

## SOUTH DUBLIN COUNTY COUNCIL



### INTERNAL MEMORANDUM PUBLIC REALM PLANNING REPORT

**Development:** Single storey extensions to the side and rear elevations; new dormer window to the front elevation; first floor extension to the rear elevation of the existing dwelling along with minor alterations to all elevations; widen existing vehicular entrance and all associated site works.

**Location:** 9, Wainsfort Crescent, Dublin 6w

**Applicant:** Paul & Verena Carty

**Reg. Ref:** SD22B/0183

**Report Date:** 13/06/2022

**Planning Officer:** AOIFE O'CONNOR MASSINGHAM

**Recommendation:** GRANT WITH CONDITIONS

#### 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:

**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:**

**1. Sustainable Drainage System (SuDS)**

The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant shall submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Sample SuDs devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. 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 and to improve and protect water quality, 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**

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**Prepared By: Oisin Egan**

**Executive Parks Superintendent**

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**Endorsed By: Laurence Colleran**

**Senior Executive Parks**

**Superintendent**