

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Public Realm Planning Report

Development: Extension, Change of Use and alterations to Kilnamanagh Shopping Centre; A two storey extension is proposed along the centre's eastern elevation (total GFA increase of 2,336sq.m); Change of Use of the first-floor retail area (last used by Dunnes Stores as textile sales space) which will be extended and subdivided to provide for two new non-retail, service units; Unit 1 will extend to c.1,411sq.m for use as a health centre and Unit 2 will extend to 790sq.m for use as a gym; Removal of condition 3 of PA Ref: SD06a/0095 to allow for the increased net sales area to allow for the increase in net comparison sales space at ground floor level; New entrance ramp and steps at the north of the extension; The southern lobby entrance into Dunnes Stores will be demolished and replaced with a new glazed lobby entrance; New walkway canopy generally on the north and south elevations; New ramped access next to existing pedestrian entrance steps on Mayberry Road; Reconfigure existing entrance to Treepark Road including revised parking layout generally around the east side of the building to allow for an adjusted, one-way, system around the centre; Car parking, as a result of the extension, will be reduced; Four electric vehicle parking spaces; Covered cycle parking; New enclosed service yard wall and gates to existing service area on the west side of the centre; New signage (including illumination) proposed to elevations including two Totem signs; Recladding on elevations. Additional landscaping treatment generally around the east side of the centre arising from the amendments to the car park. Landscaping works and all drainage works including SUDS measures; All other ancillary works to facilitate the development.

Location: Kilnarnagh Shopping Centre, Treepark Road / Mayberry Road,
Kilnarnagh, Dublin 24

Applicant: Better Value Unlimited Company

Reg. Ref: SD22A/0316

Report Date: 30/08/2022

Recommendation: REQUEST ADDITIONAL INFORMATION

Planning Officer: COLM MAGUIRE

Main Concerns:

- Lack of detailed landscape proposals in terms of a landscaping scheme for the proposed development

STATUTORY LOCAL POLICY

SOUTH DUBLIN COUNTY DEVELOPMENT PLAN, 2022-2028

SECTION 3.3.6 PROTECTION OF TREES AND HEDGEROWS

Policy NCBH11

SECTION 3.4.3 LANDSCAPES

Policy NCBH14

SECTION 4.0.1 GI AND CLIMATE ACTION

Policy GI1: Overarching

SECTION 4.2.1. BIODIVERSITY

Policy GI2: Biodiversity

SECTION 4.2.2. SUSTAINABLE WATER MANAGEMENT

Policy GI3: Sustainable Water Management

Policy GI4: SUSTAINABLE DRAINAGE SYSTEMS

POLICY GI5: CLIMATE RESILIENCE

SECTION 4.2.4 RECREATION AND AMENITY (HUMAN HEALTH AND WELLBEING)

Policy GI6

SECTION 4.2.5 LANDSCAPE, NATURAL, CULTURAL AND BUILT HERITAGE

Policy GI7

SECTION 8.7.1 PRINCIPLES GUIDING PUBLIC OPEN SPACE PROVISION

Policy COS5: Parks and Public Open Space – Overarching

SECTION 8.7.4 DELIVERY OF PUBLIC OPEN SPACE AND CONTRIBUTIONS IN LIEU

SECTION 8.7.5 QUALITY OF PUBLIC OPEN SPACE

SECTION 8.7.6 PLAY FACILITIES

SECTION 12.4.3 RIPARIAN CORRIDORS:

Public Realm Comments:

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

Landscape Plan

The applicant has not provided a landscape plan or a landscape design rationale for the proposed development. The applicant is requested to submit a detailed landscape layout, landscape rationale and a detailed planting. A detailed landscape scheme along with a landscape rationale shall be provided which helps to integrate the development into the local landscape and through suitable planting provides visual screening, mitigation of negative visual effects and which improves local biodiversity and green infrastructure links. The applicant should propose native species where possible to encourage biodiversity and support pollinators within the landscape. The landscape plan and associated planting plan should be prepared by a suitable qualified landscape architect.

SuDS and Green Infrastructure

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. The Public Realm Section welcomes the provision of a extensive green roof system on the proposed extension, however additional natural SuDS that should be considered for the development; these include:

- permeable
- Infiltration systems
- Tree pits
- Channel rills
- Swales

A comprehensive SUDS Management Plan shall be submitted to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. The applicant shall demonstrate through information and a drawing how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development. Specific Policies in the CDP 2022-2028 which relate to Sustainable Water Management include:

GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

GI4 Objective 2: To incorporate a SuDS management train during the design stage whereby surface water is managed locally in small sub-catchments rather than being conveyed to and managed in large systems further down the catchment.

GI4 Objective 3: To require multifunctional open space provision within new developments to include provision for ecology and sustainable water management.

GI4 Objective 4: To require that all SuDS measures are completed to a taking in charge standard.

GI4 Objective 5: To promote SuDS features as part of the greening of urban and rural streets to restrict or delay runoff from streets entering the storm drainage network.

Response should include revised layout and drawings.

Green Infrastructure

The applicant is requested to further develop green infrastructure proposals and a green infrastructure plan that will mitigate and compensate for the impact of the proposed development on this existing site and also show connections through the site and connections to wider GI network.

These proposals should include additional landscaping, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination to support the local Bat population. Relevant policies within the CDP

2022-2028 include:

- **Policy GI1: Overarching**
- **GI1 Objective 1**
- **GI1 Objective 2**
- **GI1 Objective 3**
- **GI1 Objective 4**
- **GI1 Objective 5**
- **GI1 Objective 6**
- **GI1 Objective 7**
- **GI1 Objective 8**

The Public Realm Section has assessed the proposed development in accordance with the policies and objectives of the County Development Plan 2022-2028 and with best practice guidelines and recommends the following additional information be provided:

1. Landscape Design Proposals

There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design 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 applicant shall provide the following additional information:

- i. The applicant shall submit a comprehensive Landscape Design Rationale, the objective of this report is to describe the proposed landscape and external works as part of this proposed housing development.
- ii. The applicant is requested to submit a fully detailed Planting Plan to accompany the landscape proposals for the entire development. The applicant should propose native species where possible to encourage biodiversity and support pollinators within the landscape.
- iii. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDs features and demonstrate how natural SUDS features can be incorporated into the design of the proposed Development
- iv. Significantly reduce the impacts of the development on existing green infrastructure within and adjacent to the proposed development site
- v. Submit green infrastructure proposals and a green infrastructure plan that will mitigate and compensate for the impact of the proposed development on this existing site and show connections to the wider GI Network. These proposals should include additional landscaping, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination to support the local Bat population.

ADDITIONAL INFORMATION

2. SUDS

A comprehensive SUDS Management Plan shall be submitted to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan shall also be included as a demonstration of how the system will function following

implementation. Additional natural SUDS features shall be incorporated into the proposed drainage system for the development such as rain gardens, detention basins, filter drains, swales etc. In addition, the applicant shall provide the following:

- Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.
- A drawing to show how surface water shall be attenuated to greenfield run off rates.
- Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drains, bio-retention tree pits, swales or other such SuDS.
- SUDs Management - 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.

The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance. **ADDITIONAL INFORMATION**

3. Green Space Factor (GSF)

A Green Space Factor (GSF) Worksheet shall be submitted by the applicant for the proposed development detailing how they have achieved the appropriate the minimum Green Space Factor (GSF) scoring established by their land use zoning. Minimum required scores for different land use zonings are included in Table 1 below.

Table 1: Minimum Green Space Factor Scores for Land Use Zonings.

Zoning	Minimum Score
Res	0.5
RES-N	0.5
SDZ	0.5
REGEN	0.5
TC	0.5
DC	0.5
VC	0.5
MRC	0.5
LC	0.5

EE	0.5
RW	0.5
HA-DM	0.7
HA-LV	0.7
HA-DV	0.7
OS	0.7
RU	0.7

Developers can improve their green factor score by retaining existing landscape features and incorporating new landscape features and GI interventions. Completed Green Space Factor (GSF) worksheets should be submitted to SDCC with the Green Infrastructure Plan and Landscape Plan for a proposed development.

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