

## SOUTH DUBLIN COUNTY COUNCIL



### INTERNAL MEMORANDUM PUBLIC REALM PLANNING REPORT

**Development:** A new two storey end of terrace dwelling house with concrete tiled roof and external finishes to match existing: new driveway and vehicular access: new dish section footpath for vehicular access and associated site works.

**Location:** 1, De Selby Park, Blessington Road, Tallaght, Dublin 24

**Applicant:** Danielle Connolly

**Reg. Ref:** **SD22A/0362**

**Report Date:** **02/11/2022**

**Planning Officer:** CIARAN STANLEY

**Recommendation:** **REQUEST ADDITIONAL INFORMATION**

#### Statutory Local Policy

##### **South Dublin County Development Plan, 2022-2028**

##### **Section 3.3.6 Protection of Trees and Hedgerows**

Policy NCBH11

##### **Section 3.4.3 Landscapes**

Policy NCBH14

##### **Section 4.0.1 GI and Climate Action**

Policy GI1: Overarching

##### **Section 4.2.1. Biodiversity**

Policy GI2: Biodiversity

##### **Section 4.2.2. Sustainable Water Management**

Policy GI3: Sustainable Water Management

Policy GI4: Sustainable Drainage Systems

POLICY GI5: Climate Resilience

#### **SECTION 4.2.4 Recreation and Amenity (Human Health and Wellbeing)**

Policy GI6

#### **Section 4.2.5 Landscape, Natural, Cultural and Built Heritage**

Policy GI7

#### **Section 8.7.1 Principles guiding public open space provision**

Policy COS5: Parks and Public Open Space – Overarching

#### **Section 8.7.4 Delivery of Public Open Space and Contributions in Lieu**

#### **Section 8.7.5 Quality of Public Open Space**

#### **Section 8.7.6 Play Facilities**

#### **Section 12.4.3 Riparian Corridors**

#### **COMMENTS:**

In relation to the above proposed development, this section has reviewed the application and has the following comments.

#### **Landscape Plan**

Ideally a landscape scheme shall be provided as part of the development proposals which helps to integrate the development into the local landscape and through suitable boundary planting provides visual screening, mitigation of negative visual effects and which improves local biodiversity and green infrastructure links. The Landscape Plan should be prepared by a suitably qualified landscape consultant/designer. The landscape Plan shall include details of hard and soft landscaping, in addition the applicant is requested to submit a fully detailed Planting Plan for the development.

#### **Protection of Existing Street Tree**

The Public Realm Section would have some concerns regarding the proximity of the new proposed driveway entrance to existing street trees located in the adjacent grass margin. In order to ensure the protection of the existing street tree in the adjacent grass margin, suitable tree protection fencing must be erected prior to all construction operations occurring on site. Prior to commencing any construction on site, protective fencing should be erected around the street tree to form an exclusion zone. This tree protection fencing must be in accordance with BS 5837: 2012.

## **SUDS**

There is a lack of SuDS (Sustainable Drainage Systems) shown for the proposed development. Natural SUDS features shall be incorporated into the proposed drainage system. The SUDS shall be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022.

**The Public Realm Section has assessed the proposed development in accordance with the policies and objectives of the County Development Plan 2016-2022 and with best practice guidelines and recommends the following ADDITIONAL INFORMATION be requested:**

### **1. Street Tree Protection Measures**

The applicant is requested to submit details of the Tree protection measures to be implemented in order to ensure the protection of the street tree in the grass margin. The tree protection measures shall be shown on a layout plan accompanied by descriptive text and shall include:

- a) The position and construction of protective fencing around the street tree (to be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction).
- b) The extent and type of ground protection, and any additional measures required to safeguard the street tree and its root protection area.

### **2. Boundary Treatment**

The applicant is requested to submit elevation drawings specifying the proposed boundary treatment to the front of the site.

### **3. Sustainable Drainage Systems**

(A) The applicant should demonstrate compliance with the SDCC SUDS Design Guide 2022, and Policies GI3, GI4, GI5, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1, and 12.11.3. of the South Dublin County Development Plan 2022 - 2028 in relation to sustainable drainage systems.

(B) In relation to SUDs, the applicant is requested to submit plans showing how surface water shall be attenuated to greenfield run off rates, and showing what SuDS (Sustainable Drainage Systems) are proposed.

(C) 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.

(D) 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 demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development. Note: If tree pits are proposed, SuDS bioretention Tree pits to be installed in trees within /draining areas of hard standing. Tree Pits to incorporate SuDS bioretention features and sufficient growing medium. SuDS details need to show how the water drains from the road/pavement hard surface into the SUDS tree pit, clearly outlining how SuDS features within the tree pits will function. 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.

(E) The applicant is requested to submit a report to show surface water attenuation calculations for proposed development. Show on a report and drawing what surface water attenuation capacity each SuDS (Sustainable Drainage System) system has in m3 . Show in report what surface water attenuation capacity is required for proposed development. Show what different surface types, areas in m2 are proposed such as, green roofs, permeable paving, buildings, roads and their respective run off coefficients. Submit a drawing showing the treatment train of SuDS and proposed natural flow controls for each SuDS system.

#### **4. Green Infrastructure**

The applicant is requested to provide additional information as follows and in accordance with the quoted policies and sections of the South Dublin County Development Plan 2022 - 2028: (a) To demonstrate how they intend to reduce fragmentation of existing green infrastructure. The applicant should provide a green infrastructure plan showing connections through the site and connections to wider GI network. (b) To demonstrate how the appropriate Greening Factor will be achieved for the relevant land use zoning objective.

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**Prepared By: Oisin Egan**

**Executive Parks Superintendent**

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**Endorsed By: Laurence Colleran**

**Senior Executive Parks Superintendent**