

Michelle Dodrill

From: Planning - Registry
Subject: FW: SD22A/0045 Al St Finians Way, Main Street, Newcastle Co. Dublin

From: Fionnuala Collins <fcollins@SDUBLINCOCO.ie>
Sent: Friday 30 September 2022 12:53
To: Neal Murphy <nmurphy@SDUBLINCOCO.ie>; Planning - Registry <pregistry@SDUBLINCOCO.ie>
Cc: Suzanne Furlong <suzannefurlong@SDUBLINCOCO.ie>; Laurence Colleran <LCOLLERAN@SDUBLINCOCO.ie>
Subject: SD22A/0045 Al St Finians Way, Main Street, Newcastle Co. Dublin

Dear Neal

Please find below Public Realm comments on additional information for application SD22A/0045 St Finian's Way, Main Street, Newcastle Co. Dublin

Main Issues:

1. Lack of Public Open Space: SDCC do not accept underground tanks beneath Public Open Space and requires 15% Public Open Space in new residential development. The area to the west of the proposed southward future link is not considered to be Public Open space. If the Public required quantum of Public Open Space cannot be provided, a contribution in lieu of public open space is required.
2. Lack of Sustainable Drainage – SDCC require above ground natural SuDS that store, convey and treat water. The lack of infiltration on site does not exclude the provision of SuDS.
3. Green Infrastructure Plan not provided
4. Green Space Factor not provided
5. Lack of Street trees.

Public Realm recommend requesting revised landscape, SuDS and green infrastructure proposals as clarification of additional information:

1. Public Open Space

Remove underground attenuation to enable that area to be useable public open space. Proposals that achieve 15% Public Open Space.

2. Green Infrastructure Plan

Provide a Green Infrastructure Plan according to the requirements of SDCC County Development Plan (2022-2026)

3. Green Space Factor

Provide a Green Space Factor according to the requirements set out in the SDCC County Development Plan (2022-2026)

4. SuDS

- Above ground SuDS that include, for example, green roofs, permeable paving bioretention rain gardens, channel rills, swales, tree pits with SUDS bioretention
- Demonstrate the amenity and biodiversity value of all SuDS features
- Provide details on how the SuDS features work
- Show on the landscape plan how bioretention areas are to be landscaped into the site

5. Street Trees

Clarify that there are 4 No. Street trees proposed as a continuation of street tree provision along St Finian's Way.

6. Landscape Plan

Revised landscape plan addressing the issues above i.e. public open space, street trees, green infrastructure and SuDS.

The applicant can contact SDCC Public Realm Dept for clarification of any of the above.

Regards

Fionnuala Collins | Assistant Parks Superintendent |

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