may contribute towards residential and/or non-residential car parking requirements in the net development area.

2.4.24 On-street car parking shall be combined with regular tree planting and a high standard of kerbing and paving. It is a general objective that not more than five perpendicular or two parallel car parking spaces be allowed between trees.

2.5 (v) Environmental Sustainability and Sustainable Design

'2.5.23 Promoting and supporting improvements in the public realm which ... support Sustainable Urban Drainage Systems (SUDS), increase carbon sequestering...'

2.6 (ii) Green Infrastructure

'2.6.7 Public open spaces shall be linked by a network of 'green' routes that retain and enhance existing landscape and ecological features such as trees, hedgerows and watercourses and incorporate new elements such as street planting and sustainable urban drainage systems.'

ADAMSTOWN STREET DESIGN GUIDE 2014 Part A (See also Part B Section 6 Street Typologies and accepted standards for side streets (6.3) and back streets (6.4)).

3.11 Street Trees

'3.11.3 Street trees should be provided at regular intervals along Side Streets and Back Streets. The placement of trees will be dependent on on-street parking. Placement should be maximised by opportunistic placements in areas such as between sections of parking bays and within verges.'

DMURS (2019)

'4.2.2 Street Trees

Street trees are an integral part of street design as they contribute to the sense of enclosure, act as a buffer to traffic noise/pollution and enhance place. A traffic calming effect can also be achieved, where trees are planted in continuous rows and their canopies overhang, at least in part, the vehicular carriageway. Street trees can also be used to enhance legibility by highlighting the importance of connecting routes and distinguishing one area from another through variations in

size and species selection. The planting of trees should be considered as an integral part of street design[^]

'4.2.7 Planting

In Neighbourhoods and Suburbs a greater emphasis may be placed on the use of planted materials to promote 'softer' landscape elements to promote a greener 'living' character. Streets also support an important drainage function within built-up areas. The shift toward sustainable forms of development has seen the emergence of Sustainable Urban Drainage (SUDs) systems. SUDs consist of a range of measures that emulate a natural drainage process to reduce the concentration of pollutants and reduce the rate and volume of urban run-off into natural water systems (and thus the pollutants it carries). The incorporation of SUDs elements into the fabric of the street itself can also serve to increase legibility and add value to place (see Figure 4.29). Further advice with regard to the use of SUDs may be found in the Greater Dublin Strategic Drainage Study (2005).

SOUTH DUBLIN COUNTY DEVELOPMENT PLAN 2016-2022

CHAPTER 7 INFRASTRUCTURE & ENVIRONMENTAL QUALITY (IE)

Policy 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.

IE2 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.

IE2 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.

CHAPTER 8 GREEN INFRASTRUCTURE

Policy 2 Green Infrastructure Network

It is the policy of the Council to promote and develop a coherent, integrated and evolving Green Infrastructure network in South Dublin County that can connect to the regional network, secure and enhance biodiversity, provide readily accessible parks, open spaces and recreational facilities

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 11: To incorporate appropriate elements of Green Infrastructure e.g. new tree planting etc. into existing areas of hard infrastructure wherever possible.

Policy 4 Public Open Space and Landscape Setting

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.

Policy 5 Sustainable Urban Drainage Systems

It is the policy of the Council to promote and support the development of Sustainable Urban Drainage Systems (SUDS) in the County and to maximise the amenity and biodiversity value of these 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.

Policy 6 New Development in Urban Areas

It is the policy of the Council to support the protection and enhancement of Green Infrastructure in all new development in urban areas, to strengthen Green Infrastructure linkage across the wider urban network and to achieve the highest standards of living and working environments.

G6 Objective 1: To protect and enhance existing ecological features including tree stands, woodlands, hedgerows and watercourses in all new developments as an essential part of the design process.

G6 Objective 2: To require new development to provide links into the wider Green Infrastructure network, in particular where similar features exist on adjoining sites.

G6 Objective 3: To require multifunctional open space provision within all new developments that includes provision for ecology and sustainable water management.

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.

CHAPTER 9 HERITAGE, CONSERVATION AND LANDSCAPES

Policy 15 Non-Designated Areas

It is the policy of the Council to protect and promote the conservation of biodiversity outside of designated areas and to ensure that species and habitats that are protected under the Wildlife Acts 1976 and 2000, the Birds Directive 1979 and the Habitats Directive 1992 are adequately protected.

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 ensure that tree planting on development sites is adequate and appropriate by requesting that landscaping proposals and plans to include tree planting proposals are submitted as part of a planning application. Careful consideration is given to the proposed tree planting for new developments, to ensure that they do not block light into existing dwellings/buildings, to ensure that they enhance the local ecology and add to biodiversity as appropriate to the site and also to ensure that they enhance the aesthetics of the site.

Recommendation

The Public Realm Section recommends the following conditions should permission be granted:

1. Retention of Arboricultural Consultant

The developer shall engage the services of a qualified arborist as an arboricultural consultant, for the entire period of construction activity. This is to ensure the protection of trees to be retained adjacent to the site within Phase 1 Development, the applicant shall confirm this in writing to SDCC.

2. Tree Bond and Arboricultural Agreement

As per The Tree File Ltd. Arboricultural report, tree protection measures outlined in the Phase 1 development proposals will need to be maintained during the Phase 2 construction. Accordingly, prior to the commencement of any permitted development or any related construction activity or tree felling on the site, the applicant shall lodge a Tree and Hedgerow Bond to the value of **€77,000.00** with the Planning Authority. This is to ensure the protection of trees immediately adjacent to the site (Phase 1) to make good any damage caused during the construction period.

The bond lodgement shall be coupled with *an Arboricultural Agreement*, with the developer, empowering the planning authority to apply such security, or part thereof, to the satisfactory protection of any tree/hedgerow or trees/hedgerows on or immediately adjoining the site, or the appropriate and reasonable replacement of any such trees/hedgerows which die, are removed or become seriously damaged or diseased within a period of three years from the substantial

completion of the development. Any replacement planting shall use large semi-mature tree size(s) and species or similar as may be stipulated by the planning authority.

An *Arboricultural Assessment Report and Certificate* is to be signed off by a qualified Arborist after the period of 3 years of completion of the works. Any remedial tree surgery, tree felling works recommended in that Report and Certificate shall be undertaken by the developer, under the supervision of the Arborist. The bond will only be refunded upon receipt by SDCC Public Realm Section of a satisfactory post-construction arboricultural assessment, carried out by a qualified arborist and provided that the hedges/trees proposed for retention are alive, in good condition with a useful life expectancy.

REASON: to ensure the protection, safety, prudent retention and long-term viability of trees to be retained on and immediately adjacent to the site.

3. Three Year Post Completion Tree Survey

Prior to the commencement of development, the applicant shall submit written agreement that a tree survey will be conducted post 3 years completion of site works. A suitable tree survey shall be submitted and agreed with SDCC Public Realm Section before **any** bond is released by SDCC. This shall be agreed with the Public Realm Section post 3 years completion. This is to ensure the protection of trees/hedgerow on and immediately adjacent to the site to make good any damage caused during the construction/post-construction period. The bond lodgement shall be coupled with *an Arboricultural Agreement*, with the applicant, empowering the planning authority to apply such security, or part thereof, to the satisfactory protection of the tree immediately adjoining the site, or the appropriate and reasonable replacement of the trees/hedgerows that dies, removed or become seriously damaged or diseased within a period of three years from the substantial completion of the development. Any replacement planting shall use large semi-mature tree size(s) and species or similar as may be stipulated by the planning authority.

The survey shall comprise a detailed Tree Survey, Tree Survey Schedule, and Tree Constraints Plan, all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. The report shall be carried out by a Professional Member of Arboricultural Association who is an independent, qualified Arborist and be submitted to SDCC.

4. Tree Protection

In order to ensure the protection of trees to be retained immediately adjacent to the development site (Phase 1), the applicant shall implement all recommendations contained within the Tree Survey and Arboricultural Report prepared by The Tree File Ltd.

The applicant is to ensure the protection of the existing hedgerows and trees to be retained through the retention (or installation) of suitable tree protection fencing in order to protect the existing trees in the adjacent Phase 1 site during the construction of Phase 2. Protective tree fencing must be erected prior to all construction operations occurring on site. Fencing to be in accordance with BS

5837 Tree Protection and Fencing. This fencing, enclosing the tree protection areas must be installed prior to any plant, vehicle or machinery access on site. Fencing must be clearly signed 'Tree Protection Area – No Construction Access'. No Excavation, plant vehicle movement, materials or soil storage is to be permitted within the fenced tree protection areas

Reason: To ensure the protection, safety, prudent retention and long-term viability of trees to be retained immediately adjacent to the site.

5. 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 shall be supervised by the project landscape architect.

Reason: In the interests of residential and visual amenity, climate action and to ensure full and verifiable implementation of the approved landscape design

6. Landscape Plan

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 and agreed with the Public Realm Section of South Dublin County Council:

A revised detailed landscape plan, to be agreed with Public Realm, with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape plan shall incorporate:

- i.* Street trees that are in line with the requirements set out in the Adamstown Strategic Development Zone Planning Scheme (Adamstown SDZ) 2014, Adamstown Street Guide (ADSG) 2010 and the subsequent Design Manual for Roads and Streets (DMURS) 2019. at a minimum 18-20cmg at planting.
- ii. All SuDS proposals including swales, ensuring consistency with Engineers Drawings/proposals.
- iii. Details of street tree planting pits to include SUDs measures in urban tree pits that allow surface water runoff to be directed to the top of the soil profile and percolate through.

and use of urban tree soil to be submitted to the Public Realm Section of SDCC for agreement.

- iv. The geotextile layers within the tree pit should be removed (apart from that around the collector drain). This to prevent waterlogging in case of blockage.
- v. All lighting to be clearly shown on landscape plans to ensure there is no conflict with street tree planting.
- vi. Planting detail for areas to be taken in charge to be agreed with Public Realm.
- vii. Implementation timetables.
- viii. Detailed proposals for the future maintenance/management of all landscaped areas.

7. Implementation of Landscape Plans

Once Agreed, the Landscape Plans prepared by Doyle & O'Troithigh Landscape Architecture shall be implemented in full, within the first planting season following completion of the development.

- i. All hard and soft landscape works shall be completed in full accordance with the approved Landscape Plans, Hard and Soft Landscape Plan and Boundary Plans.
- ii. 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).
- iii. 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".
- iv. 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.

8. Lighting

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 and agreed with the Public Realm Section of South Dublin County Council lighting proposals that

- a) place lights to illuminate streets rather than along green corridors
- b) allow adequate provision of street trees.

9. Play

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 and agreed with the Public Realm Section of South Dublin County Council: proposals that demonstrate accessible play equipment along with specifications and proof that the accessible equipment and play surfacing conforms to **European Standards EN 1176 Playground Equipment** and **EN 1177 Playground surfacing.**

10. Ecological/Bat Report

The applicant shall confirm in writing that all recommendations and mitigation measures outlined in BSM Ecological Appraisal and Brian Keeley Bat Report will be adhered to.

Fionnuala Collins
Assistant Parks Superintendent

Endorsed By: Laurence Colleran
Senior Executive Parks Superintendent