

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Public Realm Planning Report

Development:

Construction of a Volatile Organic Compound (VOC) Abatement system comprising of a thermal oxidiser (TO), associated plant equipment and scrubbers positioned on a bunded concrete plinth with a maximum single stack height of 12m along with two access platforms at 2.5 high and 5.0m high used for maintenance only; The system is set within a 489sq.m (including a bunded area of 213sq.m) concrete compound enclosed by a 2.4m high paladin weldmesh black fence to match the existing utilities perimeter fence; 135sq.m single storey utilities workshop will sit adjacent to the Volatile Organic Compound (VOC) abatement system compound with associated hardstanding area and soakpit; 55m (L) x 3.2m (W) x 5.6m (H) pipe rack extension with the addition of a second tier extension 118.6m (L) X 3.2M (W) 1.2m (H) to the existing pipe rack is required to service the new VOC abatement system compound; a contractor's compound 3,420sq.m comprising single stacked portacabins, workshops, parking for 30 contractors, materials delivery and set down area; the compound will be enclosed by a 2.4m tall paladin weldmesh black fence; modifications to the existing internal access road will include the addition of a new access road and footpath around the VOC abatement system compound and utilities workshop; a permanent pedestrian crossing including associated signage at the existing access road giving access between the contractor's compound and the voe abatement system compound; modifications to the existing site lighting, signage, surface water, foul and process wastewater drainage, hard and soft landscaping including a 3m high planted berm to the north of the contractor's

compound; An EIAR (Environmental Impact Assessment Report) will be submitted with the application; this application relates to development which comprises an activity requiring an Industrial Emissions Licence in accordance with the First Schedule of the EPA Act 1922 as amended.

Location: Grange Castle Business Park, Grange Castle, Dublin 22
Applicant: Takeda Ltd
Reg. Ref: **SD22A/0303**
Report Date: **05th Sept 2021**
Recommendation: **Grant with Conditions**
Site Area: 16.15 ha
Zoning: Objective EE – To provide for enterprise and employment related users

EIAR

a) I have reviewed Chapter 8 Biodiversity; Chapter 7 Hydrology; and Chapter 11 Landscape and Visual Impact sections of the EIAR of relevance to Public Realm/Parks department;

b) The Biodiversity, Hydrology and Landscape sections of the EIAR, have been prepared by competent experts (AWN Consulting Ltd with supporting documentation from DPS Engineers - Hydrology); Macroworks - Landscape and Visual; and Charles McCorkell Arboricultural Consultancy who are suitably qualified in these areas of assessment.

c) There are some inaccuracies/omissions in the assumed 'baseline' within the submitted report, from which the proposed impacts are measured:

- i. Chapter 8 Biodiversity states that 38m of hedgerow will be lost whereas the drawings indicate the loss is 69m
- ii. There is no quantification of compensatory planting, no planting densities and a final landscape plan post decommissioning of the contractor's compound has not been provided;
- iii. There is no arboricultural method statement or proposals to protect trees according to BS5837 (2012): Trees in relation to design, demolition and construction.
- iv. A greening factor has not been provided
- v. A Green infrastructure strategy has not been provided

d) Developments which have been included with the cumulative assessment are appropriate.

e) The information contained in the EIAR and any supplementary information provided by the developer, has some inadequacies in the description of the direct effects of the proposed development on the environment on green infrastructure and biodiversity. The final landscape proposals have not been presented and quantified in enough detail.

Main Concerns:

1. **Impacts of the proposed development on existing trees, hedgerows and local biodiversity.**
2. **Lack of information submitted in relation to the final landscape scheme following decommissioning.**
3. **Does not demonstrate compliance with SDCC GI Strategy (*SDCC County Development Plan 2022-2028*). A GI Strategy has not been provided showing GI on site and the local context.**
4. **Greening Factor not provided.** The applicant has not submitted any information in relation to the Green Space Factor. This is a requirement of the SDCC County Development Plan 2022-2028.

In order to be compliant with the South Dublin County Council Development Plan (2022-2028) and the proposals need to comply with the following requirements:

Relevant Sections, Policies and Objectives of the SDCC Development Plan 2022 - 2028:

CHAPTER 4 - Green Infrastructure

Policy GI1 –Overarching

GI1 Objective 1: *To establish a coherent, integrated and evolving GI Network across South Dublin County with parks, open spaces, hedgerows, trees including public street trees and native mini woodlands (Miyawaki-Style), grasslands, protected areas and rivers and streams and other green and blue assets forming strategic links and to integrate and incorporate the objectives of the GI Strategy throughout all relevant land use plans and development in the County.*

GI1 Objective 2: *To implement and monitor the South Dublin County GI Strategy during the lifetime of this plan and develop a fit for purpose GI scoring for the County which will support ongoing*

identification, protection, enhancement and management of GI in the County and which will enable the assessment and monitoring of GI interventions in the County.

GI1 Objective 3: *To facilitate the development and enhancement of sensitive access to and connectivity between areas of interest for residents, wildlife and biodiversity, and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites and protected habitats outside of Natura 2000 sites.*

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.*

GI1 Objective 7: *To develop linked corridors of small urban ‘Miyawaki’ native mini-woodlands, a minimum of 100 sq m in size, to capture carbon and encourage biodiversity in suitable existing built-up areas, in low grade parkland, and other areas of zoned lands where deemed suitable and appropriate.*

GI1 Objective 8: *To increase over the lifetime of this plan the percentage of land in the County, including residential, managed for biodiversity including supporting the delivery of the objectives of the County Pollinator Plan and to continue to investigate the potential for the use of low-mow methods during the lifetime of the Plan.*

Policy GI2: Biodiversity

GI2 Objective 1: *To reduce fragmentation and enhance South Dublin County’s GI network by strengthening ecological links between urban areas, Natura 2000 sites, proposed Natural Heritage Areas, parks and open spaces and the wider regional network by connecting all new developments into the wider GI Network.*

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 3: *To retrospectively repair habitat fragmentation and provide for regeneration of flora and fauna where weaknesses are identified in the network through the implementation of new GI interventions.*

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.*

GI2 Objective 6: *To continue to support and expand the County Pollinator Plan through the management and monitoring of the County's pollinator protection sites as part of the Council's commitment to the provisions of the National Pollinator Plan 2021-2025.*

GI2 Objective 10: *To enhance biodiversity and the health of pollinator species by banning the use of glyphosphate in or close to public parks, public playgrounds, community gardens / allotments and within residential estates, whether by directly employed Local Authority staff or private contractors*

POLICY GI5: CLIMATE RESILIENCE

Strengthen the County's GI in both urban and rural areas to improve resilience against future shocks and disruptions arising from a changing climate.

GI5 Objective 1: *To protect and enhance the rich biodiversity and ecosystems in accordance with the ecosystem services approach to development enabling mitigation of climate change impacts, by absorbing excess flood water, providing a buffer against extreme weather events, absorbing carbon emissions and filtering pollution.*

GI5 Objective 2: *To protect and enhance the natural regime of the watercourses of the County to more efficiently capture their flood resilience value.*

GI5 Objective 3: *To ensure compliance with the South Dublin Climate Change Action Plan and the provisions of the Council's Tree Management Strategy.*

- *Increase the County's tree canopy cover by promoting annual planting, maintenance preservation and enhancement of trees, woodlands and hedgerows within the County using locally native species and supporting their integration into new development.*
- *Identify suitable sites for new urban trees including Miyawaki style mini woodlands, where feasible.*
- *Support the implementation of a co-ordinated regional approach to the maintenance of trees and support the work of the Regional Steering Group on Tree Management to which South Dublin County Council is a participant.*
- *Promote the establishment of tree trails in public parks across the County.*
- *Promote the planting of new woodlands and forestry within appropriate open space and park locations within the County.*
- *To plant "pocket forests" in tracts of open grassland to act as an oasis for biodiversity.*
- *To recognise the value of mature trees in terms of carbon sequestration and amenity over saplings.*

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).*

GI5 Objective 5: *To promote positive land and soil protection measures to avoid degradation or loss of natural soil resources, to minimise sealing of soils and to remediate contaminated land.*

GI5 Objective 6: *To provide more tree cover across the county, in particular to areas that are lacking trees, with an emphasis on planting native Irish trees as appropriate.*

GI5 Objective 7: *To require the provision of green roofs and green walls, providing benefits for biodiversity and as an integrated part of Sustainable Drainage Systems (SuDS) and Green Infrastructure, in apartment, commercial, leisure and educational buildings, wherever possible and develop an evidence base for specific green roof requirements as part of the Council's ongoing SuDS strategy development.*

CHAPTER 3 – Natural, Cultural and Built Heritage

NCBH5 Objective 1: *To ensure that development does not have a significant adverse impact on biodiversity, including known rare and threatened species, and that biodiversity enhancement measures are included in all development proposals.*

NCBH11 Objective 3: *To protect and retain existing trees, hedgerows, and woodlands which are of amenity and / or biodiversity and / or carbon sequestration value and / or contribute to landscape character and ensure that proper provision is made for their protection and management taking into account Living with Trees: South Dublin County Council's Tree Management Policy (2015-2020) or any superseding document and to ensure that where retention is not possible that a high value biodiversity provision is secured as part of the phasing of any development to protect the amenity of the area.*

NCBH11 Objective 4: *To protect the hedgerows of the County, acknowledging their role as wildlife habitats, biodiversity corridors, links within the County's green infrastructure network, their visual amenity and landscape character value and their significance as demarcations of historic field patterns and townland boundaries. (Refer also to Chapter 4: Green Infrastructure.*

CHAPTER 12 – IMPLEMENTATION AND MONITORING

12.4.2 GREEN INFRASTRUCTURE AND DEVELOPMENT MANAGEMENT

All planning applications shall demonstrate how they contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the application submission, having regard to the following:

- i. In the case of small-scale developments this may consist of a simple landscape plan which includes objectives to protect or restore existing on site GI assets, provides for connection to local or primary GI corridors or includes elements which allow the site to act as a local stepping stone;*
- 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; à Proposals for identification and control of invasive species.*

For further relevant objectives refer SDCC County Development Plan 2022-2028

SDCC Living with Trees – Tree Management Policy 2021 – 2026

South Dublin County Council's Tree Management Policy 'Living with Trees' 2021-2026 contains information within Chapter 7 Trees and Development that relates to the retention, protection and planting of trees on development sites. Relevant points within this section include:

- The Council will use its powers to ensure that where it is conducive with the objectives of the County Development Plan, and other planning objectives there is maximum retention of trees on new development sites.
- In the processing of planning applications, the Council will seek the retention of trees of high amenity / environmental value taking consideration of both their individual merit and their interaction as part of a group or broader landscape feature.
- On construction sites all work must be in accordance with British Standard 5837 (2012): Trees in Relation to Design, Demolition and Construction – Recommendations and with the Councils Open Space Development and Taking in Charge.

- The Council will promote the replacement of trees removed to facilitate approved planning and development of urban spaces, buildings, streets, roads, infrastructural projects and private development sites.

The Public Realm Section has assessed the proposed development in accordance with the CDP and best practice guidelines and in the event that the Planning Authority grant permission, recommends the following conditions are set:

1. Landscape Proposals

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 fully detailed landscape plan which shall include:

- a) Fully detailed landscape proposals to including a final landscape plan following the decommissioning of the contractor compound. The landscape plan shall include hard and soft landscape details; including levels, sections and elevations as appropriate and a fully detailed Planting Plan
- b) The planting plan shall clearly set out the following:
 - i. Location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate. Include proposals for dense woodland planting (3-5/m²) to mitigate loss of hedgerow.
 - ii. Implementation timetables
 - iii. Detailed proposals for the future maintenance/management of all landscaped areas.
- c) A tree/hedgerow management plan that 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. The latter shall be at least equal to that being removed. This shall be conducted by a qualified arborist.
- d) Arboricultural Method Statement: clear and practically-achievable measures to be used during the construction period, for the protection and management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan.
- e) A Green Infrastructure Plan. Demonstrate compliance with the requirements of 12.4.2 of the County Development Plan: i.e. how the development contributes to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements.

- f) Green Space Factor that describes the quantity and quality of landscaping and GI across the site. i.e. a ratio that compares the amount of green space to the amount of impermeable 'grey' space in the subject site. (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). Chapter 12, section 12.4.2 provides further detail on the requirements for the GSF as part of planning applications.

CONDITION

Reason: In the interests of biodiversity, amenity, compliance with Development Plan Policy, the provision, establishment and maintenance of a reasonable standard of landscape and the proper planning and sustainable development of the area

2. Retention of Arborist /Tree Protection

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, the developer shall:

- i) Engage the services an independent, qualified arborist, for the entire period of construction activity.
- ii) Inform the planning authority in writing of the appointment and name of the consultant, prior to commencement of development. The consultant shall visit the site at a minimum on a monthly basis, to ensure the implementation of all of the recommendations in the tree protection plans prepared by Charles McCorkell Arboricultural Consultancy.
- iii) Submit arborist photographs and confirmation that fencing for retained trees meets BS5837:2012 "Trees in Relation to Design, Demolition and Construction – Recommendations" for the written agreement of the Public Realm Section. This protective fencing shall enclose an area covered by the crown spread of the branches, or at a minimum a radius of two meters on each side of the hedge for its full length, and shall be maintained until the development has been completed.

B) No construction equipment, machinery or material shall be brought onto the site for the purpose of the development until all the trees which are to be retained have been protected by this fencing. No work shall be carried out within the area enclosed by this fencing, and in particular, there shall be no parking of vehicles, placing of site huts, storage compounds or topsoil heaps, storage of oil, chemicals or other substances, and no lighting of fires, over the root spread of any tree/hedge to be retained. Fencing to be in accordance with BS 5837: 2012 and as specified.

C) All works on retained trees shall comply with proper arboricultural techniques conforming to BS 3998:2010 Tree Work – Recommendations.

D) 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.

E) The arborist shall carry out a post construction tree survey and assessment on the condition of the retained trees.

F) 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 arborists tree protection plans, arboricultural method statements, related reports and the above.

Reason: To protect trees and planting during the construction period in the interest of visual amenity.

The applicant is welcome to contact the Public Realm Section to discuss any of the above.

Fionnuala Collins
Assistant Parks Superintendent

Laurence Colleran
Senior Executive Parks Superintendent