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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

<b>Decision Order Number:</b> 1367	<b>Date of Decision:</b> 26-Oct-2022
<b>Register Reference:</b> SD22A/0347	<b>Registration Date:</b> 01-Sep-2022

**Applicant:** Romeville Developments Limited

**Development:** Demolition of 1 residential property and 1 ancillary outbuilding. Construction of a residential development of 42 three-bedroom dwellings in a mix of terraced and semi-detached units. The proposed will comprise of 2 typologies: typology F (21 dwellings) and typology L (21 dwellings) both 2 storey with typology F having a 2nd floor loft accommodation with front dormer windows. Total residential gross floorspace is 5622sqm. Development includes 84 in curtilage surface car parking spaces (3281sqm). Public open spaces in an eastern park and a western park (including proposed play equipment), an additional large parkland to the south of the site (11797sqm) comprising the first phase of linear park. Private domestic gardens. A new vehicular, pedestrian and cycle entrance from Stoney Hill road. An internal road network, including footpaths/cycleways. 3 refuse/bin stores, public lighting, landscaping, boundary treatments, drainage and engineering works and all other associated and ancillary development works.

**Location:** 2.9 hectare site, East of Stoney Hill Road, Rathcoole, Dublin

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 01-Sep-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following **ADDITIONAL INFORMATION** must be submitted.

1. RES-N Lands.

The preparation of a wider masterplan for the landholding and future phases is requested, to allow SDCC to assess whether or not this development would prejudice future development on the

adjoining lands. The applicant is requested to submit such a masterplan.

Note: The preceding decision currently under judicial review is not assumed or used as precedent for this development, so as not to compromise the standing of this assessment pending the conclusion of that review.

## 2. Layout.

The applicant is requested to reconsider the following aspects of the scheme layout:

(a) The applicant should consider alterations to the east and west ends of each block to provide wrap-around units and west/east-facing mid block units, minimising instances where gardens side/back onto the street, and maximising active frontage onto streets and open spaces.

(b) The submitted site section shows that the garden walls would not be tall enough to ensure privacy at some points along the central street.

(c) Additional site sections or landscape details should specify the proposed boundary treatment between the rear gardens, specifically whether larger retaining walls are being utilised to step down the hill.

## 3. Public Realm.

There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development. The applicant shall provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The applicant shall provide the following additional information:

i. The applicant shall submit a comprehensive Landscape Design Rationale, the objective of this report is to describe the proposed landscape and external works as part of this proposed housing development.

ii. The applicant is requested to submit a fully detailed Planting Plan to accompany the landscape proposals for the entire development. The applicant should propose native species where possible to encourage biodiversity and support pollinators within the landscape.

iii. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDS features including swales and integrated/bio-retention tree pits.

iv. Significantly reduce the impacts of the development on existing green infrastructure within and adjacent to the proposed development site

v. Demonstrate how natural SUDS features can be incorporated into the design of the proposed Development

vi. Submit green infrastructure proposals and a green infrastructure plan that will mitigate and compensate for the impact of the proposed development on this existing site and show connections to the wider GI Network. These proposals should include additional landscaping, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination to support the local Bat population.

vii. The applicant shall provide play and recreation opportunities for children and teenagers as appropriate to the scale and character of proposed development. Proposals shall be submitted in the form of a Proposed Play Rationale and Layout Plan (separate to, but related to the Landscape Masterplan), using Nature-based Solutions. The Layout Plan shall comprise the following:-

- showing types of play and play area(s),
- target age groups,
- landform (included levels and contours) and boundaries,
- gates and planting,
- design and construction details of play opportunities and facilities in respect of landform, planting,

boundaries, equipment and safety surface.

- All play equipment and ancillaries shall conform to European Standards EN 1176 and EN 1177 Playground equipment and surfacing, and to BS/EN standards 2017/18 for Playground Installations for HIC (Head Injury Criterion) and CFH (Critical Fall Height).

#### 4. SUDS

The use of an underground tank under public open space is not supported by County Development Plan policy. The development should utilise natural SUDs to the extent that underground storage is not needed, if possible. The SUDs layout should reflect the pre-existing water flows on site, and greenfield run-off rates should be achieved, and the direction of run-off maintained where this is appropriate.

The applicant is requested to submit the following:

- (i) A drawing to show how surface water shall be attenuated to greenfield run off rates.
- (ii) Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drain, bio-retention tree pits, rains gardens, swales or other such SuDS.
- (iii) SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.
- (iv) Additional natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc. In addition, the applicant should provide the following:
  - a. Demonstrate how the proposed SUDs scheme has been designed to incorporate and adhere to the natural route of groundwater through and out of the site.
  - b. Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.
  - c. Tree pits incorporating SUDS features should include a deep cellular water storage/attenuation area below the surface which acts as a soak away allowing surface water to infiltrate into the ground
  - d. It is unclear how much attenuation in total is provided by the proposed bioretention tree pits for the development. The applicant shall submit a report and drawing showing how much surface water attenuation in m<sup>3</sup> is provided for the development.
  - e. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.
  - f. The applicant is requested to submit a Landscape and SUDS Management and Maintenance Plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and proposed SUDS features for the approval of the Public Realm Section.
  - g. Underground attenuation tanks are only permitted in exceptional circumstances and where all other natural SUDS measures have been utilised. If all other methods have been utilised and it is demonstrated that underground attenuation is required, it cannot be proposed under public open space areas and such areas will not be taken in charge by Public Realm. SUDS measures are only accepted as an element of public open space where they are natural in form and integrate well into the open space landscape supporting a wider amenity and biodiversity function.

#### 5. Green Infrastructure.

The applicant is requested to submit a Green Infrastructure Plan which shall be submitted as part of the suite of Landscape Plans that are required for a development. The Green infrastructure Plans should include the following information:

- 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.
- Site survey and analysis, identifying existing GI Infrastructure and key assets within the site.
- Indicate how the development proposals link to and enhance the wider GI Network of the County.
- Proposed GI protection, enhancement and restoration proposals as part of the landscape plan, where appropriate, for the site.
- Proposals for identification and control of invasive species where appropriate, for the site

6. Green Space Factor.

5. Green Space Factor (GSF)

A Green Space Factor (GSF) Worksheet shall be submitted by the applicant for the proposed development detailing how they have achieved the appropriate the minimum Green Space Factor (GSF) scoring established by their land use zoning. Minimum required scores for different land use zonings are as follows:

RES-N 0.5

RU0.7

Developers can improve their green factor score by retaining existing landscape features and incorporating new landscape features and GI interventions. Completed Green Space Factor (GSF) worksheets should be submitted to SDCC with the Green Infrastructure Plan and Landscape Plan for a proposed development. Please obtain a worksheet from SDCC Public Realm.

7. Street Trees.

Street trees shall be provided fully in Public Realm areas and not within private or management company driveways and include SUDS features. All streets should be tree lined and include SUDS tree pits. DMURs requires street trees every 14-20 m along streets, and this has not been achieved. A specific street tree planting plan should be submitted for agreement with the Public Realm.

8. Maintenance of Hedgerows at higher altitudes.

Policy NCBH11 Objective 5 of the South Dublin County Development Plan 2022 – 2028 reads: To ensure that intact hedgerows / trees will be maintained above the 120m contour line within the County ensuring that the strong rural character will not be diluted and that important heritage features and potential wildlife corridors are protected. It may be necessary for the proposed blocks to be broken up to allow for maintenance of the existing hedgerows, or significant mitigation measures employed. Noting that the proposed development includes removal of some hedgerows, the applicant is requested to set out how they are complying with policy NCBH11 Objective 5 of the County Development Plan.

9. Roads.

(a) The applicant shall submit a revised layout of not less than 1:200 scale, showing the amendments to the public road lining to facilitate turning into and out of the development. The works are to be undertaken by the applicant/developer and at their own expense.

(b) The applicant is requested to submit a revised layout not less than 1:100 scale showing the car parking and pedestrian routes within the development. The number of parking spaces shall be limited to a ration of 1.6 per 3-bedroom dwelling.

(i) The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users.

(ii) Footpath layout shall provide adequate connectivity around the development and to footpaths on the main road.

(c) The applicant shall submit a revised layout of not less than 1:200 scale, showing a main access

road of 6.0m in width - if it is to become the main distributor road to residential zoned lands to the east of the development. Alternatively the applicant may wish to display alternative access options via a masterplan of the adjoining lands.

10. Ecological Impact.

(a) The applicant is requested to provide an explanatory statement indicated how the development will comply with the proposed mitigation measures contained in the Ecological Impact Assessment, and showing consistency in the application particulars. In particular the applicant should show how the proposed public lighting would accord with the proposed measures for bat-friendly lighting in the EcIA.

(b) The applicant is requested to supplement the Ecological Impact Assessment with examination and analysis of potential impacts of (i) the proposed development and of (ii) the requested masterplan on the Rathcoole Woodlands.

11. EIA Screening.

The applicant is requested to provide a supplementary note to the Environmental Impact Assessment Screening Report, which should show due consideration of the potential for a hydrological connection through or from the application site to the Rathcoole Woodlands. Additionally, the applicant should show, insofar as is possible, that the proposed development and strategy for serving that development, would not impact on the wider development of the 'RES-N' lands in such a way as to compromise environmentally sensitive receptors in the area.

**NOTE:** The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

**Note:** The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period, the planning authority shall declare the application to be withdrawn.

**Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked "ADDITIONAL INFORMATION" and that the Planning Register Reference Number given above is quoted on the covering letter.**

Signed on behalf of South Dublin County Council

**Register Reference:** SD22A/0347

**Date:** 01-Nov-2022

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**