

## SOUTH DUBLIN COUNTY COUNCIL



### INTERNAL MEMORANDUM

#### PUBLIC REALM PLANNING REPORT

<b>Development:</b>	Relocation of 3 fuel pumps and the reconfiguration of permitted fuel islands from 1 long fuel island and 1 small fuel island to now provide for 3 small fuel islands, demolition/removal of single storey building along southern boundary and 1 new truck wash to south-western boundary of site; Planning permission is sought to remove 1 existing truck wash along the western boundary, demolition/removal of existing storage building to the western boundary and alterations to internal road layout to include directional arrows.
<b>Location:</b>	Lands at Kingswood Truck Wash, Old Naas Road, Kingswood Cross, Dublin 22
<b>Applicant:</b>	Bradawl Limited
<b>Reg. Ref:</b>	<b>SD22A/0150 AI</b>
<b>Report Date:</b>	<b>15/11/2022</b>
<b>Planning Officer:</b>	<b>CIARAN STANLEY</b>
<b>Recommendation:</b>	<b>GRANT WITH CONDITIONS</b>

#### 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 general terms the Public Realm Section has no objections in principle to the proposed development, but wish to make the following comments:

**LANDSCAPE PLAN**

The submitted Landscape Plan (Dwg. No. PP381-01-01) and associated Landscape Report submitted by Jane McCorkell is in principle acceptable to the Public Realm Section.

**GREEN INFRASTRUCTURE**

As required under Section 12.4.2 of the 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.

**GREEN SPACE FACTOR (GSF)**

The GSF is a score-based requirement that establishes minimum standards for landscaping and GI provision in new developments. Minimum scoring requirements are based on the land-use zoning of a site (See GI5 Objective 4), this applies to all development comprising 2 or more residential units and any development with a floor area in excess of 500 sq m. Qualifying developments are required to reach the minimum Green Space Factor (GSF) score established by their land use zoning. Developers can improve their score by both retaining and enhancing existing landscape features and incorporating new features. A developer will be required to specify the GSF measures included within a proposed development as part of the submitted Green Infrastructure Plan and Landscape Plan. A Green Space Factor Guidance Note will also be made available on the Council's website under the Development Plan section setting out the applicable weightings and scorings. Where applicable, a completed worksheet shall be submitted with the Green Infrastructure Plan and Landscape Plan in support of a proposed development

## **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 CONDITIONS be applied:**

### **1. Implementation of Landscape Masterplan**

The landscaping scheme shown on drawing No. PP381-01-01 Landscape Masterplan and described within the associated Landscape Design Report submitted by Jane McCorkell shall be implemented in full, within the first planting season following completion of the development, in addition:

- a) All hard and soft landscape works shall be completed in full accordance with the submitted Landscape Masterplan (Dwg. No. PP381-01-01)
- b) 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).
- c) 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".
- d) 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 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 CDP 2022-2028.**

## **2. Retention of Landscape Architect**

- i) Prior to the commencement of any permitted development, the developer shall appoint and retain the services of a qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant, throughout the life of the construction works and shall notify the planning authority of that appointment in writing prior to commencement.
- ii) A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the planning authority in accordance with the permitted landscape proposals.
- iii) Installation of attenuation tree pits shall be supervised by the project landscape architect.

**REASON: In the interests of residential and visual amenity and to ensure full and verifiable implementation of the approved landscape design.**

## **3. Green Infrastructure and Green Space Factor (GSF)**

The applicant shall submit the following information relation to Green Infrastructure and the Green Space Factor 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. See link to the Green Space Factor Worksheet: [Related Documents - SDCC](#)

**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 relating to GI within the CDP 2022-2028.**

## **4. Green Space Factor (Minimum Score Not Achieved)**

In cases where proposed development does not meet the minimum required score and the Council agree that the minimum score is not achievable on the site; the Council will engage with the applicant to help determine an alternative GI solution, to ensure that the proposed development does not detract from the local environment and makes a positive contribution to local GI provision. Where site-specific constraints do not allow for adequate landscaping features in line with minimum requirements a developer will be permitted to provide alternative GI interventions or contributions to make up for this shortcoming, see below. Those GI measures ultimately chosen will be dictated by the site-specific context and will be subject to agreement with Council. The applicant shall therefore

contact the Public Realm Section to agree alternative GI interventions or contributions to make up for this shortcoming.

**REASON: Ensuring that new development meets minimum standards for the provision of GI, in accordance with policy G15 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, 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, 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.

**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**

## **6. Tree Protection**

- (i) To ensure the protection of trees to be retained within the site, the developer shall implement all the recommendations pertaining to tree retention, tree protection and tree works, as detailed in the submitted Arboricultural Report and associated Tree Protection Plan prepared by Charles McCorkell. The arborist shall carry out a post construction tree survey on the condition of the retained trees. A completion certificate shall be signed off by the arborist when all permitted development works are completed and in line with the recommendations of the tree report. The certificate shall be submitted to the Public Realm Section for written agreement upon completion of the works. The developer shall also be made aware of their obligations to constantly assess and survey the trees after construction because of the potential impact and the age/condition of these trees as outlined in the tree survey. Reason: To ensure and give practical effect to the retention, protection and sustainability of trees during and after construction of the permitted development.
- (ii) No drainage or service runs (including cables, pipes or similar services) shall be laid beneath the canopy of any tree identified for retention or within any fenced protection zone unless otherwise agreed in writing by the local planning authority.

**REASON: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality and in accordance with relevant policies and objectives in the CDP 2022-2028.**

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**Prepared By: Oisin Egan**

**Executive Parks Superintendent**

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**Endorsed By: Laurence Colleran**

**Senior Executive Parks Superintendent**

