

## SOUTH DUBLIN COUNTY COUNCIL



### INTERNAL MEMORANDUM

**Department:** Parks & Landscape Services / Public Realm

**Date:** 29/08/2021

**Caitlin O Shea, Area Planner**

**Planning Department**

**Development:** Kelland Homes Ltd. intends to apply for permission for development on a site area of 6.3Ha, on lands within the townland of Cappagh, Dublin 22. The proposed development is located west of the Ninth Lock Road, south of the Dublin-Cork railway line, north of Cappaghmore housing estate and Whitton Avenue, and east of an existing carpark / park & ride facility at the Clondalkin Fonthill train station and the R113 (Fonthill Road). The proposed development is located within the Clonburris Strategic Development Zone (SDZ), within the development areas of (i) Clonburris South East (i.e. CSE-S1 & CSE-S2) and (ii) part of Clonburris Urban Centre (i.e. CUC-54), as identified in the Clonburris SDZ Planning Scheme 2019. The proposed development consists of the construction of 294 no. dwellings, creche and retail / commercial unit, which are comprised of: 118 no. 2, 3 & 4 bed, 2 storey semi-detached and terraced houses, 104 no. 2 & 3 bfd duplex units accommodated in 10 no. 3 storey buildings, 72 no. 1 & 2 bedroom apartments in 2 no. 4 & 6 storey buildings, 1 no. 2 storey creche (c.520.2m<sup>2</sup>), 1 no. 2 storey retail /commercial unit (c.152.1m<sup>2</sup>). Access to the development will be via the permitted road network (under Ref. SDZ20A/0021) which provides access from the Ninth Lock Road to the east and the R113 (Fonthill Road) to the west. The proposed development will connect into the permitted Infrastructural

works as approved under the Clonburris Strategic Development Zone Planning Scheme (2019) and permitted under Ref. SDZ20A/0021, with the proposed development connecting into the permitted surface water drainage attenuation systems i.e. 1 no. pond, 3 no. modular underground storage systems and 1 no. detention basin combined with modular underground systems. The proposed wastewater infrastructure will connect into a permitted foul pumping station and pipe network within proposed road corridors to facilitate drainage connections to future wastewater drainage infrastructure within the adjoining SOZ lands (Including future Irish Water pumping station permitted under SDZ21A/0006). The proposed development also provides for all associated site development works above and below ground, public & communal open spaces, hard & soft landscaping and boundary treatments, surface car parking (401 no. spaces), bicycle parking (797 no. spaces), bin & bicycle storage, public lighting, plant (M&E), utility services & 4 no. ESB sub-stations. 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.

<b>Location:</b>	The proposed development is located west of the Ninth Lock Road, south of the Dublin-Cork railway, line, north of Cappaghmore housing estate and Whitton Avenue, and east of an existing carpark/park, & ride facility at the Clondalkin, Fonthill train station
<b>Applicant:</b>	Kelland Homes
<b>Reg. Ref:</b>	<b>SDZ22A/0010</b>
<b>Zoning:</b>	Clonburris Strategic Development Zone Development Area 2: Clonburris Southeast (CSE-S1, CSE-S2) and Development Area 1: Clonburris Urban Centre (CUC-S4)
<b>Site Area:</b>	6.3 hectares
<b>Recommendation:</b>	<b>Significant Additional Information</b>

**Main issues: The application does not comply with the SDZ in relation to the following.**

- 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. A major redesign of the development is required to protect and enhance the existing Green Infrastructure and develop the site as intended in the SDZ.

2. **Impact on existing hedgerows and biodiversity:** There are large sections of existing hedgerows proposed for removal that are required to be retained by the scheme. 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 Sustainable Drainage Systems (SuDS)** Significant and integrated SUDS infrastructure, including a high amenity retention pond/ lake within a new strategic open space at Cappaghmore has not been provided. This, and the 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 Cappaghmore** A new strategic open space at Cappaghmore has not been provided.
5. **Public Open Space and Street/Public Realm:** Planting to be to Taking in Charge Standards. Boundaries to be to Public Realm Standards.
6. **Play** A far greater level of play provision is required than what is proposed.

**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. Clonburriss SDZ Planning Scheme, Green Infrastructure (GI) requirements:

A Key principle of the Clonburriss 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 railway line,... 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).'*

*These blue and green spaces will take the form of parks, open spaces, constructed wetlands, swales, tree planting, hedgerows, parks, permeable paving, green roofs and a green bridge over the railway line. These spaces will provide for amenity and recreation, biodiversity protection and enhancement, water management and adaption to climate change. In general, the recreation and amenity spaces should all be overlooked by buildings and streets that would provide passive supervision from residents, pedestrians and passing motorists where appropriate.*

Clonburriss 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 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.*

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

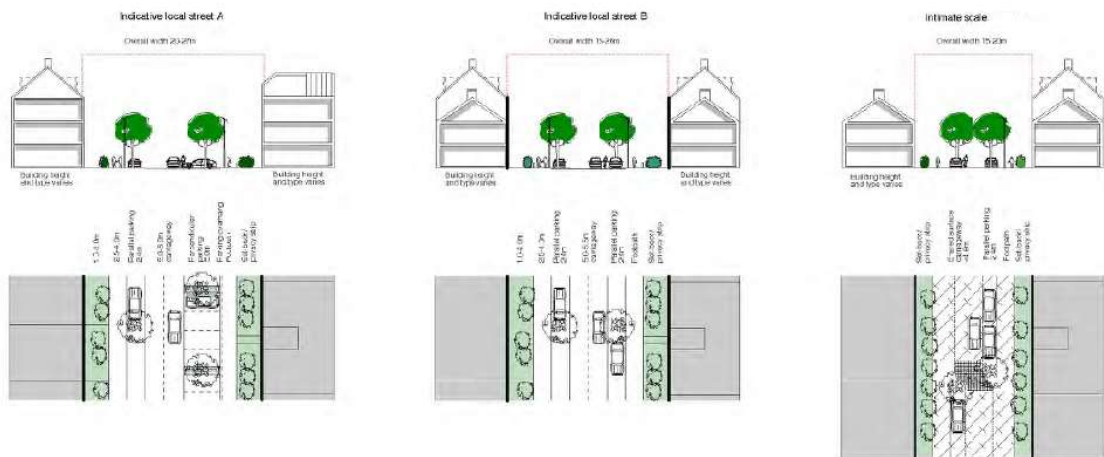
***‘New green spaces will be interconnected with existing green infrastructure to form biodiversity corridors.’***

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

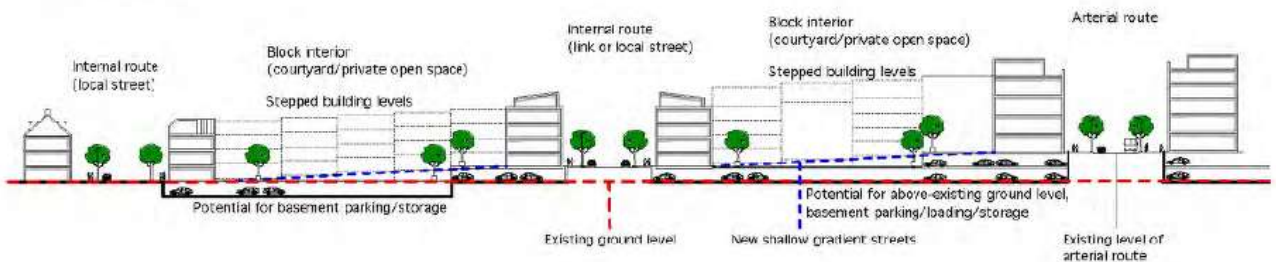
*‘Local Streets will act as quieter traffic calmed thoroughfares’.* A key component of traffic calmed local streets are street trees also a requirement of DMURS (2019) .

Figures 2.2.6 and 2.8.4 of the scheme indicate how local streets should be configured with trees on both sides.

Figure 2.2.6 | Example Local Streets including Homezone (Intimate Scale)



Indicative arterial route transect (adjacent to new link streets)



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, Table 2.10.5) requires:

**Design Criteria for Local Links:**

*'Tree lined street and avenues' and*

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

**Table 2.10.5** | Design Criteria for Local Links

Local links	To provide a fine network of local routes connecting local and strategic open spaces.  To prioritise comfortable use by pedestrians and cyclists.	High quality pedestrian and cycle links.  Tree lined streets and avenues.  Incorporation of small scale SUDS features such as swales, where appropriate.
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Design Manual for Urban Roads and Streets (DMURS (2019)

Section 4.2.2 of DMURS *'The planting of trees should be considered as an integral part of street design'*. Refer Figure 4.10 of DMURS.

(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)*

Clonburris Biodiversity Management Plan; Clonburris South East Biodiversity Measures

Biodiversity Measures for Clonburris South East

Suggested biodiversity measures applicable to Clonburris South East are presented in Table 13.

**Table 13: Suggested biodiversity measures for Clonburris South East**

Typology	Biodiversity Measures
1B Local Park	<ul style="list-style-type: none"> <li>• Retention of treelines and enhancement of treelines</li> <li>• Retention, enhancement and creation of hedgerows</li> <li>• Retention, enhancement and creation of woodland (pockets in park, near railway line and Grand Canal and around other water features)</li> <li>• Planting of native flowering and fruiting tree species</li> <li>• Creation of short-flowering species rich grassland (roadside verges, pavement verges)</li> <li>• Creation of long-flowering wildflower meadows (areas in parkland)</li> <li>• Herbaceous pollinator-friendly planting (urban planters, areas of annual bedding)</li> <li>• Creation and enhancement of ponds, swales and other water-retention features</li> <li>• Addition of bird and bat boxes on trees</li> </ul>

	<ul style="list-style-type: none"> <li>• Addition of leaf litter and log piles, earth banks and bee and bug hotels</li> </ul>
1E(i) Grand Canal 1E(ii) Railway Line 1E(iii) Fonthill Embankment	<ul style="list-style-type: none"> <li>• Retention, enhancement and creation of hedgerows</li> <li>• Retention of treelines and enhancement of treelines</li> <li>• Retention and enhancement of existing scrub habitat</li> <li>• Creation of short-flowering species rich grassland (roadside verges, pavement verges)</li> <li>• Creation of long-flowering wildflower meadows (railway verges, roadside verges, pavement verges, canal towpath)</li> <li>• Sensitive lighting design and innovative lighting (e.g. red light) for the protection of bats</li> </ul>
2A Houses 2B Apartments	<ul style="list-style-type: none"> <li>• Planting of native flowering and fruiting tree species</li> <li>• Creation of short-flowering species rich grassland (roadside verges, pavement verges)</li> <li>• Herbaceous pollinator-friendly planting (urban planters, areas of annual bedding)</li> <li>• Creation of rainwater gardens, swales, green and brown roofs and living (green) walls</li> <li>• Bird boxes on trees and on buildings (House martin, swallow and swift boxes on buildings)</li> <li>• Bat boxes on trees and buildings</li> <li>• Installation of hedgehog passes</li> </ul>

Clonburris Biodiversity Management Plan; Clonburris Urban Centre Biodiversity Measures

*Table 12: Suggested biodiversity measures for Clonburris Urban Centre*

Typology	Biodiversity Measures
1D Urban Plaza	<ul style="list-style-type: none"> <li>• Planting of native flowering and fruiting tree species</li> <li>• Creation of short-flowering species rich grassland (roadside verges, pavement verges)</li> <li>• Herbaceous pollinator-friendly planting (urban planters, areas of annual bedding)</li> </ul>
1E(ii) Railway Line 1E(iii) Fonthill Embankment	<ul style="list-style-type: none"> <li>• Retention of treelines and enhancement of treelines</li> <li>• Retention, enhancement and creation of hedgerows</li> <li>• Retention and enhancement of existing scrub habitat (railway line)</li> <li>• Creation of short-flowering species rich grassland (railway verges, roadside verges, pavement verges)</li> <li>• Creation of long-flowering wildflower meadows (railway verges, roadside verges, pavement verges)</li> </ul>
3 Urban Core	<ul style="list-style-type: none"> <li>• Planting of native flowering and fruiting tree species</li> <li>• Creation of short-flowering species rich grassland (roadside verges, pavement verges)</li> <li>• Herbaceous pollinator-friendly planting (urban planters, areas of annual bedding)</li> <li>• Creation of rainwater gardens, swales, green and brown roofs and living (green) walls</li> <li>• Bird boxes on trees and on buildings (House martin, swallow and swift boxes on buildings)</li> </ul>

### 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:

1. **Strategic Green Corridor** along the northern boundary of the site adjacent to the Dublin-Cork Railway.
2. **Local Green Corridors:**
  - i. approximately N-S along the Eastern Boundary;
  - ii. approximately N-S through the centre of the development; and
  - iii. approximately N-S and E-W along the westernmost local street south of Clonburriss Link Street.

These local green corridors are required to connect the Strategic Green Corridors along the Grand Canal and Dublin-Cork Railway line.

3. **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://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.** There is a very low proportion of hedgerows proposed for retention. Two full hedges; 32m of another hedge and 57% of trees are proposed for removal. There is an additional length of hedgerow and several hedgerow trees proposed for retention that it wouldn't be possible to retain due to construction of underground tanks within the root protection area. This is unacceptable. There needs to be a greater effort to plant

compensatory hedgerow in the local parks, green spaces, along the railway corridor and roadsides.

**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)**

The Key Objectives from Clonburris SDZ Planning Scheme relevant to biodiversity for Clonburris South East (Figure 37) are as follows:

*'To provide significant and integrated SUDS infrastructure, including a high amenity retention pond/lake within a new strategic open space at Cappaghmore.'*

**Figure 37 Visual of Clonburriss South East**



Then proposed engineered detention basin is unacceptable in a Public Open Space area. It has not been designed in accordance with the Councils SUDS Guidance and is lacking in amenity and biodiversity value. Further natural SuDS should be used to create/enhance the Local Green and Strategic Green Infrastructure Links required by the Planning Scheme.

#### **4. Public Open Space**

The Clonburriss SDZ Planning Scheme, Development Area 2, Clonburriss South East requires:

- *To provide locally accessible open spaces of local and strategic importance;*
- *To provide significant and integrated SUDS infrastructure, including a high amenity retention pond/lake within a new strategic open space at Cappaghmore; and*

A major redesign of the development is required to provide the required high quality multifunctional open space that delivers amenity, biodiversity, water quality and attenuation.

## 5. PLAY

A far greater level of play provision is required than what is proposed. The concept of using natural play is acceptable however we require further detail on this. All play areas must be universally accessible.

## 6. GREEN SPACE FACTOR

The SDCC County Development Plan (2022-2028) requires:

*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).*

**To ensure compliance with the Clonburris SDZ Planning Scheme and the County Development Plan (2022-2028), it is recommended that the following SIGNIFICANT ADDITIONAL INFORMATION is requested for agreement with Public Realm Section:**

**1. Green Infrastructure:**

Green infrastructure proposals that demonstrate:

- i. A Strategic Green Corridor along the northern boundary of the site adjacent to the Dublin-Cork Railway.
- ii. A Local Green Corridor approximately N-S along the eastern boundary 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. A Local Green Corridor approximately N-S and E-W along the westernmost local street south of Clonburris Link Street 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.
- iv. A Local Green Corridor approximately N-S through the centre of the development increasing the retention of trees and hedgerows;
- v. Provision of street trees **on both sides** along local streets and homezones.
- vi. 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.*

#### **ADDITIONAL INFORMATION**

## **2. Tree and Hedgerow Retention**

- a) A tree and hedgerow management plan that:
  - i) retains the trees and hedgerows required by the Planning Scheme
  - ii) shows the amount of trees and hedgerow being removed and the amount of compensatory/replacement trees and hedgerow being planted as part of the proposals.
- b) 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.

A bond will be required for all trees and hedgerows to be retained by the Planning Scheme.

#### **ADDITIONAL INFORMATION**

### 3. Street trees

There is very poor street tree provision throughout the development. 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).*

A high quality of Street Tree planting is required throughout the development to strengthen Green Infrastructure links.

Landscape proposals are required that demonstrate:

- i. All Streets: Street Trees to be provided as per the Clonburris SDZ Planning Scheme.
- ii. 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.
- iii. All Street Trees planted within the Public Realm shall have suitable tree pits that incorporates SuDS features including sufficient growing medium.
- iv. Street Trees to be planted at:
  - a) Minimum 18-20m girth along local streets
  - b) Minimum 16-18cm girth on intimate local roads, i.e. homezones.

## ADDITIONAL INFORMATION

### 4. 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'*

Significant and integrated SUDS infrastructure proposals are required that demonstrate:

- i. A high amenity retention pond/ lake within a new strategic open space at Cappaghmore
- ii. Retention of the hedgerow required to be retained by the planning scheme
- iii. Further SuDS along local green links, e.g. bioretention tree pits, swales, disconnected downpipes, rain gardens etc.
- iv. 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 Clonburriss (FERS Ltd., 2018).
- v. Details on how the SuDS elements function.
- vi. Inclusion of all above ground SUDS features in attenuation calculation (avoid underground systems).
- vii. Paths in Public Open Spaces used to attenuate water to be a permeable solid surface

- viii. A 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), South Dublin County Council Development Plan (2022-28) and is compliant with SDCC SUDS Explanatory Design and Evaluation Guide (2022).

#### **ADDITIONAL INFORMATION**

**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 the CDP 2022-2028.

#### **5. 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 retained and enhanced hedgerows and trees, 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).

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.
- ii. Street tree provision to incorporate small scale SuDS features that enhance biodiversity, provide amenity, manage surface water volume while providing water quality treatment.
- iii. 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.
- iv. 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.

- v. Retained, removed and compensatory hedgerow and trees to be clearly identified on Landscape Plans.
- vi. 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.
- vii. 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.
- viii. All hard and soft landscape details; including levels, sections and elevations
- ix. A fully detailed Planting Plan clearly setting out the Location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate.
- x. 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.
- xi. Tree and hedgerow protection measures: show extent and position of tree and hedgerow protection fences
- xii. Tree Impact Plan
- xiii. Implementation timetables.
- xiv. 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.
- xv. Detailed proposals for the future maintenance/management of all landscaped areas.
- xvi. Lockable (preferably automated) vehicular access to local parks and that maintenance vehicular access is possible where required throughout the park area.
- xvii. Boundary details and planting to be to taking in charge standard and to be agreed with SDCC Public Realm.
- xviii. Local Park boundaries to have railing suitable to public realm, i.e. a permanent 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 or a permanent 2m high wall.
- xix. 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 meadows for cutting.

- a. avoid use of ornamental ground cover or ground cover or treatments that need intensive maintenance or herbicide use.
  - 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.
- xx. Open space shrub planting 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*.
- xxi. 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*.
- xxii. Woodland planting should use the Miyawaki technique (3-5/m<sup>2</sup>) 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 additional information items 1 to 5 above to deliver the required green infrastructure.

#### **ADDITIONAL INFORMATION**

**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.

## **6. 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). The *Developer* is required to submit a Green Space Factor (GSF) Worksheet (see Chapter 12: Implementation and Monitoring, Section 12.4.2) 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.

### **ADDITIONAL INFORMATION**

**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.

## **7. Play**

Proposals that demonstrate details of all play items, natural play features and safety surfacing are required. All play areas must be universally accessible.

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

### **ADDITIONAL INFORMATION**

**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.

## **8. Biodiversity Management Plan and Green Infrastructure Implementation**

- A. Provide revised plans that redesign the current arrangement of streets to allow for the inclusion of appropriate Green Infrastructure links required by the planning scheme to connect the Grand Canal Park and the Railway Corridor.

B. Submit a site-specific Biodiversity Management Plan for the written agreement of the Planning Authority. This shall include details of any site clearance works and/or the establishment of access routes and site compounds, the applicant is requested to contact SDCC Heritage Officer prior to the submission of the BMP.

(i) The BMP shall be devised by a qualified and experienced ecological expert/ecological team who can demonstrate previous experience of devising and implementing such a plan. Contact details of the ecological expert/team are to be forwarded on appointment to the Planning Authority.

(ii) The BMP shall clearly demonstrate how it proposes to adhere to and implement the ecological objectives and recommendations of the Clonburris SDZ Scheme, the Clonburris SDZ Biodiversity Management Plan, and the Parks and Open Space Strategy. Particular focus is to be placed on demonstrating the retention and enhancement of:

- An appropriate level of existing biodiversity,
- the robust and sustainable nature of any proposed replanting,
- the strengthening of exiting GI links, and
- the creation of new and appropriate green infrastructure.

(iv) The BMP will clearly indicate how the implementation of the BMP will be monitored, with appropriate remediation measures where shortfalls may occur.

REASON: To ensure adherence of the proposed development with the Clonburris SDZ Scheme, the Clonburris Biodiversity Management Plan, and the Clonburris Parks and Open Space Strategy, and to ensure that appropriate protection is afforded to protected species and biodiversity in general by way of an integrated and functioning green infrastructure network on the site.

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**Fionnuala Collins**

**Assistant Parks Superintendent**

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**Endorsed By: Laurence Colleran**

**Senior Executive Parks Superintendent**