

## SOUTH DUBLIN COUNTY COUNCIL



### INTERNAL MEMORANDUM

#### Public Realm Planning Report

<b>Planning Officer:</b>	SARAH WATSON
<b>Development:</b>	Construction of a) a metal clad single-storey warehouse, of 3072 sq.m, 13.58m high to parapet at front and part of the sides, and 10.4m high to eaves and 12.9m high to the ridge at part of sides and rear; b) a single storey 2.9m high ESB substation of 14sqm ; c) the widening of the existing vehicular/cycle entrance to The Fox hunter Public House , and the forming of a new vehicular/cycle exit to the north west corner of the site; d) the formation of pedestrian/cycle gate to Hermitage Gardens and pedestrian gate to Lucan Road, e) internal roads and pathways and all associated hard and soft landscaping, f) foul and surface drainage, including attenuation tanks; g) 18 carparking spaces and 16 bicycle spaces.
<b>Location:</b>	Lands South Side of Lucan Road, Ballydowd & abutting Hermitage Gardens, Ballydowd, Lucan, Co. Dublin
<b>Applicant:</b>	Jogor Point Ltd
<b>Reg. Ref:</b>	<b>SD22A/0382</b>
<b>Report Date:</b>	<b>22<sup>nd</sup> November 2022</b>
<b>Recommendation:</b>	<b>REFUSAL</b>
<b>Site Area:</b>	0.06758 ha
<b>Zoning:</b>	To provide for and consolidate retail warehousing

#### **Main Concerns:**

##### **1. Impact on existing trees, hedgerows and biodiversity.**

There are proposals to remove mature trees and hedgerows within the site. There is no tree survey to quantify the existing trees/green infrastructure on site; no tree protection measures or arboricultural method statement for those trees intended for retention and no planting

proposals to mitigate this loss. Although the planning report states the western and southern boundary trees are to be retained, the drainage drawings indicate to the contrary as they show construction of a perforated land drain, dry swale and permeable paving/pedestrian footpath within their root protection zone. Removal of these boundary trees would have a significant negative impact on the amenity of the surrounding area. These trees provide visual screening for residents and act as a barrier to noise and pollution from the N4 roadway.

**2. Does not comply with SDCC Green Infrastructure Strategy**

The site lies within a Primary Green Infrastructure Corridor (No. 4 Liffey Valley River Corridor) and on the edge of a Core Area, The Liffey Valley High Amenity Area, as defined in the SDCC County Development Plan 2022-2028. A GI Strategy has not been provided showing GI on site and the local context.

**3. Green Space Factor not provided**

The applicant has not submitted any information in relation to the Green Space Factor. This is a requirement of the SDCC County Development Plan 2022-2028.

**4. SuDS**

Does not comply with SDCC SuDS Guidelines and Sustainable Water Management Policy. The proposals are dominated by hard surfaces. The landscape has not been sufficiently used to manage surface water run-off close to source. SDCC advice is that '*underground tank systems should only be considered as a last resort*'. The four pillars of SuDS: amenity, biodiversity, water treatment and attenuation have not been delivered, i.e. SuDS should be multifunctional. A blue/green roof is required.

**5. Landscape Plan**

A landscape plan has not been provided for the scheme. This is not acceptable.

**6. Landscape and Visual Impact**

There are concerns about the lack of Landscape and Visual Impact Assessment on the Liffey Valley High Amenity Area and local residences. Proposals would be required for trees/greening of the front boundary given the site lies across the road from the Liffey Valley High Amenity Area.

**Relevant Sections, Policies and Objectives of the SDCC Development Plan 2022 - 2028:**

**CHAPTER 4 GREEN INFRASTRUCTURE**

**Policy G1 Overarching**

**GI1 Objective 1:** *To establish a coherent, integrated and evolving GI Network across South Dublin County with parks, open spaces, hedgerows, trees including public street trees and native mini woodlands (Miyawaki-Style), grasslands, protected areas and rivers and streams and other green and*

*blue assets forming strategic links and to integrate and incorporate the objectives of the GI Strategy throughout all relevant land use plans and development in the County.*

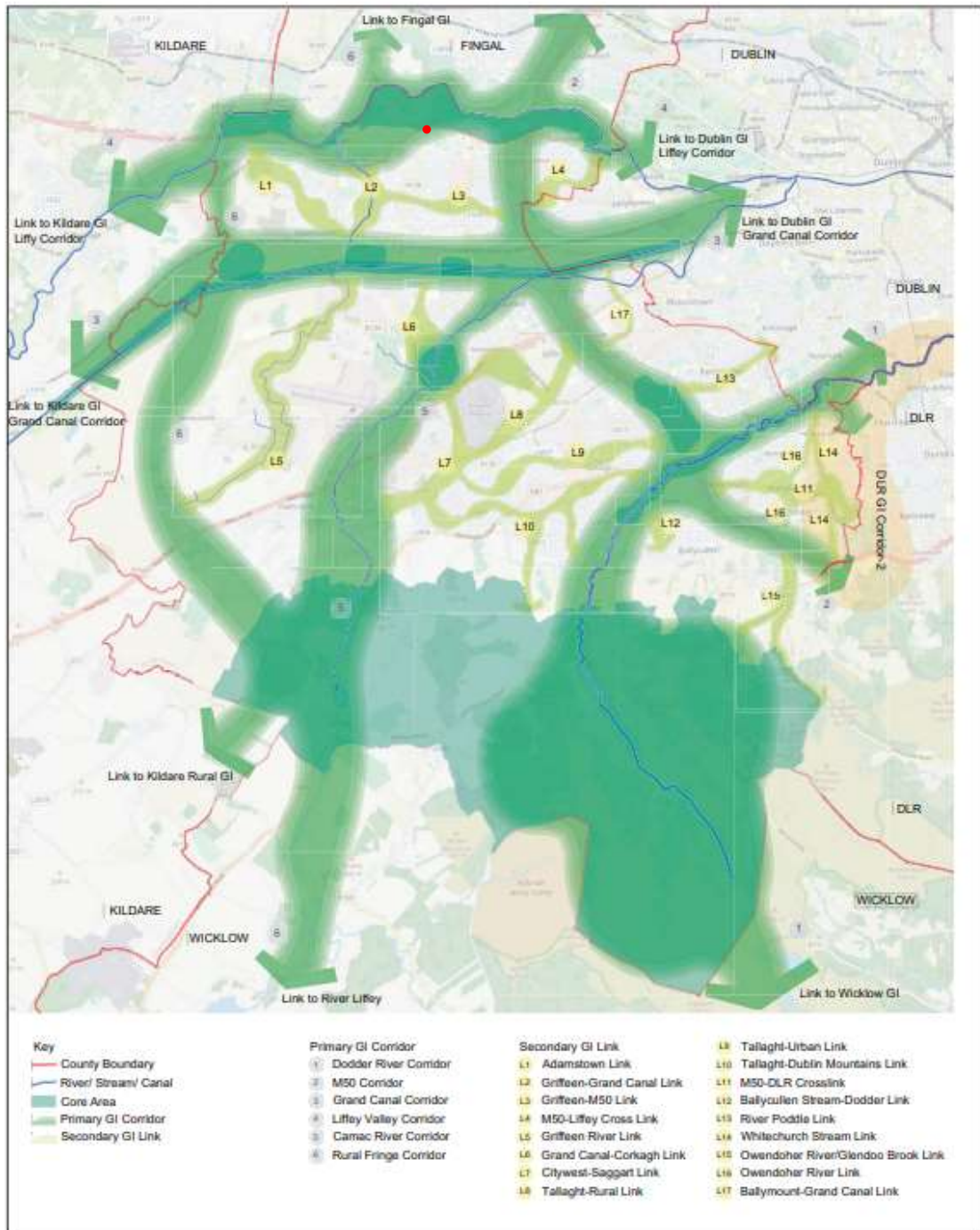
**GI1 Objective 2:** *To implement and monitor the South Dublin County GI Strategy during the lifetime of this plan and develop a fit for purpose GI scoring for the County which will support ongoing identification, protection, enhancement and management of GI in the County and which will enable the assessment and monitoring of GI interventions in the County.*

**GI1 Objective 3:** *To facilitate the development and enhancement of sensitive access to and connectivity between areas of interest for residents, wildlife and biodiversity, and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites and protected habitats outside of Natura 2000 sites.*

**GI1 Objective 4:** *To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.*

**GI1 Objective 7:** *To develop linked corridors of small urban ‘Miyawaki’ native mini-woodlands, a minimum of 100 sq m in size, to capture carbon and encourage biodiversity in suitable existing built-up areas, in low grade parkland, and other areas of zoned lands where deemed suitable and appropriate.*

**GI1 Objective 8:** *To increase over the lifetime of this plan the percentage of land in the County, including residential, managed for biodiversity including supporting the delivery of the objectives of the County Pollinator Plan and to continue to investigate the potential for the use of low-mow methods during the lifetime of the Plan.*



**Figure 4.4:** Green Infrastructure Strategy Map

**CHAPTER 3 NATURAL, CULTURAL AND BUILT HERITAGE**

**Policy NCBH2 Biodiversity:** *Protect, conserve, and enhance the County’s biodiversity and ecological connectivity having regard to national and EU legislation and Strategies.*

**Policy NCBH5: Protection of Habitats and Species Outside of Designated Areas**

**NCBH5 Objective 1:** *To ensure that development does not have a significant adverse impact on biodiversity, including known rare and threatened species, and that biodiversity enhancement measures are included in all development proposals.*

**NCBH11 Tree Protection**

**NCBH11 Objective 3:** *To protect and retain existing trees, hedgerows, and woodlands which are of amenity and / or biodiversity and / or carbon sequestration value and / or contribute to landscape character and ensure that proper provision is made for their protection and management taking into account Living with Trees: South Dublin County Council’s Tree Management Policy (2015-2020) or any superseding document and to ensure that where retention is not possible that a high value biodiversity provision is secured as part of the phasing of any development to protect the amenity of the area.*

**NCBH11 Objective 4:** *To protect the hedgerows of the County, acknowledging their role as wildlife habitats, biodiversity corridors, links within the County’s green infrastructure network, their visual amenity and landscape character value and their significance as demarcations of historic field patterns and townland boundaries.*

**Policy GI2: Biodiversity**

**GI2 Objective 1:** *To reduce fragmentation and enhance South Dublin County’s GI network by strengthening ecological links between urban areas, Natura 2000 sites, proposed Natural Heritage Areas, parks and open spaces and the wider regional network by connecting all new developments into the wider GI Network.*

**GI2 Objective 2:** *To protect and enhance the biodiversity and ecological value of the existing GI network by protecting where feasible (and mitigating where removal is unavoidable) existing ecological features including tree stands, woodlands, hedgerows and watercourses in all new developments as an essential part of the design and construction process, such proactive approach to include provision to inspect development sites post construction to ensure hedgerow coverage has been protected as per the plan.*

**GI2 Objective 3:** *To retrospectively repair habitat fragmentation and provide for regeneration of flora and fauna where weaknesses are identified in the network through the implementation of new GI interventions.*

**GI2 Objective 4:** *To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.*

**GI2 Objective 6:** *To continue to support and expand the County Pollinator Plan through the management and monitoring of the County's pollinator protection sites as part of the Council's commitment to the provisions of the National Pollinator Plan 2021-2025.*

#### **Policy GI4: Sustainable Drainage Systems**

Require the provision of Sustainable Drainage Systems (SuDS) in the County and maximise the amenity and biodiversity value of these systems.

**GI4 Objective 1:** *To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.*

**GI4 Objective 2:** *To incorporate a SuDS management train during the design stage whereby surface water is managed locally in small sub-catchments rather than being conveyed to and managed in large systems further down the catchment.*

**GI4 Objective 4:** *To require that all SuDS measures are completed to a taking in charge standard.*

**GI4 Objective 5:** *To promote SuDS features as part of the greening of urban and rural streets to restrict or delay runoff from streets entering the storm drainage network.*

**GI4 Objective 6:** *To maintain and enhance existing surface water drainage systems in the County and promote and facilitate the development of Sustainable Drainage Systems (SuDS), including integrated constructed wetlands, at a local, district and County level, to control surface water outfall and protect water quality.*

#### **Policy GI5: Climate Resilience**

**GI5 Objective 3:** *To ensure compliance with the South Dublin Climate Change Action Plan and the provisions of the Council's Tree Management Strategy.*

**GI5 Objective 4:** *To implement the Green Space Factor (GSF) for all qualifying development comprising 2 or more residential units and any development with a floor area in excess of 500 sq m. Developers will be required to demonstrate how they can achieve a minimum Green Space Factor (GSF) scoring requirement based on best international standards and the unique features of the County's GI network. Compliance will be demonstrated through the submission of a Green Space Factor (GSF) Worksheet (see Chapter 12: Implementation and Monitoring, Section 12.4.2).*

**GI5 Objective 5:** *To promote positive land and soil protection measures to avoid degradation or loss of natural soil resources, to minimise sealing of soils and to remediate contaminated land.*

**GI5 Objective 6:** *To provide more tree cover across the county, in particular to areas that are lacking trees, with an emphasis on planting native Irish trees as appropriate.*

**GI5 Objective 7:** *To require the provision of green roofs and green walls, providing benefits for biodiversity and as an integrated part of Sustainable Drainage Systems (SuDS) and Green Infrastructure, in apartment, commercial, leisure and educational buildings, wherever possible and develop an evidence base for specific green roof requirements as part of the Council's ongoing SuDS strategy development.*

**For further relevant objectives refer SDCC County Development Plan 2022-2028**

### **SDCC Living with Trees – Tree Management Policy 2021 – 2026**

South Dublin County Council's Tree Management Policy 'Living with Trees' 2021-2026 contains information within Chapter 7 Trees and Development that relates to the retention, protection and planting of trees on development sites. Relevant points within this section include:

- The Council will use its powers to ensure that where it is conducive with the objectives of the County Development Plan, and other planning objectives there is maximum retention of trees on new development sites.
- In the processing of planning applications, the Council will seek the retention of trees of high amenity / environmental value taking consideration of both their individual merit and their interaction as part of a group or broader landscape feature.
- On construction sites all work must be in accordance with British Standard 5837 (2012): Trees in Relation to Design, Demolition and Construction – Recommendations and with the Councils Open Space Development and Taking in Charge.
- The Council will promote the replacement of trees removed to facilitate approved planning and development of urban spaces, buildings, streets, roads, infrastructural projects and private development sites.

**The Public Realm Section has assessed the proposed development in accordance with SDCC County Development Plan 2022-2028 and best practice guidelines and recommends REFUSAL. Should additional information be requested we recommend the following is provided:**

## 1. Tree and Hedgerow Survey

There are concerns with the lack of information submitted in relation to existing trees and hedgerows within the site. The applicant is requested to submit a detailed tree and hedgerow survey report for the trees within the proposed development area. This tree survey shall be undertaken by a suitably qualified arborist. The report shall provide detailed information on the condition and health of the existing trees and hedgerows and it shall also clearly detail what impacts the development will have on the trees and tree roots. The survey and report shall comprise a detailed Tree Survey and Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement, all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. The report shall be carried out by an independent, qualified Arborist and shall include all of the following:

- Tree Survey Plan: all trees and hedges on and adjacent to the subject site (i.e. within falling distance thereof) shall be accurately plotted, tagged and shown on a scaled drawing of a topographical survey of the site.
- Tree Survey Schedule: a summary of the surveyed trees and hedges, giving a breakdown of their tag nos., species, size, age, condition and useful life expectancy.
- Arboricultural Impact Assessment: a thorough, detailed and realistic analysis and assessment of the likely impacts of the proposed development on the surveyed trees and hedges; along with a summary table of the tree population and quantification of impacts/losses etc. (total number surveyed and total numbers/percentage to be retained and felled respectively).
- Design Iteration- Adjustments, Revisions to Proposed Site Layout: subsequent to and arising from the Impacts Assessment, the applicant's design team [especially arborist, consulting architect(s) and engineer(s)] shall demonstrate in their submission, that it has sufficiently explored and investigated layout alternatives, to achieve an optimal solution that meets South Dublin County Councils Tree Strategy and its Development Plan standards in respect of tree preservation and tree retentions, as appropriate
- Tree Constraints Plan: a scaled site plan (1:500@A1) showing the impacts of all surveyed trees in relation to the site layout of the proposed development.
- Tree Protection Plan: a scaled site plan (1:500@A1) of the proposed development, clearly showing and distinguishing (by colour coding) those trees and hedges to be retained and protected and those to be removed ; showing alignments of Tree Protection Fencing and areas to be excluded from construction activities and



compound(s), site office(s), plant, equipment and materials storage. Root Protection Areas (RPAs) of all trees and hedgerows to be clearly shown on this drawing.

- Arboricultural Method Statement: clear and practically-achievable measures to be used during the construction period, for the protection and management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan.
- Summary Table: Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages.
- Arborist's name, arboricultural qualifications and contact details.
- Date that the survey was carried out (surveys > 12 months are unacceptable).

## **2. Landscape and Green Infrastructure Plan**

The site lies within the Liffey Valley Primary Green Infrastructure Corridor and on the edge of the Liffey Valley Core Area of High Amenity Value. The applicant shall submit and agree a comprehensive landscape and green infrastructure plan with SDCC Public Realm Section. The landscape and green infrastructure proposals shall include:

- A. A Green Infrastructure Plan, which may consist of a simple landscape plan that includes objectives to protect or restore existing on site GI assets, provides for connection to local or primary GI corridors or includes elements which allow the site to act as a local stepping stone.
  - i. The Green Infrastructure Plans shall include:
    - 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.
- B. A Landscape Plan to scale of not less than 1:500 showing –
  - i. The species, variety, number, size and locations of all proposed planting.
  - ii. Details of Hard landscape works, specifying surface material
- ii. Proposals for greening of the site including trees/greening of the front boundary.

- iii (Natural) Multifunctional SuDs features such as blue/green roofs, permeable pavement, bioretention areas, rain gardens, filter drains, swales, bioretention tree pits.
  - iii. Details of (natural) SuDs features showing how they work
  - iv. Detailed Sections and Elevations
- C. Planting material where possible should be native and/or pollinator friendly Irish Grown Nursey Stock. The importation of foreign planting material should be avoided within the proposed planting scheme. Trees to be minimum 18-20cmg at planting. Planting to be predominantly native and/or pollinator friendly.

**REASON:** To reduce fragmentation, protect and enhance the biodiversity and ecological value of South Dublin County's Green Infrastructure network. To ensure that new development makes a positive contribution to the local environment with respect to amenity, biodiversity, air quality, stormwater management, temperature regulation and other ecosystem services. In the interest of compliance with Development Plan Policy, the provision, establishment and maintenance of a reasonable standard of landscape and proper planning and sustainable development of the area.

### **3. Sustainable Drainage Systems (SuDS)**

The proposed drainage system is not acceptable and is contrary to SDCC County Development Plan objectives for sustainable drainage. The drainage drawings imply the construction of a perforated land drain, dry swale and permeable paving/pedestrian footpath) within the root protection zone of the western and southern boundary trees. It is not acceptable to remove mature boundary hedgerow to make way for drainage pipes, a dry swale and permeable paving. The applicant is requested to revisit the design of the proposed development and submit revised plans and particulars to include:

- i) Above ground natural multifunctional sustainable natural drainage solutions such as blue/green roofs, permeable pavement, bioretention areas, rain gardens, filter drains, swales, bioretention tree pits. SuDS features should provide for attenuation as well as conveyance and also provide for biodiversity, amenity and water treatment. For example, swales should incorporate weirs to retain flows. The attenuation volumes of all SuDS features should be included in calculation of attenuation volume to avoid the use of underground tanks.
- ii) Demonstrate the biodiversity value of SuDS - especially important given the site is in a Primary Green Corridor and next to a Core area.

- iii) Existing and modified flows.
- iv) Detailed design of SUDs features showing how they work.
- v) 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.
- vi) Landscape and drainage proposals to be consistent for SuDS proposals.

Refer SDCC *Sustainable Drainage Explanatory Design & Evaluation Guide 2022*.

#### **ADDITIONAL INFORMATION**

**Reason:** In the interests of amenity, biodiversity, climate adaptation and sustainable development in accordance with Sustainable Drainage and Green Infrastructure policies of SDCC County Development Plan (2022-2028).

#### **4. Green Space Factor (GSF)**

The applicant has not submitted any information in relation to the Green Space Factor.

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. As a planning tool, this ratio is used to assess both the existing green cover within a site and the impact of new development, based on the quantity and quality of new green space provided. Greening factors have been adopted and implemented across the UK, Europe and the United States to help ensure that new development makes a positive contribution to the local environment. 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. Chapter 12, section 12.4.2 provides further detail on the requirements for the GSF as part of planning applications. The Green Space Factor calculator and Guidance Note can be found online in the adopted plan related documents at <https://www.sdcc.ie/en/devplan2022/adopted-plan/related-documents>.

**REASON:** To ensure that new development makes a positive contribution to the local environment with respect to biodiversity, amenity, air quality, stormwater management, temperature regulation and other ecosystem services.

4. The applicant has provided little or no information as to the landscape and visual impact of the proposed development. The applicant is requested to provide a detailed landscape and visual impact assessment including photo montages for the proposed development.

5. Having regard to the size, scale and height of the proposed development, the applicant is requested to submit a Visual Impact Assessment.

5.

**6. Landscape and Visual Impact Assessment**

The applicant has not provided information as to the landscape and visual impact of the proposed development. The applicant is requested to provide a detailed landscape and visual impact assessment including photo montages for the proposed development. The impact assessment shall identify key viewpoints to the site from the surrounding area, including CGI of existing views and views of the proposed development

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**Fionnuala Collins**

**Assistant Parks Superintendent**

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**Laurence Colleran**

**Senior Executive Parks Superintendent**