

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM PUBLIC REALM PLANNING REPORT

Development:	The development will consist of retention of as built 2no. two bed, two storey duplex units with associated private and communal amenity spaces, bin and bike store and all associated amendments to hard and soft landscaping and car parking on the adjoining street at Parklands Parade all in lieu of previously permitted creche and community facility at this location.
Location:	2 & 4, Parklands Parade, Saggart, Co. Dublin
Applicant:	Greenacre Residential DAC
Reg. Ref:	SD22A/0415
Report Date:	28/11/2022
Planning Officer:	NEAL MURPHY
Recommendation:	GRANT WITH CONDITIONS

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

The Public Realm Section has no objections in principle to the above application for retention.

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. As Built/As Constructed Landscape Plan

The applicant is requested to submit an As Built/As Constructed drawings for the completed landscape scheme on the open space (this as built drawing should show all services – particularly where they traverse the open spaces). The applicant is also requested to submit a detailed planting plan/schedule which provides the following information:

- name of plants and trees planted (both English & Latin names)
- number of plants in each specific planted area (or location and number of trees)
- size of plants/trees planted, whether bare-root or container grown
- density of plants planted – how many plants per m2 of planted area

REASON: To ensure that the development achieves a high standard of design, layout and amenity and makes provision for hard and soft landscaping which contributes to the creation of a high

quality, accessible, safe and attractive public realm in accordance with relevant policies in the CPD 2022-2028.

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Senior Executive Parks Superintendent