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Green Infrastructure Report & Landscape Rationale

FOR
PROPOSED WAREHOUSE DEVELOPMENT
AT


Kingswood Road and Kingswood Avenue, Citywest
Business Campus, Dublin 24


October 2022


ON BEHALF OF

Rockface Developments

Prepared by
Enviroguide Consulting

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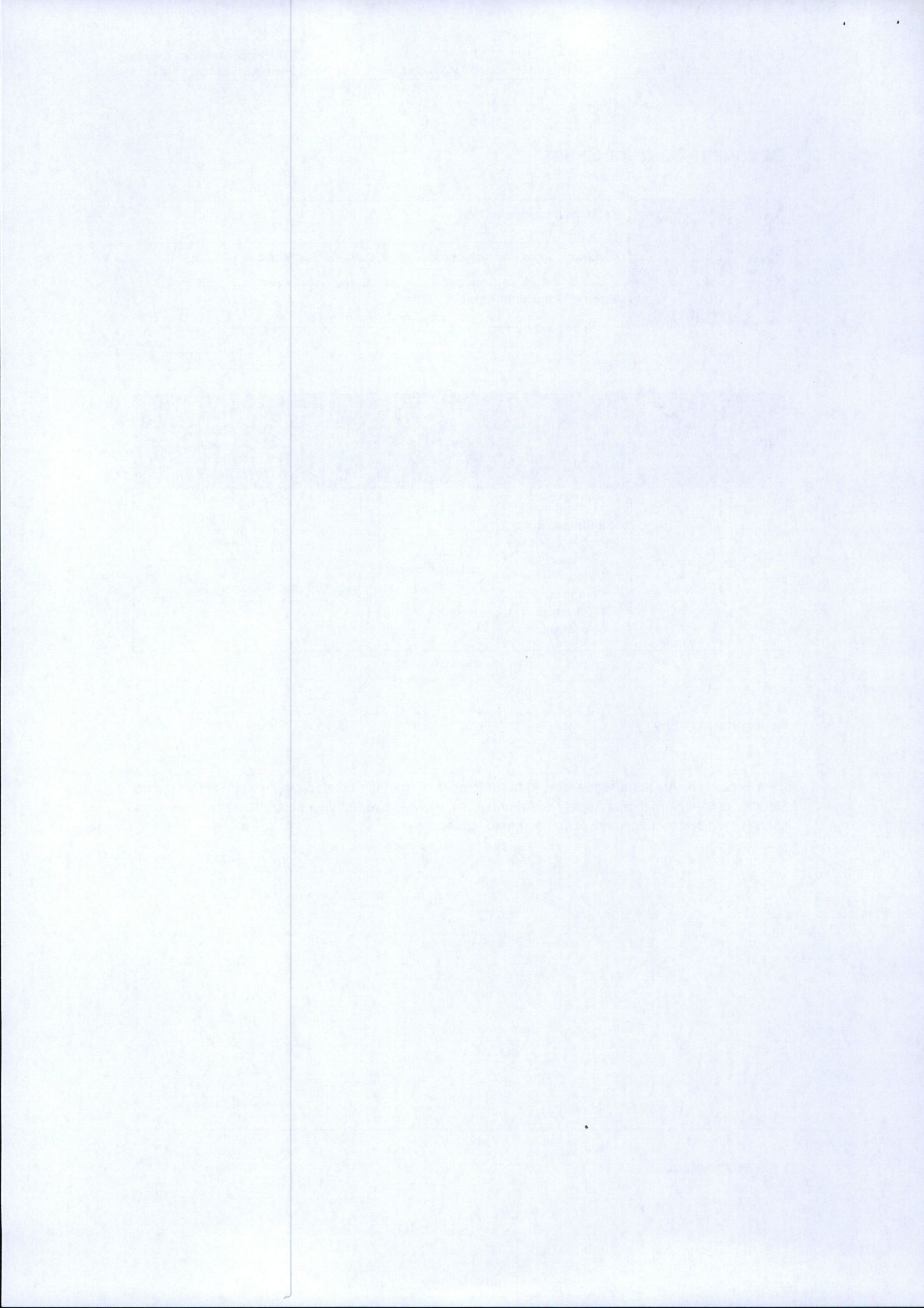
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1 DESCRIPTION OF SITE AND CONTEXT

Rockface Developments Limited intend to apply for permission for development at a 2.629 Ha site at Kingswood Road and Kingswood Avenue, Citywest Business Campus, Dublin 24. The lands are generally bounded to the south-east by Kingswood Avenue, south-west and north-west by existing built development and to the north-east by Kingswood Road.

There is a tree line along the southwest boundary and partial tree cover along the other boundaries. The majority of the rest of the site is covered in long grass with some briar growth typical of a site that has had no recent landscape maintenance carried out for a number of years. There is also an area of hardstanding.

The site is bounded to the north by residential and small-scale office developments and by larger warehouse type buildings to the other boundaries.

1.1 Green Infrastructure Context & Strategic Links to wider Green Infrastructure

With reference to the Green Infrastructure Strategy as outlined in the South Dublin County Development Plan 2022-28 Chapter 4 Green Infrastructure & Appendix 4 Appendix 4: Green Infrastructure: Local Objectives and Case Studies - there are no specific objectives for the site.

With reference to the Green Infrastructure Strategy Map (Figure 4.4 from South Dublin County Development Plan), the site lies just to the east of the Camac River Corridor and to the west of the Citywest – Saggart Link.

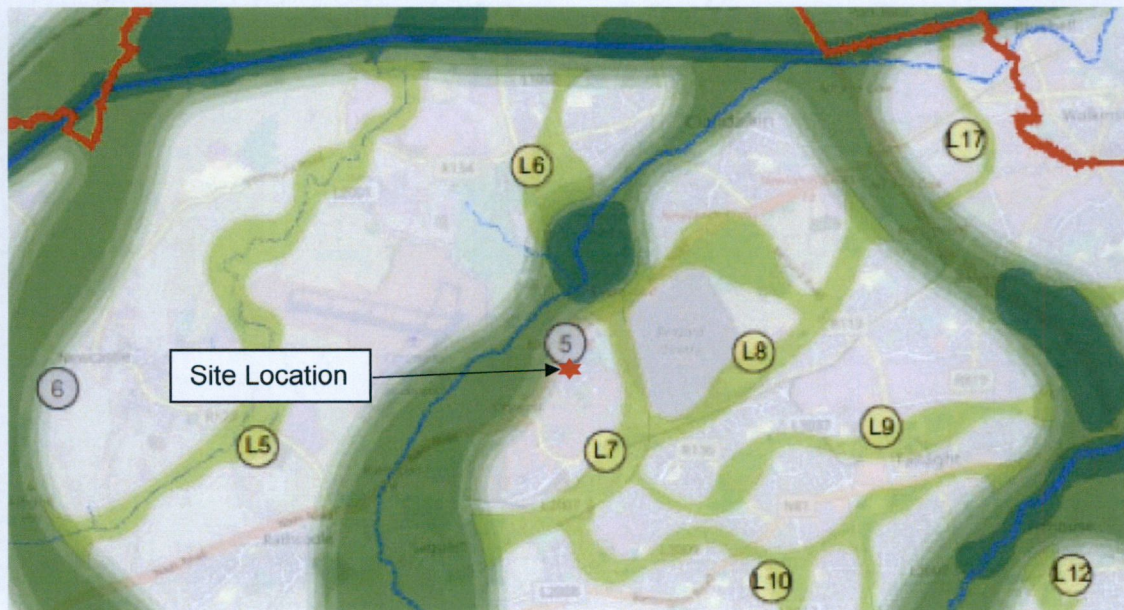


Figure 1: Extracts from Green Infrastructure Strategy Map - figure 4.4 from South Dublin County Development Plan showing proposed site in the wider GI context. 5 is Camac River Corridor, L7 is Citywest – Saggart Link

2 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The development will comprise the provision of a warehouse with ancillary office and staff facilities and associated development. The warehouse will have a maximum height of 18 metres with a gross floor area of 11,691 sq m including a warehouse area (10,604 sq m), ancillary staff facilities (499 sq m) and ancillary office area (588 sq m).

The development will also include: a vehicular and pedestrian entrance to the site from Kingswood Road, a separate HGV entrance from Kingswood Avenue; 64 No. ancillary car parking spaces; covered bicycle parking; HGV parking and yards; level access goods doors; dock levellers; access gates; hard and soft landscaping; canopy; lighting; boundary treatments; ESB substation; plant; and all associated site development works above and below ground

3 GREEN INFRASTRUCTURE & LANDSCAPE ARCHITECTURAL PROPOSALS/ RATIONALE

3.1 Introduction

The landscape design proposals for this development aims to achieve the following:

- Incorporate high-level strategic Green Infrastructure policies and objectives as outlined in the South Dublin County Development Plan (2022-28) - Please see Appendix 1 for CDP policy analysis and design response.
- Create a strongly vegetated boundary with the public realm to enclose the site and screen or soften the proposed buildings
- Create public space and positive public realm interfaces along the external road boundaries
- Contribute to sustainable drainage by including SuDS measures integrated into the landscape scheme, contributing to positive place-making, climate resilience and biodiversity as well as water management.
- Enhance the biodiversity value of the development site through the creation of a number of new habitats and the addition of bat, bird and bee nesting sites
- Create spaces which enhance the working environment
- Provide human-scale and visually interesting spaces for the future workers and visitors to the site
- All planting proposed will have pollinator value, unless unavoidable for some functional reason (not currently foreseen) and will be in accordance with the County Pollinator Strategy and All Ireland Pollinator Plan.

3.2 Public Realm and Boundary Treatments

The principle intervention in the public realm along Kingswood Avenue and Road with the planting of semi mature upright oak, yew hedges and pollinator planting set amongst undulating short grass landforms of 2.5 to 3 meters high. This treatment will merge with the existing landforms, trees and grass planting. This will create a dynamic soft edge between the proposed development and the adjoining roads.

To the southwest and northwest boundaries, it is proposed to develop a network of woodland understory, native hedgerows and tree planting to form a green buffer between the residential and office developments that adjoin the site on these boundaries.

A number of green walls are also to be incorporated within the elevations of the building which will visually descale and blur the edges of the proposed building.



Figure 2: Elevations and proposed green walls

4 INTERNAL GREEN INFRASTRUCTURE, SUDS AND BIODIVERSITY

The proposed landscaping aims to maximise the number of habitats on site through varied native and pollinator friendly species, extensive boundary planting, natural SuDS features planted with appropriate wetland species, trees, green walls, green roofs to the office of the building and the installation of bird, bat and bee nesting sites/boxes.

The SuDS details have been coordinated with Kavanagh Burke Engineers and comply with the requirements of 'South Dublin Co. Council SuDS Explanatory, Design and Evaluation Guide 2022'. The specific SuDS measures proposed include:

- Swales
- Bioretention areas
- Permeable paving.

5 GREEN INFRASTRUCTURE -APPRAISAL

Following the guidance of the SDCC Green Factor Calculator the proposed interventions achieve a pass result.

User input indicated by **Orange fields**

User Input	
Zoning lookup	Minimum GI Score
EE	0.5

1. Enter Development Site Area m ² HERE ▶		26230	
Surface Type (see tab for detailed descriptions)	Factor	Proposed Surface Area m ²	Factor Values
1. Short Lawn	0.3	3415	1024.5
2. Tall Lawn (wild, not mown)	0.5	0	0
Permeable Paving	0.3	2302	690.6
Vegetation		0	0
4a. Vegetation-Shrub below 3m	0.4	220.5	88.2
4b. Vegetation-Shrub / Hedgerow above 3m	0.5	2172	1086
4c. Vegetation-Pollinator friendly perennial planting	0.5	351	175.5
4d. Vegetation-Preserved hedgerow	1.2	0	0
Trees		0	0
5a. New trees	0.6	10053.1	6031.86
5b. Preserved trees	1.2	1374	1648.8
7. SuDS intervention (rain garden, bioswale)	0.6	617	370.2
Green Roof		0	0
9a. Green Roofs - Intensive green roof (substrate is 200-1200mm in depth)	0.7	0	0
9b. Green Roofs - Extensive green roof (substrate is 80-200mm in depth)	0.6	0	0
10. Green wall	0.4	3129	1251.6
11. Retained Open Water	2	0	0
12. New open water	1.5	550	825
Total Equivalent Surface Area of Greening Factors		24,183.60	
		Green Factor Numerator	13192.26
Minumum Required GI score		Final GI score	Result
0.5		0.50	Pass

Table 1: SDCC Green Factor Calculator