

## SOUTH DUBLIN COUNTY COUNCIL



### INTERNAL MEMORANDUM PUBLIC REALM PLANNING REPORT

**Development:** Two storey construction (366.2sq.m) comprising of a two storey own door Coffee Shop (133.80sq.m) with connection to existing Centra' 2 own door ground floor shops to the rear of 48.0sq.m each with 2 first floor offices above of 48.0sq.m each; new pedestrian footpath and all associated site works.

**Location:** Whitechurch Shopping Centre, Whitechurch Green, Edmondstown, Dublin 16

**Applicant:** Damien & Peter Furey

**Reg. Ref:** SD22A/0135

**Report Date:** 24/05/2022

**Planning Officer:**

**Recommendation:** GRANT WITH CONDITONS

#### Relevant Sections, Policies and Objectives of the SDCC 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:

**SUDS**

There is a lack of SuDS (Sustainable Drainage System) 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.

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 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 landscape layout that ensures that a higher percentage of the soft natural SuDS features in the landscape to be provided. SuDS bioretention Tree pits to be installed in trees within /draining areas of hard standing. Tree Pits to incorporate SuDS bioretention features and sufficient growing medium. SuDS details need to show how the water drains from the road/pavement hard surface into the SUDS tree pit, clearly outlining how SuDS features within the tree pits will function. 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.

SuDS that should be considered for the development include:

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

**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. Sustainable Drainage System (SuDS)**

No development shall take place until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Planning Authority. The applicant shall submit the following information:

- a) A drawing to show how surface water shall be attenuated to greenfield run off rates.
- b) Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include Green roofs, swales, tree pits, permeable paving, and other such SuDS and show what attenuation capacity is provided by such SuDS
- c) 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.

The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

**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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**Senior Executive Parks Superintendent**