

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Department: Parks & Landscape Services / Public Realm

Date: 25/08/2021

Sarah Watson, Area Planner

Planning Department

Development: The construction of 569 dwellings, a creche, innovation hub and open space in the Clonburris South West Development Area of the Clonburris SDZ Planning Scheme 2019 as follows: 173 houses comprising 8 two bedroom houses, 153 three bedroom houses and 12 four bedroom houses (147 dwellings in CSW-S4 consisting of 8 two bedroom houses, 127 three bedroom houses & 12 four bedroom houses & 26 three bedroom dwellings in CSW-S3), all 2 storey comprising semi-detached, terraced, end terrace units (with parking and private open space); (B) 148 duplex apartments/apartments (88 in CSW-S4 & 60 in CSW-S3) comprising 74 two bedroom units and 74 three bedroom units, in 16 three storey buildings. In CSW-S4 Duplex Blocks A,B,C,D,E,F,G,J,K, comprise 8 units (4 two bed & 4 three bed units), Duplex Block H comprises 16 units (8 two bed & 8 three bed units), In CSW-S3 Blocks L, N & O comprise 8 units (4 two bed & 4 three bed units), Block M comprises 14 units (7 two bed & 7 three bed units), Block P comprises 10 units (5 two bed & 5 three bed units), Block Q comprises 12 units (6 two bed & 6 three bed units), all to have terraces/pitched roof; (C) 396 apartments as follows: within CSW-S4, Block 1 consists of 172 apartments (76 one bedroom, 91 two bedroom and 5 three bedroom apartments), in a 2-building arrangement

both 6 storeys in height. Within CSW-S3, Block 2 (4 storeys) comprises 16 one bedroom apartments and 22 two bedroom apartments, Block 3 (4 storeys) comprises 16 one bedroom apartments and 22 two bedroom apartments (all apartments to have terrace or balcony); (D) Provision of an innovation hub (626sq.m) and creche (c. 547sq.m) in a part 3/4 storey 'local node' building in CSW-S4; (E) Vehicular access will be from the permitted Clonburris Southern Link Street (SDZ20A/0021) and R113 to the east (along with provision of internal haul routes (for construction) to connect to the R136 to the west); (F) Public Open Space/landscaping of c. 4.1 hectares (to include Local Park and MUGA in CSW-S3, Grand Canal Park, along the southern and eastern boundaries of the site to connect to existing Grand Canal towpath) as well as a series of communal open spaces to serve apartments and duplex units (c. 0.39 ha); (G) all ancillary development works including footpaths, landscaping boundary treatments, public, private open space areas, car parking (656 spaces) and bicycle parking (672 spaces), single storey ESB substations/bike/bin stores, 'Gateway' entrance signage (2), solar panels at roof level of apartments, and all ancillary site development/construction works; (H) Permission is also sought for revisions to attenuation permitted under SDZ20A/0021 as well as connection to water supply, and provision of foul drainage infrastructure; this application is being made in accordance with the Clonburris Strategic Development Zone Planning Scheme 2019 and relates to a proposed development within the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015; an Environmental Impact Assessment Report accompanies this planning application; the application applies for 7-year planning permission for development at this site of c. 17 .02 hectares (on two parcels of land to include entrance area) within the townlands of Cappagh, Clonburris Little & Kishoge, Co. Dublin all on wider lands bounded generally by undeveloped lands and the Dublin-Cork railway line to the north, undeveloped lands and the Grand Canal to the south, the R113 (Fonthill R Road) to the east and the R136 to the west.

Location: In the townlands of Cappagh, Clonburris Little and Kishoge, Co. Dublin

Applicant: Cairn Homes Properties Ltd.

Reg. Ref: SDZ21A/0022

Zoning: Clonburris Strategic Development Zone
Development Area 3: Clonburris South West
Character Area: CSW3 and CSW4

Site Area: 17.02 hectares

Recommendation: Grant with Conditions

Main issues:

- 1. Insufficient Green Infrastructure (GI):** The proposals are not compliant with the Green Infrastructure requirements of the Clonburris SDZ Planning Scheme in relation to the green infrastructure links that are required as part of the scheme; nor SDCC County Development Plan (2022-2028) Green Infrastructure Strategy in relation to submission of a Green Infrastructure Plan and Green Space Factor.
- 2. Impact on existing hedgerows and biodiversity:** To be in compliance with the SDZ the amount of compensatory hedgerow must be at least equal to that being removed. The replacement hedgerow can be planted within the site area or within the wider SDZ.
- 3. Natural SuDS (Sustainable Drainage Systems)** Use of small scale natural SuDS to create/enhance Local Green and Strategic Green Infrastructure Links is required by the Planning Scheme.
- 4. Public Open Space Grand Canal Park and (pNHA) Hedgerow Protection**
- 5. Public Open Space: Local Parks** Park Boundary Provision to Public Realm Standard with lockable maintenance gates and separate pedestrian access. Paths to be appropriate surfacing for Taking in Charge.
- 6. Public Open Space and Street/Public Realm:** Planting to be to Taking in Charge Standards
- 7. Play** The Concept of Natural Play is acceptable and we require further detail on this.

The Public Realm Section has assessed the proposed development in accordance with:

- 1. Clonburris Strategic Development Zone Planning Scheme**
- 2. Clonburris Parks and Landscape Strategy**
- 3. Clonburris Biodiversity Management Plan and**
- 4. South Dublin County Council County Development Plan 2022 – 2028 (CDP)**

The development proposals need to demonstrate compliance with the following requirements and objectives of the planning scheme and the CDP:

1 GREEN INFRASTRUCTURE

A. Clonburris SDZ Planning Scheme, Green Infrastructure (GI) requirements:

A Key principle of the Clonburris SDZ Planning Scheme (Section 2.3 Green and Blue Infrastructure, P. 35) is:

'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'

Blue and green spaces will cover approximately 30% of the SDZ lands. Developments on the SDZ lands should identify and protect (where possible) the existing green infrastructure elements on the lands including green open spaces, hedgerows, large trees, watercourses and other natural physical features as these are a strong part of the lands history and will define the character of areas and help to create attractive neighbourhoods.

'New green spaces will be interconnected with existing green infrastructure to form multifunctional corridors and hubs ... along the Grand Canal... through existing and proposed Parks, ... through existing hedgerows ... and connecting into existing green spaces outside the SDZ lands. Local level green infrastructure corridors shall be provided along the new urban structure of streets and spaces (i.e. trees, tree lines, swales margins).'

Clonburris SDZ Planning Scheme (Section 2.11 Biodiversity and Natural Heritage, P86):

The Hedgerow/treeline habitat linking the Grand Canal Corridor and the Rail corridor should be retained where possible, in order to maintain the continued ecological integrity of these habitats including foraging and commuting bats. Where these hedgerows cannot be retained, a new hedgerow network composed of the same species shall be planted along roadways within the development.

Clonburris SDZ Parks and Landscape Strategy also has an objective that:

'New green spaces will be interconnected with existing green infrastructure to form biodiversity corridors.'

Clonburris SDZ Planning Scheme (Section 2.2 Movement and Transport) requires that:

'Local Streets will act as quieter traffic calmed thoroughfares.' A key component of traffic calmed streets are street trees.

Clonburris SDZ Planning Scheme Framework (Page 64) requires

Streets should be generously planted at frequent intervals to soften the impact of parking and strong building frontages at intervals of 14 – 20 metres. Street trees should be planted in areas such as medians, verges and build outs. Street trees should also be augmented by planting within privacy strips along residential streets. In the interest of biodiversity and place making, reduced spacing between street trees should be considered where appropriate and achievable.

Clonburris SDZ Planning Scheme Framework (Page 83) requires:

Design Criteria for Local Links:

'Tree lined street and avenues' and

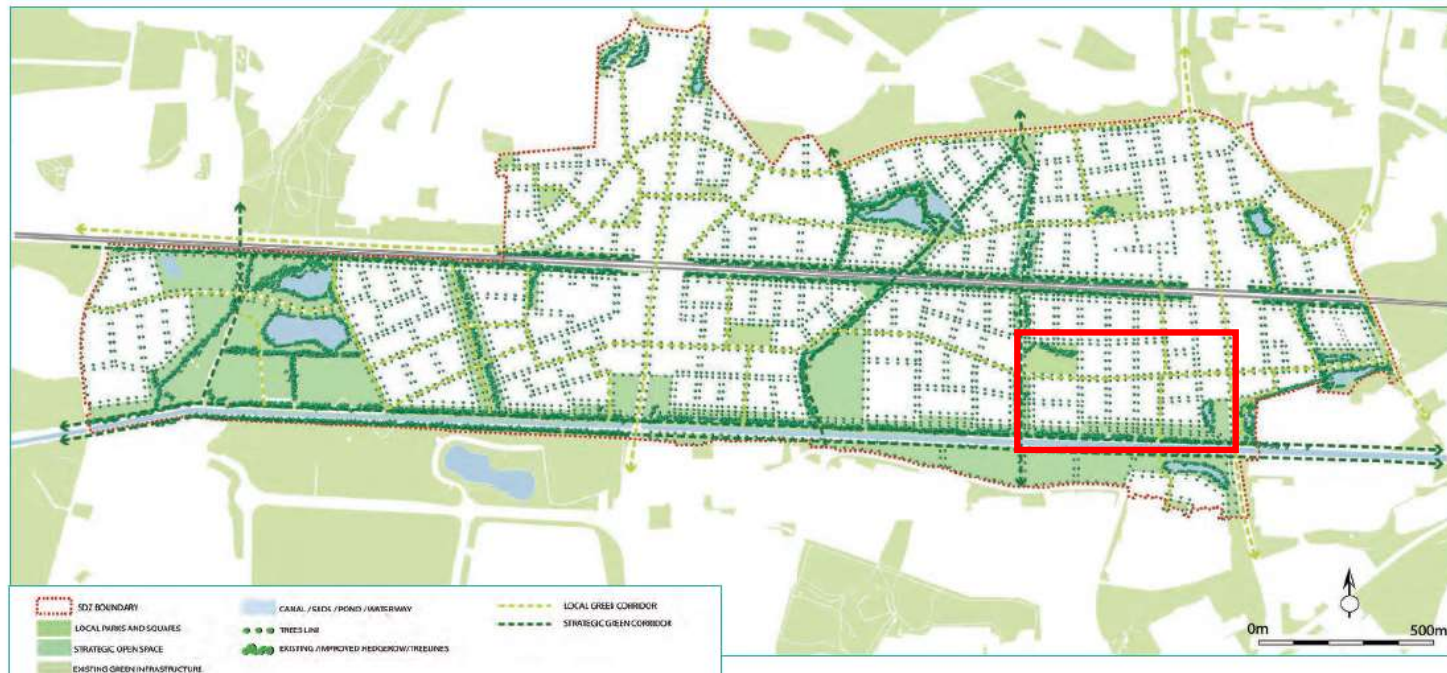
'Incorporation of small-scale SUDS features such as swales, where appropriate'.

DMURS (2019) SDZ Planning Scheme Framework (Page 88 para 4) requires:

A verge (minimum of 0.3m) should be provided in areas of perpendicular parking where vehicles may overhang the footway (see Figure 4.36)

2.3.2 Green Infrastructure Network

Figure 2.3.1 | Green Infrastructure



The Green Infrastructure Network required by Clonburris SDZ Planning Scheme is shown in Figure 2.3.1 of the Scheme (see above).

The Planning Scheme designates:

- A **Strategic Green Corridor** linking the Grand Canal and Railway Strategic Green Corridor along the **western-most boundary** of the proposed development area, along Street 7.
- **Local Green Corridors** along Clonburriss Link Street; Fonthill Road and Street 2.
- **Tree Lined Streets** throughout with street trees on *both sides*.



B. SDCC County Development Plan (2022-2028) Green Infrastructure (GI) requirements:

Refer to Chapter 4 of the County Development Plan: [chapter-4-green-infrastructure.pdf \(sdcc.ie\)](https://www.sdcc.ie/chapter-4-green-infrastructure.pdf)

GI1 Objective 4: *To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.*

GI2 Objective 2: *To protect and enhance the biodiversity and ecological value of the existing GI network by protecting where feasible (and mitigating where removal is unavoidable) existing ecological features including tree stands, woodlands, hedgerows and watercourses in all new developments as an essential part of the design and construction process, such proactive approach to*

include provision to inspect development sites post construction to ensure hedgerow coverage has been protected as per the plan.

GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

GI2 Objective 5: To protect and enhance the County's hedgerow network, in particular hedgerows that form townland, parish and barony boundaries recognising their historic and cultural importance in addition to their ecological importance and increase hedgerow coverage using locally native species including a commitment for no net loss of hedgerows on any development site and to take a proactive approach to protection and enforcement.

- 2 Impact on existing hedgerows and biodiversity.** We welcome the proposed retention and enhancement of existing trees and hedgerows along the Fonthill Road and within the Grand Canal Park pNHA and the planting of compensatory hedgerow in Grand Canal Park and along some streets. However, there needs to plant compensatory hedgerow in the local parks, green spaces and roadsides both within and outside of the 50m pNHA no development zone.

A. Clonburris SDZ Biodiversity Management Plan (BMP)

HR12 The Parks and Landscape Strategy indicates the retention of 7,720m of hedgerow / linear woodland habitat within the strategic open spaces - 5,200m along the canal, 520m along the Griffeen river and 2,000m of hedgerow within parks and open spaces. **When final landscape designs are being prepared for open spaces, this level of retention is considered to be the minimum acceptable.**

B. Clonburris Planning Scheme Section 2.22 Biodiversity and Natural Heritage, Hedgerows, states:

'The Hedgerow/treeline habitat linking the Grand Canal Corridor and the Rail corridor should be retained where possible, in order to maintain the continued ecological integrity of these habitats including for foraging and commuting bats. Where these hedgerows cannot be retained, a new hedgerow network composed of the same species shall be planted along roadways within the development.'

3. Natural SuDS (Sustainable Drainage System)

Further natural SuDS should be used to create/enhance the Local Green and Strategic Green Infrastructure Links required by the Planning Scheme.

There appears to be a conflict between the number of swales shown in the drainage proposals and those shown on the landscape drawings. SuDS proposals should be consistent.

We require detail of all SuDS components and for all SuDS features to be included in attenuation calculations.

4. Public Open Space Grand Canal Park and (pNHA) hedgerow protection

i) Grand Canal Park:

It is unclear from the plans whether the proposed native hedgerow would be sufficient to protect the existing native hedgerow from damage from users. Chestnut paling was also requested but is not shown on the landscape plan.

ii) Local Park:

a) Local Parks requires appropriate boundaries: i.e. low wall with heavy duty round bar, minimum 16mm diameter galvanised and powder coated matt black metal railing, 1.8m high, to a standard suitable for Public Realm, with entrance(s) for vehicular access and separate entrances for pedestrians to be agreed with Public Realm, planting, lockable vehicular access for maintenance and a separate entrance for pedestrians. These are not shown on the landscape plan.

b) The entrance detail for pedestrians to be agreed.

c) On examining the detail of locations proposed for self binding gravel, the locations are not suitable for same as they will likely be used to attenuate surface water. These paths are required to be a permeable solid surface.

5. PLAY

The concept of using natural play is acceptable and we require further detail on this.

To ensure compliance with the Clonburris SDZ Planning Scheme and the County Development Plan (2022-2028) , the following conditions are recommended in any grant of permission:

1. Green Infrastructure:

Prior to the submission of the 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 agreement by Public Realm, green infrastructure proposals that demonstrate:

- i. A Strategic Green Corridor along the Western Boundary by extending the planting proposed within the western boundary of the Local Park southwards and including nature based SuDS.
- ii. A Local Green Corridor within Street 2 incorporating nature based SuDS: planting proposals require strengthening as there is no difference between it and the tree planting proposed on the other local streets and homezones.
- iii. Provision of street trees on both sides along local streets and homezones.
- iv. Provide a Green Infrastructure Plan: demonstrate compliance with the requirements of 12.4.2 of the County Development Plan: ,i.e. how they contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements, having regard to:
 - ii. *Where the development site is located within or close to a Core or Corridor the development should, at a minimum, protect any existing GI assets and enhance same (for example, not breaking a GI Corridor but enhancing same with a connecting piece of planting, retaining hedgerows or woodlands);*
 - iii. *The characteristics and assets of the proximate GI Core, Corridor or SteppingStone should be reflected within proposed development, for example continuation of hedgerows, tree planting, waterways;*
 - iv. *Development should seek to enhance or restore features that act as ecological corridors, particularly water features, hedgerows, tree lines, areas of un-cultivated land. These, or some element of them, should be incorporated into the proposed development to create pathways for wildlife and / or increase amenity value;*
 - v. *Development sites which are not located proximate to designated GI Cores or Corridors should identify the nearest designated GI Core, Corridor or Stepping Stone and make provision for GI interventions on the site which could eventually provide a link to local Stepping Stones, Cores or Corridors;*
 - vi. *Developers should be aware that ecological corridors can also act to quickly spread non-native invasive species. Therefore, identification and control of invasive species site should be included in planning applications and the GI Plan.*
 - vii. *All development proposals shall be accompanied by a Green Infrastructure Plan, which will normally be submitted as part of the suite of Landscape Plans that are required for a development. Plans shall include the following:*
 - viii. *Site location plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County;*
 - ix. *Site survey and analysis, identifying existing GI Infrastructure and key assets within the site;*
 - x. *Indicate how the development proposals link to and enhance the wider GI Network of the County;*
 - xi. *Proposed GI protection, enhancement and restoration proposals as part of the landscape plan, where appropriate, for the site;*
 - xii. *Proposals for identification and control of invasive species.*

CONDITION

2. Tree and Hedgerow Retention

Prior to the submission of 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 agreement by Public Realm, a hedgerow management plan that shows the amount of hedgerow being removed and the amount of compensatory/replacement hedgerow being planted as part of the proposals. To be in compliance with the SDZ and the requirement of no net loss of hedgerow across the scheme, the amount of compensatory/replacement hedgerow provided in this development shall be at least equal to that being removed. The compensatory/replacement hedgerow can be planted within the site area or within the wider SDZ. Translocation of existing hedgerow would be welcomed.

CONDITION

3. Tree and Hedgerow Protection

Prior to the submission of the Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site including any related construction activity or tree felling:

- i) The developer shall engage the services of a qualified arborist as an arboricultural consultant, for the entire period of construction activity and shall notify the planning authority of that appointment in writing. This is to ensure the protection of trees and hedgerows to be retained within and adjacent the site.
- ii) The applicant shall implement all the recommendations pertaining to tree retention, tree protection and tree works, as detailed in The Tree File Ltd drawing titled Clonburriss Tree Impacts/Protection Plan EAST, dated June 2022 and Arboricultural Report as submitted on November 2021.
- iii) A tree and hedgerow protection strategy including a Construction Stage Tree Protection Plan and Construction Stage Arboricultural Method Statement, prepared by a qualified arborist as recommended within the Tree File Ltd, Arboricultural Report in accordance with the Arboricultural Method Statement. The strategy shall include all land within the 30m buffer zone and the Fonthill Road embankment.
- ii) Pre Development Photo's: the applicant shall submit photographs and confirmation that fencing for retained trees/hedgerows meets BS5837:2012 "Trees in Relation to Design, Demolition and Construction – Recommendations" for the written agreement of the Public Realm Section. This shall include a location map of where each picture was taken from.

- iii) All land within the 30m buffer zone is to be fenced off to protect it. Such an area is very sensitive to development, it should not be used for stockpiling soils or material or for any other storage function. It should not be dug up or the ground otherwise disturbed. Areas of vegetation, hedgerows and individual trees to be protected with fencing to be as *BS5837: Trees in relation to design, demolition, and construction*.
- iv) All works on retained trees shall comply with proper arboricultural techniques conforming to BS 3998:2010 Tree Work – Recommendations. The clearance of any vegetation including trees and scrub shall be carried out outside the bird-breeding season (1st day of March to the 31st day of August inclusive) or as stipulated under the Wildlife Acts 1976 and 2000.
- v) The arborist shall carry out a post construction tree survey and assessment on the condition of the retained trees. A completion certificate is to be signed off by the arborist when all permitted development works are completed and in line with the recommendations of the tree report. The certificate shall be submitted to the planning authority for written agreement upon completion of the works.

REASON: To ensure the protection, safety, prudent retention and long term viability of trees to be retained on and immediately adjacent to the route.

4. Tree and Hedgerow Bond and Arboricultural Agreement

- a) Prior to the submission of the Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site including any related construction activity or tree felling, the applicant shall lodge a Tree and Hedgerow Bond to the value of €858,250 with the Planning Authority or as otherwise agreed by the Council, subject to a minimum quantum required to ensure protection of existing trees on site. Any reduction in the tree bond shall be considered in relation to compensatory measures regarding tree and hedgerow protection implemented in lands across the SDZ and that applicant can demonstrate sufficient legal interest towards. This is to ensure the protection of trees on and immediately adjacent to the site to make good any damage caused during the construction period.
- b) The bond lodgement shall be coupled with an Arboricultural Agreement, with the developer, empowering the planning authority to apply such security, or part thereof, to the satisfactory protection of any tree/hedgerow or trees/hedgerows on or immediately adjoining the site, or

the appropriate and reasonable replacement of any such trees/hedgerows which die, are removed or become seriously damaged or diseased within a period of three years from the substantial completion of the development. Any replacement planting shall use large semi-mature tree size(s) and species or similar as may be stipulated by the planning authority.

- c) An Arboricultural Assessment Report and Certificate is to be signed off by a qualified Arborist after the period of 3 years of completion of the works. Any remedial tree surgery, tree felling works recommended in that Report and Certificate shall be undertaken by the developer, under the supervision of the Arborist. The bond will only be refunded upon receipt by SDCC Public Realm Section of a satisfactory post-construction arboricultural assessment, carried out by a qualified arborist and provided that the hedges/trees proposed for retention are alive, in good condition with a useful life expectancy.

REASON: to ensure the protection, safety, prudent retention and long-term viability of trees to be retained on and immediately adjacent to the site.

5. Street trees

- a) Proposed trees, configured to lie within the Public Realm, have been provided along some streets according to the requirements of Clonburris SDZ Planning Scheme and DMURS (2019), however several local streets and homezones are still lacking in street tree provision with some streets having street trees on one side only.
- b) SDCC do not accept trees between 'front gardens' as street trees even if they are fenced off and with root protection barriers. The tree canopies are still up to 50% on property not taken in charge by the Council which threatens the long term viability of the trees. The trees are also at risk from vehicles using the car parking spaces. The trees should be moved to the outside of the path shown on the drawing.
- c) The planning scheme requires '*Streets should be generously planted at frequent intervals to soften the impact of parking and strong building frontages at intervals of 14 – 20 metres. In the interest of biodiversity and place making, reduced spacing between street trees should be considered where appropriate and achievable. (Planning Scheme P64).*
- d) A high quality of Street Tree planting is required throughout the development to strengthen Green Infrastructure links.

Prior to the submission of 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 agreement by Public Realm, landscape proposals that demonstrate:

1. **Streets 1, 3, 5, 8, 12:** Where street trees have not been provided on one side of the street, the footpath should be moved to the inside, (i.e. car parking and tree on the street edge), to enable the street tree to be in the street. Additional street trees required to address the gap in street tree provision along Street 1 where it runs adjacent to the Public Open Space.
2. **Street 2 (Local Green Corridor):** Enhanced planting shall be provided by additional street trees, hedgerows, grassed and planted swales and small scale SuDS as appropriate to create a **Local Green Corridor** along this street as required by the Planning Scheme.
3. **Street 7 (Strategic Green Corridor)** Extend the planting proposed within the western boundary of the Local Park southwards to strengthen existing proposals and create the required Strategic Green Corridor.
4. **Street 8** As above (1). There are gaps in street tree provision i.e. street tree/hedgerow spacing is c. 50metres. Ensure Street Tree provision every 2 parallel or 5 perpendicular car park spaces.
5. **Street 9** There are gaps in street tree provision i.e. street tree spacing is c. 35metres. Ensure Street Tree provision is in accordance with the Scheme.
6. **All Streets:** Where blocks of car parking are proposed, SDCC require Street Trees to be provided as per the Scheme.
7. Street Trees to be provided fully in Public Areas to be an integral part of the street rather than in front gardens. The applicant is referred to the Clonburris SDZ Planning Scheme 2019, Clonburris SDZ Parks and Landscape Strategy and DMURS (2019) for guidance on street tree provision and appropriate design layouts for local streets and homezones.
8. All Street Trees planted within the Public Realm shall have suitable tree pits that incorporates SuDS features including sufficient growing medium.
9. Street Trees to be planted at:

- Minimum 18-20m girth along local streets
- Minimum 16-18cm girth on intimate local roads, i.e. homezones.

CONDITION

6 SUDS

The Clonburris SDZ strategy requires a green infrastructure based approach to drainage and stormwater management. SuDS are to be designed as an ecological resource designed into the street, public squares and open space network. These shall be of a high quality, designed as a series of 'wet' and 'dry' landscape elements to achieve a multifunctional space for amenity, biodiversity and surface water management.

It is essential that open spaces accommodating SUDS measures such as attenuation ponds and swales are designed in order to achieve a balance between surface water management and high-quality open space. The scheme requires:

- *A system of infiltration trenches, tree pits, permeable paving, swales, green roofs, and other elements that should direct surface water to attenuation areas.*
- *Swales designed as linear landscape elements to enhance streetscape and neighbourhood character and identity.*
- *Surface water to be captured and treated within the curtilage of each site using green roofs, rainwater gardens, filter trenches or bio retention units.*
- *The perimeter attenuation areas to be profiled to enable walkways, high quality planting, amenity edges, and habitat establishment.*
- *Open spaces to have 'important Sustainable Urban Drainage System functions' with 'SUDS features such as major detention ponds and swales' and 'Retention and enhancement of selected hedgerow'.*
- *Local Parks and Squares to 'include local level SuDS function with small swales and bioretention areas and Retention and enhancement of selected hedgerow*
- *Local Links to incorporate 'Tree lined street and avenues' and 'small scale SUDS features such as swales, where appropriate'*

Prior to the submission of the 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 agreement by Public Realm, SuDS/blue-green infrastructure proposals that demonstrate:

- i. Further SuDS along local green links, e.g. bioretention tree pits, swales, disconnected downpipes, rain gardens etc.
- ii. Swales to be planted with native and pollinator perennial riparian wildflowers using local species. Full species lists for the SDZ can be found in Ecological Survey of Clonburris (FERS Ltd., 2018).
- iii. Details on how the SuDS elements function.
- iv. Drainage and Landscape proposals to be consistent regarding SuDS provision. There are still conflicts for example, swale located within the south-eastern local park should be included in the drainage engineers proposals and calculations for attenuation/ delivery of SuDS.
- v. Inclusion of all above ground SUDS features in attenuation calculation (avoid underground systems).
- vi. Paths in Public Open Spaces used to attenuate water to be a permeable solid surface rather than self binding gravel.
- vii. an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement and meets the objectives of the Clonburris SDZ Planning Scheme (2019), the Clonburris SDZ Parks and Landscape Strategy (2019), Clonburris Biodiversity Management Plan (2021) and South Dublin County Council Development Plan (2022-28).

CONDITION

REASON: For Climate resilience and to improve amenity and biodiversity on site. 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.

10. Landscape Plan

A revised detailed landscape plan, to be agreed with Public Realm, with full works specification, that accords with the specifications and requirements of Council's Public Realm Section. The revised landscape plan shall integrate tree planting and SuDS drainage to provide strong green infrastructure links throughout the development in accordance with Clonburris SDZ Planning Scheme, Parks and

Landscape Strategy , Biodiversity Management Plan and SDCC County Development Plan (2022-2028).

Proposed ornamental planting in areas for Taking in Charge are still shown on the Landscape Master Plans Sheet No's 1738_PL_P_04 to 06. The proposed ornamental shrub planting within Canal Park and Streets/Public Realm; and the proposed ornamental grass planting within the swales would require labour intensive maintenance and therefore are not suitable for Taking in Charge by South Dublin County Council. SDCC can take in charge trees, hedgerow, grass, wildflower and bulb areas. Plant species to be predominantly native and/or pollinator friendly.

The revised Landscape Proposals shall incorporate:

- i. Street trees that are in line with the requirements set out in the Clonburris Strategic Development Zone Planning Scheme (Clonburris SDZ) 2019' and the 'Design Manual for Roads and Streets (DMURS) 2019. Street tree provision to incorporate small scale SuDS features that enhance biodiversity, provide amenity, manage surface water volume while providing water quality treatment.
- ii. Details of street tree planting to be submitted to the Public Realm Section of SDCC for agreement. Urban tree pits to include SUDs measures / storm water attenuation. The developer shall submit cross section details of the SUDs tree pits, including growing and drainage/storage media.
- iii. Street trees Size at planting a minimum of 18 to 20-centimetre girth (cmg) within local streets and a minimum of 16 -18 cmg on intimate local streets (homezones) as per the requirements of the Clonburris SDZ Parks and Landscape Strategy.
- iv. Retained, removed and compensatory hedgerow to be clearly identified on Landscape Plans.
- v. Parkland/Open Space tree planting to include a range of semi-mature specimens that are a minimum of 20-25cmg and specimen ornamental trees to include trees that are 30-35 cmg.
- vi. Details of all natural SuDS features including swales, rain gardens, bioretention tree pits, channel rills, filter strips, ponds, detention basins with lower areas allowed to fill first (low flow channels), wetlands etc
- vii. Landscape masterplan/planting plan to clearly delineate street lighting to ensure street tree proposals are realistic. If this is not currently the case, proposals to be revised to ensure street tree delivery.

- viii. Tree and hedgerow protection measures: show extent and position of tree and hedgerow protection fences including protection of all vegetation within the 30m pNHA buffer zone.
- ix. Construction Stage Arboricultural Method Statement and Tree Impact Plan.
- x. Implementation timetables.
- xi. Grassed areas and slopes need to provide for safe grass cutting (generally 1 in 8 slope, max 1 in 6) with ride on lawn mowers or tractor with a 16 foot mower pulled behind.
- xii. Detailed proposals for the future maintenance/management of all landscaped areas.
- xiii. Lockable (preferably automated) vehicular access to local parks and that maintenance vehicular access is possible where required throughout the park area.
- xiv. full entrance details for pedestrians and cyclists that minimise the need for removable bollards.
- xv. Local Park boundaries to have railing suitable to public realm, i.e. a low wall with heavy duty round bar, minimum 16mm diameter galvanised and powder coated matt black metal railing, 1.8m high, suitable for public realm
- xvi. Boundary details and planting to be to taking in charge standard and to be agreed with SDCC Public Realm.
- xvii. Indicate location of chestnut paling in localised areas to to protect existing vegetation within the pNHA and to prevent desire lines or paths forming through this sensitive area.
- xviii. All areas proposed for taking in charge shall be to a taking in charge standard that ensures ease of maintenance including ease of access. Soft landscape areas intended for taking in charge should predominantly consist of grass, hedges, trees, woodland planting, meadowland or bulb planted areas using predominantly native and/or pollinator friendly species and comply with the requirements of the Clonburris SDZ Biodiversity Management Plan. Trees to be grouped appropriately to enable access to meadowlands for cutting.
 - a. avoid use of ornamental ground cover or ground cover or treatments that need intensive maintenance or herbicide use e.g. For ornamental planting proposed within the Local Park on Drawing No. 1738_PL_P_06 Landscape Site Plan 03 is not suitable for taking in charge.
 - b. extensive areas of herbaceous perennial ground cover should also be avoided.
 - c. minimise the use of shrubs that require regular maintenance
 - d. the exception to the planting criteria above are the planted swales required for SuDS where riparian planting is required. Swales to be planted with wildflowers.

- xix. Open space shrub planting within Canal Park to be native and include pollinator friendly species. Suitable species include hazel *Corylus avellana*, wild privet *Ligustrum vulgare*, guelder rose *Viburnum opulus* and yew *Taxus baccata*.
- xx. Native species shall be used for formal hedging proposed within Clonburris SDZ e.g. residential. Suitable species include hazel *Corylus avellana*, wild privet *Ligustrum vulgare*, guelder rose *Viburnum opulus* and yew *Taxus baccata*.
- xxi. Short N-S lengths of formal hedging in semi-private areas off Street 8 that enclose seated areas to be removed – contact Public Realm for clarification.
- xxii. Woodland planting should use the Miyawaki technique (3-5/m²) in order to establish quickly and reduce maintenance costs. This will require an establishment period and maintenance of 5 years for newly planted woodland areas prior to taking in charge.
- xxiii. Paths to be a permeable solid surface within flood attenuation areas.
- xxiv. All playspace surfacing to be engineered woodchip surfacing.
- xxv. Any sand play areas to be enclosed with fencing.
- xxvi. Details of all play items and natural play features to be provided and agreed with SDCC Public Realm Section.
- xxvii. The relevant requirements of the Clonburris Parks and Landscape Strategy.
- xxviii. Landscape Proposals to reflect the requirements of Condition 1 to 9 above to deliver the required green infrastructure.

CONDITION

REASON: In the interest of amenity, compliance with Clonburris SDZ Planning Scheme, Parks and Landscape Strategy, Biodiversity Management Plan, SDCC Development Plan Policy; the provision, establishment and maintenance of a reasonable standard of landscape; and proper planning and sustainable development of the area.

11. Green Space Factor (GSF)

The applicant has not submitted any information in relation to the Green Space Factor. This is a requirement of the SDCC CDP (2022-2028).

Prior to the submission of the 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 agreement by Public Realm, proposals that demonstrate:

The quantity and quality of green infrastructure provided by new development will be improved by the implementation of a Green Space Factor (GSF) for South Dublin. The GSF is a measurement that describes the quantity and quality of landscaping and GI across a defined spatial area. This

measurement comprises a ratio that compares the amount of green space to the amount of impermeable 'grey' space in a subject site. As a planning tool, this ratio is used to assess both the existing green cover within a site and the impact of new development, based on the quantity and quality of new green space provided. Greening factors have been adopted and implemented across the UK, Europe and the United States to help ensure that new development makes a positive contribution to the local environment. By ensuring that new development meets minimum standards for the provision of GI the GSF aims to secure a positive contribution to biodiversity, amenity, air quality, stormwater management, temperature regulation and other ecosystem services. The GSF prioritises the retention of existing GI features within a subject site, in order to support the protection of the County's existing GI network. At the same time, the GSF will ensure that new development incorporates new landscaping and GI features, contributing to the enhancement of the overall GI network. Chapter 12, section 12.4.2 provides further detail on the requirements for the GSF as part of planning applications.

- **GI5 Objective 4:** To implement the Green Space Factor (GSF) for all qualifying development comprising 2 or more residential units and any development with a floor area in excess of 500 sq m. Developers will be required to demonstrate how they can achieve a minimum Green Space Factor (GSF) scoring requirement based on best international standards and the unique features of the County's GI network. Compliance will be demonstrated through the submission of a Green Space Factor (GSF) Worksheet (see Chapter 12: Implementation and Monitoring, Section 12.4.2).

CONDITION

REASON: In the interest of amenity, compliance with Clonburris SDZ Planning Scheme, Parks and Landscape Strategy, Biodiversity Management Plan, SDCC Development Plan Policy; the provision, establishment and maintenance of a reasonable standard of landscape; and proper planning and sustainable development of the area.

12. Play

The concept of using natural play is acceptable and we require further detail.

Prior to the submission of the 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 agreement by Public Realm, proposals that demonstrate details of all play items, natural play features and safety surfacing.

The applicant is recommended to contact Public Realm section to agree details of the natural play proposals.

CONDITION

REASON: To uphold the policies of the South Dublin County Council Development Plan 2022-2028 relating to Children's play, and to provide for the proper planning and sustainable development of the area.

Commented [FC1]: Sand Play area gone -defensive planting instead

13. Retain Ecologist

Prior to the submission of the 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 appoint and retain the services of a qualified ecological consultant for the duration of the development and shall notify the planning authority of that appointment in writing. The consultant shall ensure that the mitigation measures recommended in the Environmental Impact Assessment Report are implemented in full.

REASON: In the interest of amenity, compliance with Clonburris SDZ Planning Scheme, Parks and Landscape Strategy, Biodiversity Management Plan, SDCC Development Plan Policy; the provision, establishment and maintenance of a reasonable standard of landscape; and proper planning and sustainable development of the area

14. Construction Environmental Management Plan (CEMP)

Prior to the commencement of development, the applicant, owner or developer shall submit a site-specific Construction Environmental Management Plan (CEMP) for the agreement of the Planning Authority. The CEMP shall:

- (i) identify potential impacts and mitigating measures
- (ii) provide a mechanism for ensuring compliance with environmental legislation and statutory consents
- (iii) detail and ensure Best Construction Practices including measures to prevent and control the introduction of pollutants and deleterious matter to surface water and measures to minimise the generation of sediment and silt

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan

15. Biodiversity and Green Infrastructure Implementation/Management Plan (Clonburris South West: Areas CSW3 and CSW4)

Given the numerous policies and objectives regarding Green Infrastructure and Biodiversity in the Clonburris SDZ Planning Scheme and associated Parks and Landscape Strategy and Biodiversity Management Plan; and the County Development Plan 2022 – 2028, and given the size and nature of the proposed development; prior to the submission of the 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 agreement by Public Realm,

- a) a site specific (**Development Area 3: Clonburris South West; Character Area: CSW3 and CSW4**) Biodiversity and Green Infrastructure Management Plan to oversee the various biodiversity and green infrastructure issues on the site including bats, birds, amphibians, invertebrates, mammals etc. and

the provision of a range of appropriate habitat types to mitigate against potential biodiversity and green infrastructure impacts.

b) The plan shall indicate how biodiversity and green infrastructure is to be protected, enhanced and developed on this site during construction and into the future, taking into account matters that include the following:

- i. The protection of hedgerows
- ii. Protections and enhancement measures for bats
- iii. Protection and enhancement of breeding birds and their habitats
- iv. The use of SUDS and Climate Adaption Measures
- v. Native and Pollinator friendly species.

16. Retention of Landscape Architect

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.

- i) 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.
- ii) 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

17. Ecological Clerk of Works

Prior to the submission of the 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 developer shall:

- i) engage the services an independent, suitably qualified and experienced ecological clerk of works, for the entire period of construction activity to ensure the implementation of the site-specific Biodiversity and Green Infrastructure Management Plan during the construction stage.
- ii) inform the planning authority in writing of the appointment and name of the ecological clerk of works,
- iii) The ecological clerk of works shall ensure the implementation of all of the recommendations in the Ecological Impact Assessment Report; the relevant Clonburriss SDZ Parks Biodiversity Management Plan **for Zone CSW 3 and 4.** and Site Specific Biodiversity and Green Infrastructure Implementation/Management Plan

The applicant is recommended to contact Public Realm section to agree details on any of the above conditions.

Fionnuala Collins
Assistant Parks Superintendent

Endorsed By: Laurence Colleran
Senior Executive Parks Superintendent

