

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Public Realm Planning Report

Development:	Extension and alterations consisting of a 2 storey extension at the front main entrance of existing building (371.5sq.m ground floor addition & 367.5sq.m first floor addition); the extension will match the existing mansard roof profile; reorganisation of the first floor over an area of 272.2sq.m with the addition of 9 dormer windows; all associated services connections and ancillary site works.
Location:	Kiltipper Woods Care Centre, Kiltipper Road, Bohernabreena, Dublin 24, D24A248
Applicant:	Stanford Woods Care Centre Ltd.
Reg. Ref:	SD21A/0287 AI
Report Date:	11/07/2022
Recommendation:	GRANT WITH CONDITIONS
Planning Officer:	CIARAN STANLEY

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)

Public Realm Comments:

In relation to the above proposed development, this section has reviewed the application and has the following comments:

Landscape Proposals

The submitted landscape proposals and proposed transfer of land are in principle acceptable to the Public Realm Section.

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. Implementation of Landscape Masterplan

The landscaping scheme shown on drawing No. L0-01A shall be implemented in full, within the first planting season following completion of the development, in addition:

- 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: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, in accordance with the policies and objectives contained within Section 8.3.0 Public Open Space Hierarchy and Landscape Setting of the CDP 2016-2022

2. 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 and to ensure full and verifiable implementation of the approved landscape design

2. Landscape Management and Maintenance

A Landscape Management and Maintenance Plan shall be submitted to the planning authority prior to occupation of the development. This Landscape Management and Maintenance Plan shall cover a period of at least three years and shall include details of the arrangements for its implementation. All planting shall be adequately protected from damage until established and maintained thereafter. Any plants which die, are removed or become seriously damaged or diseased in the first 5 years of planting, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

REASON: To provide for the satisfactory future maintenance of this development in the interest of visual amenity.

3. SUDS

A comprehensive SUDS Management Plan shall be submitted to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan shall also be included as a demonstration of how the system will function following implementation. Additional natural SUDS features shall be incorporated into the proposed drainage system for the development such as, detention basins, filter drains, swales etc. In addition, the applicant shall provide the following:

- Demonstrate the treatment train, biodiversity value and amenity value of the SUDS proposals for the catchment in the residential areas.
- Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development including drainage / attenuation calculations for same.
- The applicant shall show further proposed SuDS features for the development such as green roofs, grass areas, channel rills, swales, permeable paving and other such SuDS and show what attenuation capacity is provided by such SuDS. Bio retention tree pits should be designed so that they enable tree pits to both support healthy tree growth while at the same time to help treat and attenuate water coming from hard landscaping areas.
- Natural Suds measures should be detailed to remove/ reduce the requirement for underground attenuation tanks in line with the development plan objectives.
- 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.

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 2.

4. Transfer of Land to SDCC

The transfer of land as required under Item 2 of the Request for Further Information shall take place prior to the commencement of the permitted development. In order to proceed with the transfer of title of the open space lands to SDCC as agreed with the Public Realm Section and as outlined within the submitted documentation, the developer shall submit the following information for the written approval of the Public Realm Section:

- 1) An accurate map to Land Registry Requirements (i.e. Ordnance Survey map to scale of 1:1000) with lands to be transferred outlined in red thereon, also associated Folio numbers to be written on this map.
- 2) Evidence of the Vendor's title i.e. copy of Land Registry Folio or copy of Deeds if unregistered land etc.,
- 3) A separate letter of confirmation that the lands being transferred as outlined on the maps are contained within the relevant folios and/ or Deeds.
- 4) Draft Deed of Transfer (with proof of ownership and folio numbers attached)

Reason: To ensure the future viability of the existing walking route through the site and continued future public access into Kiltipper Park.

Prepared By: Oisín Egan

Executive Parks Superintendent

Endorsed By: Laurence Colleran

Senior Executive Parks Superintendent