

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

PUBLIC REALM PLANNING REPORT

Development: The development will comprise the provision of a warehouse with ancillary office

Location: Kingswood Road & Kingswood Avenue, Citywest Business Campus, Dublin 24

Applicant: Rockface Development

Reg. Ref: **SD22A/0290**

Report Date: **15/08/2022**

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

Recommendation: **REQUEST ADDITIONAL INFORMATION**

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:

Landscape Plan

There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant has not provided a landscape rationale, detailed planting plan, or hard landscaping plan. The applicant is therefore requested to provide a detailed landscape design which includes a full set of landscape plans including a landscape rationale for the proposed development. The applicant shall provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council’s Public Realm Section. The landscape proposals shall include hard and soft landscape details and a full set of plans and details for boundary treatments, seating, kerbs, edges, surfaces, lighting, and showing how the proposal will be coordinated with services & civil engineering elements. The landscape proposals to be prepared by a suitably qualified landscape architect.

Impact of Development on Existing Trees/Vegetation

As per the submitted Tree Report and Survey prepared by Enviroguide Consulting, see below Table 2 contained within the report which provides a summary of trees to be removed:

Quantity surveyed	Number of trees to be removed
Tree Group 1	35
Tree Group 2	0
Tree Group 3	25
Tree Group 4	0
Tree Group 5	5
Tree Group 6	0
Tree Group 7	13
Tree Group 8	0
Tree Group 9	0
Total	78

Table 2. Summary of trees to be removed.

As mitigation the applicant has proposed a new landscape scheme which proposes significant new tree, shrub and perennial planting in and around the site. The proposed mitigation planting should clearly be detailed on a detailed planting plan to accompany the Landscape Masterplan.

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 philosophy of SUDS is an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and habitat/biodiversity enhancement. SuDS that should be considered for the development include:

- Bio retention systems
- Infiltration systems
- Tree pits
- Channel rills
- Permeable paving
- swales

Revised proposals to be provided by the applicant in this regard. Response should include revised layout and drawings.

Green Infrastructure

The applicant is requested to submit green infrastructure proposals which shall comprise of a green infrastructure plan, the proposals should detail the measure to help mitigate and compensate for the impact of the proposed development on this green field site and the removal of existing trees. These

proposals shall include planting for carbon sequestration and pollinators to support the local Bat and Bee populations.

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 ADDITIONAL INFORMATION be requested:

- 1. Landscape Proposals** - There are concerns with the lack of information submitted in terms of a landscaping scheme and boundary treatment for the proposed development. The applicant is requested to provide a landscape design including additional information and detail of boundary treatment for the proposed development. The applicant shall provide a detailed landscape plan with full works specification, that accords with the specifications and requirements of the Public Realm Section. The landscape Plan shall include hard and soft landscape details, including levels, sections and elevations and detailed design of SUDs features including integrated/bio retention tree pits. In addition, the applicant shall also submit a landscape rationale. The landscape proposals to be prepared by a suitably qualified landscape architect.
- 2. Green Infrastructure** - The applicant is requested to submit a Green Infrastructure Plan and Green Infrastructure proposals to help mitigate and compensate for the impact of the proposed development on existing vegetation within the subject site. These proposals shall include additional landscape details, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination. Response shall include drawings.
- 3. Ecology** – All mitigation and enhancement measures contained within the submitted Ecological Impact Assessment Report shall be implemented in full by the applicant.
- 4. Landscape Management and Maintenance Plan** – The applicant is requested to submit a Landscape and Soft Works Management and Maintenance Plan for the proposed development for the approval of the Public Realm Section.
- 5. bird boxes and bat boxes/tubes** - The applicant is requested to provide a scheme for the erection of bird boxes and bat boxes/tubes throughout the development
- 6. Boundary Treatments** – The applicant is requested to provide information and additional details of proposed boundary treatment indicating the positions, design, materials and type of boundary treatments to be erected.
- 7. SUDS** - The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant proposes to use attenuation tanks (underground surface water attenuation) in order to manage surface water drainage throughout the site, this is not

acceptable to the Public Realm Section and is contrary to relevant policies under Section 8.4.0 Sustainable Urban Drainage Systems of the CDP 2016-22 in particular G5 Objective 1 and G5 Objective 2. 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) A drawing to show how surface water shall be attenuated to greenfield run off rates. It is unclear how much attenuation in total is provided for the development. Submit a report and drawing showing how much surface water attenuation in m³ is provided for the development. Also submit a drawing showing where the surface water attenuation will be provided for the development.
- b) The applicant shall show natural SUDS features for the development such as Green roofs, swales, tree pits, permeable paving, and other such SuDS and show what attenuation capacity is provided by such SuDS.
- c) 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.
- d) Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.
- e) Tree pits incorporating SUDS features should include a deep cellular water storage/attenuation area below the surface which acts as a soak away allowing surface water to infiltrate into the ground.
- f) 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.

Prepared By: Oisin Egan
Executive Parks Superintendent

Endorsed By: Laurence Colleran
Senior Executive Parks Superintendent