

Michelle Dodrill

From: Planning - Registry
Subject: FW: SD22A/0322 - Lands at former McEvoy's Pub, Main Street, Newcastle, Co. Dublin

From: Fionnuala Collins <fcollins@SDUBLINCOCO.ie>
Sent: Friday 30 September 2022 10:56
To: Conor Doyle <conordoyle@SDUBLINCOCO.ie>; Planning - Registry <registry@SDUBLINCOCO.ie>
Cc: Suzanne Furlong <suzannefurlong@SDUBLINCOCO.ie>; Laurence Colleran <LCOLLERAN@SDUBLINCOCO.ie>
Subject: SD22A/0322 - Lands at former McEvoy's Pub, Main Street, Newcastle, Co. Dublin

Dear Conor

Please find below Public Realm comments on application SD22A/0322 - Lands at former McEvoy's Pub, Main Street, Newcastle, Co. Dublin

Main Issues:

1. Lack of useable Public Open Space
2. No Green Infrastructure Plans provided
3. No Green Space Factor provided
4. No areas for Play
5. Sustainable Drainage does not demonstrate all four pillars of SuDS: amenity; biodiversity, water quality and treatment.

Public Realm recommend the following AI:

1. Public Open Space

The current proposal lacks useable public open space, i.e. public open space is proposed along side roadways/parking areas and include peripheral areas.

The applicant is requested to provide a revised layout so that public open space is provided that is accessible to the public and safe for people to use and children to play.

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. Play

Refer 1 above: Revise the layout to provide accessible natural play.

5. SuDS

Proposals that show the amenity and biodiversity value of SuDS. The Landscape Plan hasn't show how bioretention areas are to be landscaped into the site. The SuDS measures proposed by the engineer include tree pits, however they are not shown on the landscape plan and there are no details showing how they work. We require for all SuDS features whoing how they work and planting details where relevant.

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

I will upload to APAS later.

Regards

Fionnuala