

## Michelle Dodrill

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**From:** Planning - Registry  
**Subject:** FW: SD22A/0324 - Hillhouse, Lucan Road, Lucan, Co. Dublin

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**From:** Fionnuala Collins <fcollins@SDUBLINCOCO.ie>  
**Sent:** Friday 30 September 2022 17:40  
**To:** Conor Doyle <conordoyle@SDUBLINCOCO.ie>; Planning - Registry <pregistry@SDUBLINCOCO.ie>  
**Cc:** Suzanne Furlong <suzannefurlong@SDUBLINCOCO.ie>; Laurence Colleran <LCOLLERAN@SDUBLINCOCO.ie>  
**Subject:** SD22A/0324 - Hillhouse, Lucan Road, Lucan, Co. Dublin

Dear Conor

Please find below Public Realm comments for application SD22A/0324 - Hillhouse, Lucan Road, Lucan, Co. Dublin

**Main Issues:**

1. No Public Open Space proposed - Does not comply with SDCC policy for Public Open Space.
2. Green Infrastructure Plan not provided
3. Green Space Factor not provided
4. Does not comply with SDCC policy for Sustainable Urban Drainage.

Public Realm recommend the following Additional Information is requested:

**1. Revised Landscape Plan**

A revised landscape plan showing:

- A minimum 15% accessible Public Open Space.
- Green Infrastructure Plan
- Sustainable Drainage Measures including planting details as appropriate and details on how the measures work to function as part of an overall management train.

**2. SuDS Plan**

A SUDs Plan showing above ground natural SuDS demonstrating the four pillars of SuDS: amenity, biodiversity, water treatment and attenuation. Details for all SuDS features to demonstrate how the function.

**3. Green Space Factor**

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

The applicant is referred to the relevant green infrastructure, landscape and sustainable drainage policies of the SDCC County Development Plan 2022-2028 and SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide, 2022.

The applicant is welcome to contact Public Realm Section for clarification on any of the above.

I will upload to APAS.

Regards

**Fionnuala Collins | Assistant Parks Superintendent |**

Department of Environment, Water and Climate Change |  
South Dublin County Council, County Hall, Tallaght, Dublin 24.

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