

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Public Realm Planning Report

Development:

The proposed development comprises amendments to a Strategic Housing Development scheme permitted under ABP Ref. ABP-308088-20, consisting of modifications to the previously permitted development (ABP Ref. ABP-308088-20), comprising: replacement of 2 one bedroom unit with 1 two bedroom unit and an entrance lobby / concierge at ground floor level within permitted Block C; replacement of 3 three bedroom units with 3 two bedroom units and additional residential amenity spaces at first, third and fifth floor levels within permitted Block C; replacement of 2 two bedroom units with 2 one bedroom units and additional residential amenity spaces at ground and third floor levels within permitted Block D; and the provision of an enlarged stretcher lift through all floor levels of permitted Blocks C and D. The total number of residential units proposed will decrease from 224 to 223 as a result of the proposed amendments; The proposed development will also consist of: amendments to the permitted car parking areas at basement levels resulting in a total loss of 29 car parking spaces (151 car parking spaces are provided in total at basement level); the provision of c. 275sq.m of residential amenity space (incl. reception, office, staff amenities, multi-purpose spaces, meeting rooms and lobbies) at basement level of permitted Block C and D; minor elevation amendments to permitted Block D; the provision of a new external stair well to the eastern elevation of permitted Block D providing access from the ground floor level to the basement level; reduction of the roofed area above the basement ramp of permitted Block A and B; the provision of sprinkler tank rooms, landlord plants, comms room and

attenuation tanks at basement level of permitted Blocks A, B, C and D; the provision of PV solar panel at all roof levels; amendments to hard and soft landscaping areas; and all associated site excavation and development works above and below ground.

Location: Garters Lane, Saggart, Co. Dublin
Applicant: Cape Wrath ULC
Reg. Ref: SD22A/0357
Report Date: 04/11/2022
Recommendation: **GRANT WITH CONDITIONS**
Planning Officer: CIARAN STANLEY

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

Public Realm Comments:

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 majority of proposed changes to the permitted development are internal to the building and don't impact the landscape proposals permitted. However, the change to Senior Living accommodation two of the landscape spaces associated with blocks C and D have been adapted to suit this demographic and adjusted to remove play equipment from the outdoor spaces, making them more open and flexible, suited to a wider range of uses. In addition, the applicant is required to meet additional requirements in terms of objectives and policies relating to Open Space Provision, Green Infrastructure, SUDS and the requirement to achieve the appropriate Green Space Factor for the site.

SuDS

A SuDS strategy should be developed for the proposed development which takes account of quantity, quality, and amenity issues. The design of SuDS features is required to be of high quality to achieve a multifunctional space for amenity, biodiversity and surface water management. The proposed SuDS features should aid the maintenance of the existing greenfield runoff rates or potentially reduce the amount of surface water entering the piped surface water system. In relation to Surface Water Management the new County Development Plan 2022-2028 requires Developers to include natural SUDS features as an integral part of the surface water management strategy for new developments:

- **COS5 Objective 12:** To ensure that proposed 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 value.

GREEN INFRASTRUCTURE

Under the current CDP 2022-2028; all planning applications shall demonstrate how they contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the application submission. The development proposals shall be accompanied by a Green Infrastructure Plan, shall be submitted as part of the suite of Landscape Plans that are required for a development. Plans shall include the provide 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.

GREEN SPACE FACTOR (GSF)

The quantity and quality of green infrastructure provided by new development will be improved by the implementation of a Green Space Factor (GSF) for South Dublin. The GSF is a measurement that describes the quantity and quality of landscaping and GI across a defined spatial area. This measurement comprises a ratio that compares the amount of green space to the amount of impermeable ‘grey’ space in a subject site. By ensuring that new development meets minimum standards for the provision of GI the GSF aims to secure a positive contribution to biodiversity, amenity, air quality, stormwater management, temperature regulation and other ecosystem services. The GSF prioritises the retention of existing GI features within a subject site, in order to support the protection of the County’s existing GI network. At the same time, the GSF will ensure that new development incorporates new landscaping and GI features, contributing to the enhancement of the overall GI network.

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

Urban Greening Factor Design considerations include:

<i>Surface Cover Types</i>	<i>Biodiversity Potential</i>	<i>Design Considerations</i>
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	High to Very High	Larger schemes should create new areas of priority habitat that relate to the immediate area
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	High to Very High	Can form part of a wider SuDS scheme and create new areas of priority habitat
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	Moderate to High	Choose species of known wildlife value. Avoid up-

		lighting and place new trees to enhance bat flight-lines.
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	Low to Moderate	Create roofs that mimic flower-rich priority habitats
Flower-rich perennial planting.	Moderate	Choose species that are pollinator friendly. Maintenance needs to retain dead wood and leaf litter to keep habitat for other invertebrates and attract birds
Rain gardens and other vegetated sustainable drainage elements.	Moderate	Ecological design can create valuable habitat as a secondary benefit
Hedges (line of mature shrubs one or two shrubs wide).	Moderate	Hedges of native species are more beneficial for pollinators and other invertebrates, as well as providing shelter and foraging resources for birds.

PROVISION OF ADULT/AGE FRIENDLY OUTDOOR EXERCISE EQUIPMENT IN LIEU OF PLAY EQUIPMENT

The applicant should make provision for Age Friendly Outdoor Exercise Equipment In lieu of Children’s Play Equipment which was provided for in the original layout. The provision of suitable age-friendly will help facilitate and encourage older adults’ engagement in physical and social activities within the development. Identifying and selecting appropriate equipment will have a significant impact on the successful use of the older-adult exercise proposed.

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:

1. Implementation of Revised Landscape Plans

- a) The submitted revised Landscape Plans (Dwg. No 1799-SL_PL_P_01) shall be implemented in full, within the first planting season following completion of the development (completion of works on site) or following completion of each phase of the development if the development is phased.
- b) All hard and soft landscape works shall be completed in full accordance with the approved Landscape Plan.
- c) 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).
- d) 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".
- e) 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 the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

2. OPEN SPACE PROVISION

Insufficient information has been submitted in relation to revised open space provision with the Development. Under section 8.7.3 of the 2022-2028 CDP the overall standard for public open space is 2.4 hectares per 1,000 population. This will be applied to all developments with a residential element, such as the subject proposal. Within that standard, there are specified percentages as set out in Table 8.2 which must, as a minimum, be provided on site. Under Table 8.2 the specified percentage of open space for the proposed development is a minimum of 15% of the site area. The applicant is therefore requested to provide in tabular form a clear breakdown of the open space provision within the proposed development. If the applicant intends to provide the full public open space onsite, a

significant redesign of the open space is required. This space should be of high quality, easily accessible from the public realm, pedestrian and cyclist permeable, contribute to biodiversity etc. A taking in charge drawing shall be provided showing proposed areas of public open space as part of the applicant's response.

Table 8.2: Public Open Space Standards

Land Use	Public Open Space Standards (minimum)
Overall Standard	2.4 Ha per 1,000 Population
New Residential Development on Lands Zone RES-N	Minimum 15% of site area
New Residential Development on Lands in Other Zones including mixed use	Minimum 10% of site area
Institutional Lands / 'Windfall' Sites	Minimum 20% of site area

In addition, the open spaces shown on the submitted landscape masterplan (Dwg. No 1799-SL_PL_P_01) shall be laid out and landscaped in accordance with condition 1 above. The open space shall be available for use prior to the first occupation of dwellings and shall be permanently retained for such amenity purposes thereafter.

REASON: To ensure that the development meets the required open space provision as set out in Sections 8.7.1 and 12.6.10 in line with other relevant sections of the South Dublin County Development Plan 2022-2028.

3. 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:

- 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.
- 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

REASON: In order to ensure the protection and enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the design process in accordance with relevant policies of the CDP 2022-2028.

4. 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 included in Table 1 below.

Table 1: Minimum Green Space Factor Scores for Land Use Zonings.

Zoning	Minimum Score
Res	0.5
RES-N	0.5
SDZ	0.5
REGEN	0.5
TC	0.5
DC	0.5
VC	0.5
MRC	0.5
LC	0.5
EE	0.5
RW	0.5
HA-DM	0.7
HA-LV	0.7
HA-DV	0.7
OS	0.7
RU	0.7

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.

REASON: In the interests of the amenity and environmental quality of the locality and to assimilate the development into its surroundings, in accordance with policy GI5 Objective 4 and other relevant policies of the CDP 2022-2028.

5. SUDS

A comprehensive SUDS Management Plan shall be submitted to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan shall also be included as a demonstration of how the system will function following implementation. Additional natural SUDS features shall be incorporated into the proposed drainage system for the development such as rain gardens, detention basins, filter drains, swales etc. In addition, the applicant shall provide the following:

- Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.
- A drawing to show how surface water shall be attenuated to greenfield run off rates.
- Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drains, bio-retention tree pits, rains gardens, swales or other such SuDS.
- 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.
- The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

REASON: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal, in accordance with the policies and objectives of the County Development Plan 2022-2028.

5. Landscape Maintenance

Prior to any occupation of the development, a scheme for the maintenance and management of the landscape scheme for the lifetime of the development shall be submitted to the Planning Authority for approval. All works shall be maintained in accordance with the agreed scheme.

The scheme shall include the following:

- i) methods for the proposed maintenance regime;
- ii) detailed schedule;
- iii) details of who will be responsible for the continuing implementation
- iv) details of any phasing arrangements

Reason: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area in accordance with the policies and objectives of the County Development Plan 2022-2028.

6. Age Friendly Outdoor Exercise Equipment

7. Prior to the commencement of Development, a detailed strategy for the installation of Age Friendly Outdoor Exercise Equipment shall be submitted and agreed in writing with the Local Planning Authority. Such details shall comprise:

- i. a specification of all equipment to be installed
- ii. a specification of the surface treatment around each of the proposed items of equipment; and arrangements for ensuring the safety and security of adults using the equipment.
- iii. The Equipment shall be constructed, completed and available for use prior to the occupation of any dwelling
- iv. The Equipment shall conform too all relevant European Safety Standards including BS EN 16630:2015

REASON: To ensure that the development makes appropriate provision for play and informal recreation in accordance with relevant policies in the CPD 2022-2028.

8. Taking in Charge

All areas proposed for taking in charge shall be to a taking in charge standard that ensures ease of maintenance. A taking in charge drawing shall be submitted to SDCC, clearly identifying what sections if any are proposed to be taken in charge by SDCC. If a management company is taking in charge public

open space the management company's details shall be submitted with the written confirmation and a detailed drawing.

REASON: To ensure that designs, materials and specifications shall meet with the requirements of the Local Authority and the Development Agency and in the interests of proper planning and sustainable development.

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Executive Parks Superintendent

Endorsed By: Laurence Colleran
Senior Executive Parks Superintendent