

**BMA Planning
Taney Hall
Eglinton Terrace
Dundrum
Dublin 14**

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 1562	Date of Decision: 09-Dec-2022
Register Reference: SD22A/0398	Registration Date: 24-Oct-2022

Applicant: Greenacre Residential DAC

Development: Construction of a three storey creche and community centre facility of 1, 610sq.m gross floor area with associated external play area; car & cycle parking, hard and soft landscaping, bin storage, a revised layout to the northern edge of Cuil Duin Avenue to accommodate access to the proposed development including amendments to the existing footpath and cycle track and provision of set down car parking spaces and all associated site and development works.

Location: On lands at Cuil Duin Avenue, Citywest, Co. Dublin

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 24-Oct-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following **ADDITIONAL INFORMATION** must be submitted.

- The applicant is requested to confirm the number of staff in total and the exact days and hours of operation
 - The applicant is requested to submit details of morning/afternoon sessions (where applicable).
- The applicant is requested to submit a revised layout showing details of the pedestrian routes within the development along the car park area.
 - The applicant is requested to submit a revised layout of not less than 1:200 scale, showing a swept path analysis drawing (i.e. Autotrack or similar) demonstrating that fire tenders and large refuse

vehicles can access/egress the site.

3. (a). The proposed attenuation provided of 21.1 m³ is undersized by approximately 70%. The applicant is requested to submit a revised drawing and report showing additional surface water attenuation provided by means of SuDS systems (Sustainable Drainage Systems). SuDS features could include but are not limited to:
 - Soakaway (Percolation test required)
 - Bioretention basin
 - Arched type attenuation system or equivalent
 - Other such SuDS

4. The applicant is requested to submit the following:

1. Implementation of Landscape Plan

The landscape Plan 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

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.

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

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.

5. Tree and Hedgerow 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 on the submitted Tree Protection Plan. 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.

(iii) The applicant shall submit a detailed Tree Survey for the subject site

5. The Planning Authority has serious concerns regarding the footprint of the proposed development being located c.5 metres from the adjacent watercourse which runs along the north-west of the subject site. Section 12.4.3 Riparian Corridors of the SDCC Development Plan 2022-2028 states that Development within or affecting riparian corridors will be required to

Promote and protect native riparian vegetation along all watercourses and ensure that a minimum 10m vegetated riparian buffer from the top of the riverbank is maintained / reinstated along all watercourses within any development site. This is a minimum and should be considered in light of the bullet points above.

Therefore the applicant is requested to submit revised drawings re-siting the proposal and pulling the proposed structure back to a minimum of 10 metres from the adjacent stream. The applicant should also provide for appropriate landscaping and planting for biodiversity within the 10 metre buffer zone.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site

notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

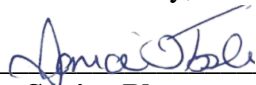
Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked “ADDITIONAL INFORMATION” and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD22A/0398

Date: 13-Dec-2022

Yours faithfully,



for **Senior Planner**