

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Public Realm Planning Report

CIARAN STANLEY

Planning Officer

Development: Development comprising 189sq.m of warehouse space and 89sq.m of ancillary office space.

Location: Site at Bluebell Avenue, Bluebell Industrial Estate, Dublin 12

Applicant: P & S Machinery

Reg. Ref: SD21A/0329

Report Date: 30/06/2022

Recommendation: **Grant with Conditions**

Main Concerns:

- 1. Impact on Green Infrastructure** - The site is alongside the Grand Canal, one of the primary Green Infrastructure Links in the County and of Regional significance.
- 2. Insufficient SuDS** - the current drainage scheme does not fully comply with the objectives of the development plan.
- 3. Ecological Impact** – including impact on bat habitat.

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

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.

G2 Objective 13: To seek to prevent the loss of woodlands, hedgerows, aquatic habitats and wetlands wherever possible including requiring a programme to monitor and restrict the spread of invasive species

DP 2016-22 Section 8.5.0 Green Infrastructure within Urban Areas

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.

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.

DP 2016-22 Section 8.4.0 Sustainable Urban Drainage Systems

Sustainable Urban Drainage Systems (SUDS) drain surface water in an environmentally friendly way by replicating natural systems in managed environments. SUDS systems seek to collect, store and clean surface water using natural systems and to release it back into the environment in a slow and controlled way, thereby reducing the risk of fluvial and pluvial flooding. Key features, such as integrated constructed wetlands, permeable surfaces, filter strips, ponds, swales and basins are easy to manage, environmentally friendly and aesthetically attractive.

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

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. SuDS

- 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, owner or developer shall have lodged with the Planning Authority for written agreement with the Public Realm Section:
- i) A sustainable drainage system that incorporates natural SUDS features. 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.
 - ii) The applicant shall show further proposed SuDS features for the development such as green roofs, grass areas, bioretention tree pits, channel rills, swales, permeable paving and other such SuDS and show what attenuation capacity is provided by such SuDS.

CONDITION

REASON: To prevent the increased risk of flooding and to improve and protect water quality 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.

2. Landscape Plan

Prior to the commencement of Development, a fully detailed landscape plan shall be submitted and agreed with the Public Realm Section, with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include hard and soft landscaping including levels, sections and elevations in addition the applicant is requested to submit a fully detailed Planting Plan for boundary planting/hedgerows for the development. The site

shall be landscaped strictly in accordance with the approved details in the first planting season after completion of the development, whichever is the sooner. Details shall include:

- i.a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;
- ii.location, type and materials to be used for hard landscaping including specifications, where applicable for:
 - a) permeable paving
 - b) tree pit design including bioretention tree pits
 - c) integration of other Sustainable urban drainage features
- iii.a schedule detailing sizes and numbers/densities of all proposed trees/plants;
- iv.specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and
- v.types and dimensions of all boundary treatments

All soft landscaping shall have a written five-year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. **CONDITION**

REASON: To ensure that the development achieves a high standard of design, layout and amenity and makes provision for hard and soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive public realm in accordance with relevant policies in the CPD 2016-2022

3. Boundary Planting

Boundary planting of an appropriate scale is required to provide screening to and from the surrounding area. The boundary planting should consist of semi mature tree and hedge species to provide screening and to soften the built form. The proposed planting should contain predominantly native species. Details of the proposed boundary treatments to be submitted to and agreed in writing with the Public Realm Section. **CONDITION**

REASON: In the interests of visual amenity and integrating the development into the landscape and in accordance with relevant policies and objectives contained within the CDP 2016-2022.

4. Ecological Protection and Enhancement

- i) Prior to the commencement of any permitted development, the developer shall engage the services an independent, qualified ecologist, for the entire period of construction activity.
- ii) The applicant shall inform the planning authority in writing of the appointment and name of the consultant, prior to commencement of development. The consultant shall visit the site at a minimum on a monthly basis, to ensure the implementation of all of the recommendations in the *OPENFIELD Ecological Services Ecological Impact Assessment Report* dated June 2022 and *Wildlife Surveys Ireland Bat Report* dated 7th June 2022

REASON: In the interests of visual amenity and integrating the development into the landscape and in accordance with relevant policies and objectives contained within the CDP 2016-2022.

Fionnuala Collins

Assistant Parks Superintendent

Endorsed By: Laurence Colleran

Senior Executive Parks Superintendent