

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Department: Parks & Landscape Services / Public Realm Date: 03/10/2022

Colm Harte
Planning Officer
Planning Department

Development: Comprising Phase 1 of the Adamstown Boulevard Development Area and consists of 38,768.21sq.m. of residential development to be constructed in a mix of housing and apartment units, with 423 residential units proposed in total (of which 166 units are subject to the application for outline permission); The housing units for which permission is being sought are on a site of 9.22Ha shall comprise 75 two bedroom units, 113 three bedroom units and 69 four bedroom units, ranging from 2 to 3 storeys in height; Outline permission is sought on a site of 0.54Ha for the apartment block, which shall range from 5 to 9 storeys in height and comprises 11 studio units, 76 one bedroom units and 79 two bedroom units; All residential units are provided with private open space, in the form of private rear gardens or balconies; The proposed development includes approximately 0.95 Ha of public open space in the form of a linear open space located on the east of the site stretching between Adamstown Way and Station Road and a pocket park located in the north-west of the site. 488 car parking spaces are proposed in total. 433 of these are allocated to the housing element of the development, and 55 are allocated to the apartments. A total of 52 visitor spaces are provided across the site; A total of 6 disabled spaces and 6 EV spaces are proposed. 40 secure

bicycle parking spaces are provided in 4 locations throughout the site. 3 ESB Substations are also provided; Vehicular access to serve the development is provided from the existing Adamstown Avenue and Adamstown Way from the west and north, Station Road to the south and Stream Road, which bisects the Boulevard Development Area. A new bus turning circle, along with bus lay-bys are proposed on the south of the site on Station Road; The development includes the provision of ancillary site development works, boundary treatments and landscape works; This development amends aspects at the interface between the proposed development and the development at The Crossings currently under construction and permitted under Reg. Ref. SDZ20A/0017 (as amended by SDZ21A/0021) on lands bounded generally to the north by Adamstown Way and the Aderrig Development Area, currently under development subject to planning permissions Reg. Ref. SDZ20A/0017 (as amended by SDZ21A/0021) and Reg. Ref. SDZ21A/0014; to the east by currently undeveloped lands within the Adamstown Station Development Area as well as the railway overpass and its approach road known locally as 'the farmer's bridge'; to the south by the existing railway line and to the west by undeveloped agricultural lands; This application is being made in accordance with the Adamstown Planning Scheme 2014, as amended, and relates to a proposed development within the Adamstown Strategic Development Zone Planning Scheme Area, as defined by Statutory Instrument No. 272 of 2001.

Location: In the townlands of Gollierstown & Aderrig, Adamstown, Lucan, Co. Dublin
Applicant: Adamstown Station & Boulevard Ltd.
Reg. Ref: SDZ22A/0007 AI
Zoning: Adamstown Strategic Development Zone
Area: 10.14 ha
Recommendation: **Grant with Conditions**

Main Concerns:

Public Realm are broadly happy with the landscape proposals. There are a number of issues to be resolved though conditions applied to the grant of permission. The issues relate to:

1. Protection of existing hedgerows and tree to be retained

- i. Tree and hedgerow protection fencing during construction does not meet the required standard, i.e. BS5837:2012 “Trees in Relation to Design, Demolition and Construction – Recommendations”.
 - ii. Lack of permanent boundary fencing along the western hedgerow to enclose the development.
2. Conflicts between Street Trees and Lighting proposals.
 3. Taking in charge areas (planting, surfaces, access) to be to a standard that can be maintained.
 4. All natural SuDS features to be included on the landscape plans.
 5. SuDS tree pit details.
 6. Accessible Natural Play.

Relevant Sections, Policies and Objectives of the Adamstown SDZ Planning Scheme (2014)

2.3 (vii) Road/Street Width

Regard should also be had to ASDG, and in particular the Street Typologies and Accepted Standards contained within Part B of the document.’ *Adamstown Street Design Guide*

2.4 (vii) Car Parking

2.4.21 It is an objective that Adamstown is designed to accommodate but not be dominated by the car. Car-parking provision shall be carefully integrated in terms of layout, surface treatment and screen planting. Shared on street and communal car parking shall be optimised.

2.4.22 Properly marked car parking spaces shall be provided on all roads and streets throughout Adamstown, with the exception of main access and busway distributor roads, certain sections of residential distributor roads, and in close proximity to junctions. In addition, no more than 60% of residential car parking spaces shall be provided as private in-curtilage parking spaces in any development area.

2.4.23 Where on-street car parking is provided in a road corridor outside but adjoining a net development area, it may contribute towards residential and/or non-residential car parking requirements in the net development area.

2.4.24 *On-street car parking shall be combined with regular tree planting and a high standard of kerbing and paving. It is a general objective that not more than five perpendicular or two parallel car parking spaces be allowed between trees.*

2.5 (v) Environmental Sustainability and Sustainable Design

'2.5.23 Promoting and supporting improvements in the public realm which ... support Sustainable Urban Drainage Systems (SUDS), increase carbon sequestering...'

2.6 (ii) Green Infrastructure

'2.6.7 Public open spaces shall be linked by a network of 'green' routes that retain and enhance existing landscape and ecological features such as trees, hedgerows and watercourses and incorporate new elements such as street planting and sustainable urban drainage systems.'

ADAMSTOWN STREET DESIGN GUIDE 2014 Part A (See also Part B Section 6 Street Typologies and accepted standards for side streets (6.3) and back streets (6.4).

3.11 Street Trees

'3.11.3 Street trees should be provided at regular intervals along Side Streets and Back Streets. The placement of trees will be dependent on on-street parking. Placement should be maximised by opportunistic placements in areas such as between sections of parking bays and within verges.'

DMURS (2019)

'4.2.2 Street Trees

Street trees are an integral part of street design as they contribute to the sense of enclosure, act as a buffer to traffic noise/pollution and enhance place. A traffic calming effect can also be achieved, where trees are planted in continuous rows and their canopies overhang, at least in part, the vehicular carriageway. Street trees can also be used to enhance legibility by highlighting the importance of connecting routes and distinguishing one area from another through variations in size and species selection. The planting of trees should be considered as an integral part of street design''

'4.2.7 Planting

In Neighbourhoods and Suburbs a greater emphasis may be placed on the use of planted materials to promote 'softer' landscape elements to promote a greener 'living' character. Streets also support an important drainage function within built-up areas. The shift toward sustainable forms of development has seen the emergence of Sustainable Urban Drainage (SUDs) systems. SUDs consist of a range of measures that emulate a natural drainage process to reduce the concentration of pollutants and reduce the rate and volume of urban run-off into natural water systems (and thus the pollutants it carries). The incorporation of SUDs elements into the fabric of the street itself can also serve to increase legibility and add value to place (see Figure 4.29). Further advice with regard to the use of SUDs may be found in the Greater Dublin Strategic Drainage Study (2005).

SOUTH DUBLIN COUNTY DEVELOPMENT PLAN 2022-2028

Green Infrastructure (GI), Natural Heritage and Biodiversity requirements

(Refer to Chapter 4 of the County Development Plan)

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 10: *To enhance biodiversity and the health of pollinator species by banning the use of glyphosate 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 GI3: SUSTAINABLE WATER MANAGEMENT

GI3 Objective 2: *To require development proposals that are within riparian corridors to demonstrate how the integrity of the riparian corridor can be maintained and enhanced having regard to flood risk management, biodiversity, ecosystem service provision, water quality and hydromorphology.*

GI3 Objective 3: *To promote and protect native riparian vegetation along all watercourses and ensure that a minimum 10m vegetated riparian buffer from the top of the riverbank is maintained / reinstated along all watercourses within any development site.*

GI3 Objective 4: *To uncover existing culverts where appropriate and in accordance with relevant river catchment proposals to restore the watercourse to acceptable ecological standards for biodiversity wherever possible improving habitat connection and strengthening the County's GI network.*

POLICY GI4: SUSTAINABLE DRAINAGE SYSTEMS

Require the provision of Sustainable Drainage Systems (SuDS) in the County and maximise the amenity and biodiversity value of these systems.

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.*

GI4 Objective 6: *To maintain and enhance existing surface water drainage systems in the County and promote and facilitate the development of Sustainable Drainage Systems (SuDS), including integrated constructed wetlands, at a local, district and County level, to control surface water outfall and protect water quality.*

POLICY GI5: CLIMATE RESILIENCE

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 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.*

POLICY GI7: LANDSCAPE, NATURAL, CULTURAL AND BUILT HERITAGE

GI7 Objective 1: *To protect, conserve and enhance natural, built and cultural heritage features and restrict development that would have a negative impact on these assets in accordance with the provisions of Chapter 3: Natural, Cultural and Built Heritage of this Development Plan.*

GI7 Objective 2: *To protect and enhance the landscape character of the County by ensuring that development retains, protects and, where necessary, enhances the appearance and character of the landscape, in accordance with the provisions of South Dublin’s Landscape Character Assessment and the provisions of Chapter 3: Natural, Cultural and Built Heritage of this Development Plan.*

POLICY NCBH1: OVERARCHING

NCBH1 Objective 1: **To protect, conserve and enhance natural, cultural and built heritage features, seeking opportunities to identify, retain, protect, and incorporate heritage assets into plans and development.**

NCBH1 Objective 2: *To support the objectives and actions of the County Heritage Plan and the County Biodiversity Action Plan in the promotion and protection of natural, built and cultural heritage, and to take full cognisance of the County’s Landscape Character Assessment and the County Geological Audit in the sustainable management of development.*

POLICY NCBH2: BIODIVERSITY

NCBH2 Objective 1: *To support the implementation of the National Biodiversity Action Plan (2017-2021) and the All-Ireland Pollinator Plan (2021-2025) and to support the adoption and*

implementation of the South Dublin County Biodiversity Action Plan (2020-2026) and Pollinator Action Plan (2021-2025) and any superseding plans.

NCBH2 Objective 3:

To protect and conserve the natural heritage of the County, and to conserve and manage EU and nationally designated sites and non-designated locally important areas which act as ‘stepping stones’ for the purposes of green infrastructure and Article 10 of the Habitats Directive.

Policy NCBH10: Invasive Species

Protect against and prevent the introduction and spread of invasive species within the County and require landowners and developers to adhere to best practice guidance in relation to the control of invasive species.

NCBH10 Objective 1: *To ensure that development proposals do not lead to the spread or introduction of invasive species. If developments are proposed on sites where invasive species are or were previously present, applicants should submit a control and management programme with measures to prevent, control and / or eradicate the particular invasive species as part of the planning process and to comply with the provisions of the European Communities Birds and Habitats Regulations 2011 (S.I. 477 / 2011).*

Living with Trees – Tree Management Policy 2021 – 2026

South Dublin County Council’s Tree Management Policy ‘Living with Trees’ 2015-2020 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 ensure that tree planting on development sites is adequate and appropriate by requesting that landscaping proposals and plans to include tree planting proposals are submitted as part of a planning application. Careful consideration is given to the proposed tree planting for new developments, to ensure that they do not block light into existing dwellings/buildings, to ensure that they enhance the local ecology and add to biodiversity as appropriate to the site and also to ensure that they enhance the aesthetics of the site.

Recommendation

The Public Realm Section recommends the following conditions, should permission be granted:

1. Retention of Arborist/Tree Protection

- i) 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 engage the services of a Professional Member of Arboricultural Association who is an independent, qualified arborist, for the entire period of construction activity.

- ii) The applicant shall inform the planning authority in writing of the appointment and name of the consultant, prior to the submission of the Commencement Notice. 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 reports and plans.

- iii) 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 arborist shall submit a revised Tree Protection Plan and submit 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. 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.

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

- vi) 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.

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

viii) 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 tree report.

viii) The certificate shall be submitted to the planning authority for written agreement upon completion of the works.

Reason: To ensure and give practical effect to the retention, protection and sustainability of trees and hedgerows during and after construction of the permitted development biodiversity, climate action and visual amenity.

2. Tree Bond and Arboricultural Agreement

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 including any related construction activity or tree felling, the applicant shall lodge a Tree and Hedgerow Bond to the value of €110,000 with the Planning Authority. This is to ensure the protection of trees on and immediately adjacent to the site to make good any damage caused during the construction period.

The bond lodgement shall be coupled with an Arboricultural Agreement, with the developer, empowering the planning authority to apply such security, or part thereof, to the satisfactory protection of any tree/hedgerow or trees/hedgerows on or immediately adjoining the site, or the appropriate and reasonable replacement of any such trees/hedgerows which die, are removed or become seriously damaged or diseased within a period of three years from the substantial completion of the development. Any replacement planting shall use large semi-mature tree size(s) and species or similar as may be stipulated by the planning authority.

An Arboricultural Assessment Report and Certificate is to be signed off by a qualified Arborist after the period of 3 years of completion of the works. Any remedial tree surgery, tree felling works recommended in that Report and Certificate shall be undertaken by the developer, under the supervision of the Arborist. The bond will only be refunded upon receipt by SDCC Public Realm Section of a satisfactory post-construction arboricultural assessment, carried out by a qualified arborist and provided that the hedges/trees proposed for retention are alive, in good condition with a useful life expectancy.

REASON: To ensure the protection, safety, prudent retention and long-term viability of trees and hedgerows to be retained on and immediately adjacent to the site.

3. Retention of Landscape Architect

- i) Prior to the commencement of any permitted development, the developer shall appoint and retain the services of a qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant, throughout the life of the construction works and shall notify the planning authority of that appointment in writing prior to commencement.
- ii) A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the planning authority in accordance with the permitted landscape proposals.
- iii) Installation of attenuation tree pits shall be supervised by the project landscape architect.

Reason: In the interests of residential and visual amenity, climate action and to ensure full and verifiable implementation of the approved landscape design

2. Landscape Plan/Planting Plan

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:

- a) A fully detailed landscape plan, to be agreed with Public Realm, with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations in addition the applicant is requested to submit a fully detailed Planting Plan for the development.
- 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

- ii. Implementation timetables.
 - iii. Detailed proposals for the future maintenance/management of all landscaped areas
- c) Issues to be agreed include:
- i. **Street trees and lighting** conflicts (adjust position to ensure number of street trees proposed):
 - Linear Park (25 No.): position lights on the built (housing) side of the street, not within the linear park and adjoining green areas which act as a green corridor.
 - Adamstown Avenue: Southern side - 1 No.
 - North-South Avenue: West side – 1 No.
 - Side Street 1: East side - 2 No.
 - Side Street 5: East side - 2 No.
 - ii. **Taking in charge** areas to be low maintenance and not require the use of herbicides.
 - The Soft Landscape Outline Specification involves extensive herbicide use for maintenance.
 - All footpaths within the linear park to be concrete (*compacted gravel path cannot be maintained without spraying*).
 - Maintenance of swales.
 - iv. **Swales to be shown on landscape plans**
(*planting and maintenance to be agreed*)
 - iii **SuDS Tree pit details:**
 - Geotextile wrapping of soil layers to be omitted due to potential for clogging and water logging
 - Surface water run-off to be directed to tree pits via overland flow and be allowed to percolate through the soil profile mimicking natural systems.
(*Remove pipe to the subsurface in tree pit Type A.*)
 - iii. **Planting (and maintenance) for areas to be taken in charge:** Woodland planting in pocket park, swales, streetscape planting.

iv. Natural and Accessible Play:

- The water play unit is designed for use in a sand pit. An enclosed area is required to keep dogs out.
- Play item details (to be agreed)
- Consider a ramp to allow access for wheelchair and ride on mower to access the inside of the oval enclosure within the pocket park.

iv) Western Boundary

Suitable permanent fencing and access for maintenance to be provided to the west of the hedgerow.

The applicant should contact the Public Realm Department to agree the above Landscape Details.

3. Implementation of Landscape Plans

The Landscape Plans once agreed, shall be implemented in full, within the first planting season following completion of the development (completion of construction works on site) and prior to occupation of the new dwellings.

- a) All hard and soft landscape works shall be completed in full accordance with the approved Landscape Plan.
- b) All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of BS: 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).
- c) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012 "Trees in Relation to Design, Demolition and Construction – Recommendations".
- d) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.

Reason: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, in the interests of biodiversity, amenity and climate action and in accordance with the relevant green infrastructure, landscape and environmental policies,

4. Management Agreement – Western Biodiversity Area

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 with Public Realm section:

A management plan for the biodiversity area to the west of the site that does not negatively affect the residential amenity of houses along this boundary. Houses backing onto hedgerows typically present problems due to overshadowing from the hedgerow and difficulty of access to maintain same.

Suitable permanent fencing is to be provided to the west of the hedgerow including access gates for maintenance.

The applicant is welcome to contact SDCC Public Realm regarding any of the above.

Fionnuala Collins

Assistant Parks Superintendent

Endorsed By: Laurence Colleran

Senior Executive Parks Superintendent