

## SOUTH DUBLIN COUNTY COUNCIL



### INTERNAL MEMORANDUM PUBLIC REALM REPORT

**Development:** (a) demolition of some existing structures on site; (b) the internal modification /reconfiguration and refurbishment of and extension to Prospect House (a protected structure RPS 340) and the renovation and modification of its associated coach house to provide for a 4-bed dwelling with associated private open space and car-parking provision; (c) the re-opening of a gap between Prospect House and its detached coach house to the rear to provide a gated access into the new communal gardens proposed to the west of Prospect House; (d) Reconstruction of the Gate Lodge (in ruins) to provide for a 2-bed, single storey dwelling 63.4sqm with associated private open space and car-parking; (e) the provision of 1 apartment block (3-storey plus setback penthouse level) to the western side of Prospect House to provide for 22 residential units (11 one bedroom units and 11 two bedroom units) over a single storey basement comprising a total of 25 car parking spaces, 2 motor bike spaces and 40 bicycle parking spaces; The basement will also include associated bin stores, plant and storage rooms; (f) Removal of a portion of the western boundary wall to provide a new vehicular & pedestrian access from Stocking Lane to the new apartment block; (g) All associated hard & soft landscaping, including the provision of a play area and an ESB sub-station & all associated engineering & site development works necessary to facilitate the development, all on a site of 0.51ha at Prospect House (a protected structure RPS 340).

**Location:** Lands at Prospect House, Stocking Lane, Rathfarnham, Dublin 16, D16 E5D0

**Applicant:** MSJA Ltd

**Reg. Ref:** SD22A/0271  
**Planning Officer:** COLM MAGUIRE  
**Date:** 18/07/2022  
**Recommendation:** REQUEST ADDITIONAL INFORMATION

**Relevant Sections, Policies and Objectives of the SDCC Development Plan 2016-2022:**

**DP 2016-22 Section 8.3.0 Public Open Space Hierarchy and Landscape Setting**

It is the policy of the Council to provide a hierarchy of high quality and multi-functional public parks and open spaces.

**G4 Objective 1:** To support and facilitate the provision of a network of high quality, well located and multifunctional public parks and open spaces throughout the County and to protect and enhance the environmental capacity and ecological function of these spaces.

**G4 Objective 2:** To connect parks and areas of open space with ecological and recreational corridors to aid the movement of biodiversity and people and to strengthen the overall Green Infrastructure network.

**DP 2016-22 Section 8.1.0 Green Infrastructure Network**

**G2 Objective 1:** To reduce fragmentation of the Green Infrastructure network and strengthen ecological links between urban areas, Natura 2000 sites, proposed Natural Heritage Areas, parks and open spaces and the wider regional Green Infrastructure network

**G2 Objective 2:** To protect and enhance the biodiversity value and ecological function of the Green Infrastructure network.

**G2 Objective 5:** To integrate Green Infrastructure as an essential component of all new developments.

**G2 Objective 9:** To preserve, protect and augment trees, groups of trees, woodlands and hedgerows within the County by increasing tree canopy coverage using locally native species and by incorporating them within the design proposals and supporting their integration into the Green Infrastructure Network.

**G2 Objective 10:** To promote a network of paths and cycle tracks to enhance accessibility to the Green Infrastructure network, while ensuring that the design and operation of the routes responds to the ecological needs of each site.

**G2 objective 11:** To incorporate appropriate elements of Green Infrastructure e.g. new tree planting etc. into existing areas of hard infrastructure wherever possible.

**G2 Objective 13:** To seek to prevent the loss of woodlands, hedgerows, aquatic habitats and wetlands wherever possible including requiring a programme to monitor and restrict the spread of invasive species

### **DP 2016-22 Section 8.5.0 Green Infrastructure within Urban Areas**

**G6 Objective 1:** To protect and enhance existing ecological features including tree stands, woodlands, hedgerows and watercourses in all new developments as an essential part of the design process.

**G6 Objective 3:** To require multifunctional open space provision within all new developments that includes provision for ecology and sustainable water management

### **DP 2016-22 Section 9 Heritage Conservation and Landscapes**

**HCL15 Objective 1:** To ensure that development does not have a significant adverse impact on rare and threatened species, including those protected under the Wildlife Acts 1976 and 2000, the Birds Directive 1979 and the Habitats Directive 1992.

**HCL15 Objective 3:** To protect existing trees, hedgerows, and woodlands which are of amenity or biodiversity value and/ or contribute to landscape character and ensure that proper provision is made for their protection and management in accordance with Living with Trees: South Dublin County Council's Tree Management Policy 2015-2020.

### **DP 2016-22 Section 8.4.0 Sustainable Urban Drainage Systems**

Sustainable Urban Drainage Systems (SUDS) drain surface water in an environmentally friendly way by replicating natural systems in managed environments. SUDS systems seek to collect, store and clean surface water using natural systems and to release it back into the environment in a slow and controlled way, thereby reducing the risk of fluvial and pluvial flooding. Key features, such as integrated constructed wetlands, permeable surfaces, filter strips, ponds, swales and basins are easy to manage, environmentally friendly and aesthetically attractive.

**G5 Objective 1:** To promote and support the development of Sustainable Urban Drainage Systems (SUDS) at a local, district and county level and to maximise the amenity and biodiversity value of these systems

**G5 Objective 2:** To promote the provision of Green Roofs and/or Living Walls in developments where expansive roofs are proposed such as industrial, retail and civic developments

### **DP 2016-22 Section 2.3.0 Quality of Residential Development**

#### **2.3.2 PUBLIC OPEN SPACE**

The provision of public open space that is appropriately designed, properly located and well maintained is a key element of high-quality residential environments. Public open space should have active and passive recreational value and should enhance the identity and amenity of an area.

#### **H12 Objective 1: H12 Objective 2:**

Policy and objectives seek that new residential development is served by a clear hierarchy and network of high quality public open spaces that provides for active and passive recreation.

## **Comments:**

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

### **1. Landscape Proposals**

Public Open Space provided within a residential development should contribute towards the County's green network, provide a local park, provide play space or playgrounds, create new civic space/plaza, or improve the amenity of a streetscape. Green spaces can also help with surface water management through integration with sustainable urban drainage systems. Public open space provided within new residential developments should be genuinely accessible to the general public. Public open space is open space which contributes to the public domain and is accessible to the public for the purposes of active and passive recreation, including relaxation and children's play. Public open space also provides for visual breaks between and within residential areas and facilitates biodiversity and the maintenance of wildlife habitats. All public open spaces shall be of a high quality in terms of design and layout, be located in such a manner as to ensure informal supervision by residents and be visually and functionally accessible to the maximum number of residential units. The proposed development should create positive additions to the open spaces of the area in the form of planting, permeability, and usable open space. Open space design within developments shall:

- include well-located public spaces that support a wide variety of activities and encourage social interaction, to promote health, well-being, social and civic inclusion;
- have a hierarchy of spaces that range from large and strategic to small and local spaces, including parks, squares, greens and pocket parks;
- have public spaces that feel safe, secure and attractive for all to use; and have trees and other planting within public spaces for people to enjoy, whilst also providing shading, and air quality and climate change mitigation

The applicant shall provide clarification and additional information in relation to the following issues:

- i. The landscape proposals have made little provision for informal kick about areas within the proposed development. A revised open layout shall be provided which includes proposals for informal kickabout areas.
- ii. The applicant has not provided details as to the levels and gradients within the proposed public open space areas. The applicant shall submit level details for the open space areas, this shall include cross section drawings where applicable.

- iii. The applicant has failed to provide a plan which clearly delineates public, communal and private spaces provided, as well as a detailed breakdown of the total area of same. Response should include a plan which clearly delineates public, communal and private spaces to be provided, as well as a detailed breakdown of the areas provided for.
- iv. Any proposed pedestrian connections to adjoining lands should be clearly indicated on plans. The applicant should show how public open spaces in the wider area will link in and integrate with the proposed development. The public realm should be integrated into the adjacent development areas, creating continuous green infrastructure connections that form both physical and biodiversity links.

## **2. Arboricultural Impact**

The proposed development will require the removal of one tree of moderate quality (B Category); 20 trees and four groups of low quality (C Category); and one tree of poor quality (U Category).

As stated in the submitted Arboricultural Report given the condition of the mature trees assessed and the change of use of the site, a tree condition assessment should be carried out on all retained trees for health and safety purposes following the completion of the development. If any removals are required these must be agreed upon in advance by the Public Realm Section and appropriate replacement/mitigation planting undertaken. All tree works must be carried out by a reputable arboricultural contractor in accordance with best working practice BS 3998:2010 – Tree Work Recommendations.

All excavation works with the tree RPA's are required to be carried out under arboricultural supervision. Exposed roots will be cleanly pruned under the guidance of the arboricultural consultant using sterile hand saw or secateurs.

## **3. Tree Protection Measures**

All trees to be retained to be enclosed by robust fencing measures and ground protection which complies with the recommendations outlined in BS5837:2012. The location and specification of the tree protection measures highlighted in the submitted Tree Protection Plan and ground protection as shown in Appendix D to be implemented in full by the applicant.

## **4. Attenuation and Public Open Space**

The issue of surface water attenuation is a concern for the Public Realm Section. An Attenuation tank is proposed under an area identified as public open space and a large portion of the public open space areas are underlain by this tank. This approach is not considered acceptable to the Public Realm

Section. The proposal places severe limitations on the potential use and landscaping of the open space into the future. The applicant shall consider the use of natural SUDS measures which includes the use of above ground attenuation in order to reduce or remove completely the need for an attenuation tank within the Public Open Space. Response should include revised layout and drawings.

## **5. SUDS & Green Infrastructure**

The current surface water drainage strategy does not include any natural SUDS Measures. This is not acceptable to the Public Realm Section and is contrary to policies under Section 8.4.0 Sustainable Urban Drainage Systems of the CDP 2016-22 in particular G5 Objective 1 and G5 Objective.

A SuDS strategy should be developed for the proposed development which takes account of quantity, quality, and amenity issues. The SuDS features proposed should provide intrinsically attractive features and focal points within the landscape and have added ecological value; by incorporating these features into open public spaces members of the public can enjoy a variety of diverse ecological features. 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. The applicant should have cognizance of the broader green/blue infrastructure network within the local area and how the landscape proposals for this development will interconnect with the wider existing green/blue infrastructure network.

The current proposed drainage system needs to be developed further in order to sustainably manage surface water through a natural hydrological regime or SUDS scheme within the development. The philosophy of SUDS is an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and habitat/biodiversity enhancement. Additional SuDS that should be considered for the SHD development include:

- Bio retention systems
- Infiltration systems
- Tree pits
- Channel rills
- Green area detention basins
- Additional swales

Were possible in addition to the SUDS features proposed the applicant should provide the following:

- Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.

- 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.

Revised proposals to be provided by the applicant in this regard. Response should include revised layout and drawings.

## **6. Ecology/Biodiversity Management Plan**

Given the numerous policies and objectives regarding Green Infrastructure in the County Development Plan 2106-2022 and given the size and nature of the proposed development, the applicant is requested to undertake an Ecology Survey and provide a Biodiversity Management Plan in order to oversee the various biodiversity issues on the site including bats, birds, amphibians, invertebrates, mammals etc. and the provision of a range of appropriate habitat types to mitigate against potential biodiversity impacts. The plan should indicate how biodiversity and green infrastructure is to be protected, enhanced and developed on this site during construction and into the future, taking into account matters that included the following:

- a) The protection of hedgerows
- b) Protections and enhancement measures for bats
- c) Protection and enhancement of breeding birds and their habitats
- d) The use of SUDS and Climate Adaption Measures

## **7. Planting Proposals**

Planting should be predominantly native and pollinator friendly where possible, street trees to be minimum 18-20cm girth and open space trees to be 20-25cm girth, specimen/feature trees should ideally be 30-35cm girth. Street trees where possible should contain SUDS features and be planted within the public realm. The applicant should have suitable tree pits that attenuate water within hard surface areas. The applicant should clearly outline how SuDS features within the tree pits will function. Details of constructed/bio retention tree pits to be used to be provided. 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. Planting material where possible should be Irish Grown Nursey Stock and the importation of foreign planting material should be avoided within the proposed planting schemes. Response should include revised layout and drawings.

## **8. Play Provision**

There is a lack of detail in terms of the play provision being proposed within the development. Additional details, specifications and images need to be provided in relation to the proposed playgrounds and play spaces for the development. All play equipment should be of predominantly natural materials with unstructured play included in the proposed design. The playground designer/landscape architect can contact SDCC public realm section to discuss the proposed playground, including the inclusion of additional universally accessible equipment. Detailed information on the number and types of play items being delivered to be provided by the applicant in this regard.

**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:**

**1. Landscape Design Proposals**

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. Street Frontage to the Whitechurch Road should to include street trees planting.
- 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. The proposed attenuation tank shall not be located under the main open space for the proposed development. The proposed attenuation tank should be relocated and reduced in size through the provision of additional natural SUDS features as part of the storm/surface water drainage scheme for the proposed development.



- v. A maintenance/ management strategy for all proposed open space areas with the subject development
- vi. A full set of plans and details of Hard Landscape Design for boundary treatments, seating, kerbs, edges, surfaces, lighting, and showing how the proposal will be coordinated with services & civil engineering elements.
- vii. Outline details of Soft Landscape Design to include a detailed Planting Plan and Planting Schedule - as appropriate - stating species/varieties, indicative quantities, sizes, rootball presentation and spacings. Planting mixes should specify a diverse range of species/varieties/cultivars and a diversity of forms and plant sizes (multi-stems, feathered, semi-matures, etc.); using both native and exotic species and pollinator-friendly native species (in accordance with the All-Ireland Pollinator Plan 2015-2020), all designed to provide vegetation that is visually-appealing, bio-diverse, and easily managed.

#### **ADDITIONAL INFORMATION.**

#### **2. Play Provision**

A detailed play strategy for the subject site to be submitted. 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, informed by the 'genus loci' of the site (e.g. existing and planned landform, character etc.), to provide informal, impromptu and spontaneous play opportunities, along with structure, equipped play. Additional details to be provided include:

- i. a specification of all play equipment to be installed including provision for children with disabilities and special sensory needs;
- ii. a specification of the surface treatment within the play areas; and arrangements for ensuring the safety and security of children using the play areas.

#### **ADDITIONAL INFORMATION**

#### **3. SUDS**

The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022'. The applicant shall provide a response to the following matters:

- It is unclear how much attenuation in total is provided for the development. Submit a report and drawing showing how much surface water attenuation in m3 is provided for the development.

Also submit a drawing showing where the surface water attenuation will be provided for the development.

- Include natural SuDS (Sustainable Drainage System Features) and submit details of same
- Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.
- The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

#### **ADDITIONAL INFORMATION**

#### **4. Attenuation and Public Open Space**

The issue of surface water attenuation is a significant concern for the Public Realm Section. The proposed attenuation tank is located under an area identified as public open space; a large portion of the public open space areas are underlain by these tanks. This approach is not considered acceptable to the Public Realm Section. The proposal places severe limitations on the potential use and landscaping of the open space into the future. When the area of the attenuation tanks is taken from the public open space area provision then there is potentially a significant shortfall in terms of the open space provided and the standards contained in the South Dublin County Development Plan 2016-2022. The location of these tanks on the open space reduces both the amenity and usability of the open space provided. Revised proposals shall include the provision of additional natural SUDS features to reduce or remove the need for an attenuation tank within the development. Further consideration of the breakdown in provision of open space, the location and size of attenuation tank proposed, and the incorporation of additional SUDS measures needs to be carried out. Response should include revised layout and drawings and avoid the use of underground tanks within open space areas where possible

#### **5. Ecology:**

Given the nature of the site as well as the requirements of policy HCL15 and other requirements relating to ecology in the SDCC County Development Plan (2016-2022), the applicant is requested to submit a full ecological survey that should include but not be limited to a bat survey. The ecological survey should include biodiversity management proposals and mitigation measures. **ADDITIONAL INFORMATION.**

## **6. Alien Invasive Plant Species Survey**

The applicant shall submit an Alien Invasive Plant Species Survey Report for the subject site to the Planning Authority. **ADDITIONAL INFORMATION.**

**In the event that it is proposed to GRANT permission to this development then the following conditions should be applied:**

### **1. Landscape Design Proposals**

A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. This scheme shall include the following:

- (a) details in relation to the interface of site services and trees to be retained;
- (b) details in relation to public furniture/benches;
- (c) details in relation to layout and design of play facilities and equipment;
- (d) proposed locations of trees at appropriate intervals and other landscape planting in the development, including details of the size, species and location of all vegetation, including biodiversity enhancement measures;
- (e) phasing plan for replacement planting of trees;
- (f) details of a Landscape Management and Maintenance Plan of both communal residential and publicly accessible areas to be implemented during operation of the development. All planting shall be adequately protected from damage until established and maintained thereafter. Any plants which die, are removed or become seriously damaged or diseased in the first 5 years of planting, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority. The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.

**REASON: In the interest of amenity, ecology and sustainable development and To assimilate the development into its surroundings, in accordance with the policies and objectives contained within Section 8.3.0 Public Open Space Hierarchy and Landscape Setting and policies HCL7 Objective 1 and HCL7 Objective 2 of the CDP 2016-2022.**

### **2. Retention of Landscape Architect & Certificate of Effective Completion**

The appointed Landscape Architect shall be retained by the developer for the duration of the project, to pay periodic site visits to ensure that construction works will not compromise the agreed and approved landscape development, to ensure adequate protection of the existing trees approved for retention and to supervise the implementation of the landscape plans from start to finish. A certificate of effective completion for the agreed and approved landscape scheme shall be submitted to the Planning Authority upon completion of the landscape works, such certificate to be prepared by the qualified Landscape Architect for the project.

**REASON: To ensure the provision of a reasonable standard of landscape in accordance with the approved designs and to ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and to assimilate the development into its surroundings, in accordance with the policies and objectives contained within Section 8.3.0 Public Open Space Hierarchy and Landscape Setting and policies HCL7 Objective 1 and HCL7 Objective 2 of the CDP 2016-2022**

### **3. Retention of Arborist during Construction Works**

The Project Arboriculturist shall be retained by the developer for the duration of the project, to pay periodic site visits as appropriate to ensure that construction works will not compromise the agreed and approved tree protection, to ensure general strict adherence of the developer with all recommendations laid out in the submitted Arboricultural Report and to offer any further advice to the developer on the matter of trees as may be required from time to time.

**REASON: In the interest of the tree protection, retention and preservation, biodiversity and amenity in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016-2022.**

### **2. Tree Protection**

All tree protection measures outlined in the submitted Arboricultural Assessment Report and associated Tree Protection Plan shall be implemented in full by the applicant. In addition, no development shall commence on site, including works of demolition or site clearance until:

- a) All trees to be retained shall be protected by secure, stout exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837 (2012) – Trees in Relation to Design, Demolition and Construction;
- b) Any works within the branch spread of the trees shall be by hand only. No materials, supplies, plant or machinery shall be stored, parked or allowed access beneath the branch spread or within

the exclusion fencing. Any trees that are damaged or felled during construction work must be replaced with semi mature trees of the same or similar species.

- c) a site meeting has taken place with the Project Landscape Architect, Site Foremen, the appointed Arborist and a Parks Superintendent from the Public Realm Section in order to ensure that all required tree and protection measures are in place prior to commencement of site works.

**REASON: To ensure the safety and well-being of the trees on the site that are to remain after building works are completed, in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016-2022.**

### **3. Tree Protection and method statement pre-commencement**

No operations shall commence on site in connection with the development until a detailed Arboricultural Method Statement (AMS) in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations has been submitted to and approved in writing by the Local Planning Authority and the protective fencing is erected as required by the AMS. The AMS shall include full details of the following:

- a) Timing and phasing of Arboricultural works in relation to the approved development.
- b) Detailed tree felling and pruning specification in accordance with BS3998:2010 Recommendations for Tree Works.
- c) Details of a tree protection scheme in accordance with BS5837:2012: which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site which are shown to be retained on the approved plan
- d) Details of any construction works required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme
- e) Details of the location of any underground services and methods of installation which make provision for protection and the long-term retention of the trees.
- f) Details of any changes in ground level, including existing and proposed spot levels required within the root protection area as defined by BS5837:2012
- g) Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the arboricultural method statement

**REASON: To ensure the continued wellbeing of the trees in the interests of the amenity and environmental quality of the locality.**

#### **4. Tree Bond and Arboricultural Agreement**

Prior to the commencement of any permitted development or any related construction activity or tree felling on the site, the applicant shall lodge a Tree and Hedgerow Bond to the value of **€25,000** 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 to be retained on and immediately adjacent to the site.**

#### **5. Play Provision**

Clarification shall be provided as to the total number and location of play opportunities; the age range they are appropriate for and whether they are universally accessible. An emphasis shall be on active, accessible play throughout the development. The applicant shall provide fully detailed play proposals as part of the landscape scheme for the proposed development. The applicant shall consider the provision of additional universally accessible equipment within the play proposals for the development. Additional details, specifications and images need to be provided in relation to the proposed playgrounds and play spaces for the development. All play equipment shall be of predominantly natural materials with unstructured play included in the proposed design. The applicant shall consider the use of engineered woodchip as playground surfacing material. **CONDITION**

**REASON: To uphold the policies of the South Dublin County Council Development Plan 2016-2022 relating to Children’s play, and to provide for the proper planning and sustainable development of the area.**

## **6. 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 the treatment train, biodiversity value and amenity value of the SUDS proposals for the catchment in the residential areas.
- Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development including drainage / attenuation calculations for same.
- The applicant shall show further proposed SuDS features for the development such as green roofs, grass areas, tree pits, channel rills, swales, permeable paving and other such SuDS and show what attenuation capacity is provided by such SuDS. Bio retention tree pits should be designed so that they enable tree pits to both support healthy tree growth while at the same time to help treat and attenuate water coming from hard landscaping areas.
- Natural Suds measures should be detailed to remove/ reduce the requirement for underground attenuation tanks in line with the development plan objectives.
- 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.
- 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 and to improve and protect water quality, in accordance with policies under Section 8.4.0 Sustainable Urban Drainage Systems of the CDP 2016-22 in particular G5 Objective 1 and G5 Objective 2.**

## **7. Biodiversity Management Plan**

Given the numerous policies and objectives regarding Green Infrastructure in the County Development Plan 2106-2022 it is requested that an overarching Biodiversity Management Plan shall be submitted by the applicant. The plan shall indicate how biodiversity and green infrastructure is to be enhanced and developed on this site during construction and into the future, taking into account matters that included the following:

- a) Protection of existing trees and woodland plantations on site
- b) Protection and enhancement measures for bats
- c) The use of SUDS and Climate Adaption Measures

**REASON: To protect and enhance areas of biodiversity, in accordance with policies IE7 Objective 5, G3 Objective 2, G4 Objective 2, HCL15 Objective 3, and other policies relating to Biodiversity within the CDP 2016-2022.**

## **8. Ecology**

The applicant is requested to submit Ecological Impact Assessment/Ecology Report which includes a detailed survey for the presence of invasive species within the subject site (as listed on the third schedule of the European Communities (Birds and Natural Habitats Regulations 2011). If invasive species are found to be present within the subject site that the applicant shall submit a site specific Invasive Species Management Plan. In addition, ecological survey shall include but not be limited to a bat survey. The ecological survey should include biodiversity management proposals and mitigation measures.

**REASON: To protect and enhance areas of biodiversity, in accordance with policies IE7 Objective 5, G3 Objective 2, G4 Objective 2, HCL15 Objective 3, and other policies relating to Biodiversity within the CDP 2016-2022.**

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**Prepared By: Oisin Egan**

**Executive Parks Superintendent**

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**Endorsed By: Laurence Colleran**

**Senior Executive Parks Superintendent**