

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Public Realm Planning Report

Development:	Construction of a four-storey apartment block (4224 sq.m) consisting of 58 age friendly residential units comprising 20 one bedroom units and 38 two bedroom units with associated private balconies, associated lift and stair cores, entrance lobby, and circulation space; Provision of a community facility (99.3 sq.m) and ancillary accommodation including refuse store (26.9 sq.m), cycle store (36 sq.m), plant room (46.2 sq.m), sub-station (14 sq.m), switch room (16 sq.m), landscaped public open space (907.4 sq.m) and communal open space (1225.6 sq.m), and 30 car parking spaces and 80no. cycle parking spaces to serve the development; Vehicular access to the development will be provided via an upgraded entrance from Tay Lane with a minor pedestrian access provided from Eaton Drive to facilitate direct linkages to the town centre; Planning permission is also sought for all ancillary site and development works above and below ground to facilitate the development including the provision of internal access roads and pedestrian / cycle pathways and linkages, boundary treatment, public lighting, hard and soft landscaping, services, rooftop PV panels and associated signag
Location:	Lands located to the east of Tay Lane, Newcastle Road, Rathcoole, Dublin 24
Applicant:	Riverside Projects Limited
Reg. Ref:	SD22A/0342 AI
Report Date:	23/01/2022
Recommendation:	GRANT WITH CONDITIONS
Planning Officer:	AOIFE O'CONNOR MASSINGHAM

Land Use Zoning: Objective RES - To protect and/or improve residential amenity

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

Public Realm Comments:

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

The Public Realm Section raised the following issues as points of concern in the previous report and the applicant was requested to provide the following Additional information.

Item 9 Watercourse

It is noted that a stream running up the west of the site has been culverted and diverted through an underground pipe. This stream is to be uncovered as part of permitted development SD17A/0036. It is council policy to uncover culverts as per Policy GI3 Objective 4 of the County Development Plan, and section 12.4.3. The applicant is requested to revise their landscape and drainage plans in order to uncover this watercourse and integrate it into the landscape proposals.

By Way of a response the applicant has provided the following information:

The applicant is now proposing to remove the existing culvert over the full extent of the site, with an access bridge to be installed to facilitate vehicular and pedestrian access to the site. The extent of the revised watercourse is shown on drawing 2127-C.001 (Rev C).

This Additional Information to remove the existing culvert over the full extent of the site is acceptable to the Public Realm Section and shall be implemented in full by the applicant.

Item 10 Public Open Space.

The proposed public open space consists of the pedestrian path and surrounding verges / spaces between the western and eastern pedestrian accesses, and around the southern wing of the proposed building. This is linear incidental space and does not fit the qualitative requirements of public open space under the County Development Plan. The applicant is requested to provide additional information specifying how 10% of the site area will be provided as Public Open Space to the qualitative standards set out in the CDP and on top of the requirements for Communal Open Space.

By Way of a response the applicant has provided the following information:

Revised landscape drawings have been submitted which show outdoor gym equipment and outdoor seating within the public open space area extending to 1,191 sq.m. In addition the applicant has provided an open space provision drawing with the landscape design statement and design statement addendum.

This submitted Additional Information is in principle acceptable to the Public Realm Section and shall be implemented in full by the applicant, in particular in relation to the public open space to be provided as per the submitted with the landscape design statement and design statement addendum and shown on landscape plan (drawing No. 21149_LP).

Item 12 (c) Surface Water

(c) 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 network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.

By Way of a response the applicant has provided the following information:

A SUDS Management Plan has submitted by the applicant. The Report details how the system will function following implementation along with a planned maintenance measures required to ensure adequate functioning of the system in service.

This submitted Additional Information is in principle acceptable to the Public Realm Section and shall be implemented in full by the applicant

Item 14 Taking in Charge

The applicant should clarify as to whether it is proposed to have any of the site taken in charge.

By Way of a response the applicant has provided the following information:

The applicant has confirmed that the proposed development will be managed by a single entity and that that no additional lands within the red line site boundary are to be taken in charge by SDCC.

This submitted Additional Information is in principle acceptable to the Public Realm Section.

Item 15 Public Realm - Landscape Plan

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 is requested to 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.
- III. The landscape Plan should 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. Significantly reduce the impacts of the development on existing green infrastructure within and adjacent to the proposed development site
- V. Demonstrate how natural SUDs features can be incorporated into the design of the proposed Development
- VI. Submit green infrastructure proposals and a green infrastructure plan that will mitigate and compensate for the impact of the proposed development on this existing site and show connections to the wider GI Network. These proposals should include additional landscaping, SUDs measures (such as permeable paving, green roofs, filtration planting,

above ground attenuation ponds etc) and planting for carbon sequestration and pollination to support the local Bat population.

By Way of a response the applicant has provided the following information:

- Item 15 (i) – The applicant has submitted a Landscape Design Rationale
- Item 15 (ii) – The applicant has submitted a Soft Landscape Plan (Dwg. No. 21149_LP_SLP)
- Item 15 (iii) - The applicant has submitted a Soft Landscape Plan (Dwg. No. 21149_LP_SLP) and a Hard Landscape Plan (Dwg. No. 21149_LP_HLD)
- Item 15 iv) – The applicant has stated that the site layout has been revised to provide for increased retention of the existing tree line along the northern and eastern boundaries. In total it is now proposed that 47 no. trees will be retained and protected on site and 15 no will need to be removed to facilitate the construction of the proposed development. This is a reduction of the originally proposed number of tree identified for removal (42 no.)

This submitted Additional Information in terms of the Public Realm and Landscape Plans is in principle acceptable to the Public Realm Section and shall be implemented in full by the applicant.

Item 16. Public Realm - Arboricultural Impact

(i) The applicant is requested to submit a comprehensive Tree Report to the SDCC Public Realm Section. This shall comprise of 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.

(ii) Survey of Existing Trees and Hedgerows - No equipment, machinery or materials are brought to the site for the purposes of the development, until a written statement detailing the retention and protection of trees on the site has been submitted to and approved in writing by the local planning authority. The submitted statement shall include a survey and assessment of all trees on the site and shall identify on a scaled drawing those trees to be retained and where arboricultural work is proposed. It shall also detail the measures and means of protecting the trees on the site in accordance with British Standards 5837:2005 (Trees in Relation to Construction). The development shall be carried out fully in accordance with the agreed details unless otherwise first agreed in writing with the local planning authority. If within five years from the completion of the development a tree which is agreed to be retained is removed, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, a replacement tree shall be planted within the site of such species and size, and shall be planted at such time, as specified in writing by the Public Realm

Section.

(iii) Retention of Identified Trees / Hedges - The trees and hedges identified for retention shall be protected during the course of the development. The trees shall be protected by the erection of temporary fencing in accordance with British Standard 5837:2005 (Trees in Relation to Construction), and the hedges shall be protected by a chestnut paling fence or similar fence to a height of not less than 1.8m and no closer than 1.5m from the hedge unless otherwise agreed in writing. The protective fencing shall be erected before the commencement of any clearing, demolition and building operations and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced protection zone(s) no materials shall be stored, no rubbish dumped, no fires lit and no buildings erected inside the fence, nor shall any change in ground level be made within the fenced area unless otherwise first agreed in writing by the Public Realm Section.

(iv) Tree Protection: Drainage and Service Runs - No drainage or service runs (including cables, pipes or similar services) shall be laid beneath the canopy of any tree identified for retention nor within any fenced protection zone unless otherwise agreed in writing by the local planning authority

By Way of a response the applicant has provided the following information:

A revised tree survey drawing (landscape drawing no. 22149_TS_01) has been submitted showing retention of the existing tree line along the northern and eastern boundaries as detailed on the submitted plan. In total it is now proposed that 47 no. trees will be retained and protected on site, and 15 no. will need to be removed to facilitate the construction of the proposed development. This is a reduction against the original proposed number of trees identified for removal (42 no.)

This following Additional Information is in principle acceptable to the Public Realm Section and shall be implemented in full by the applicant. This includes:

- Tree Survey Report (21149_TS_01)
- Tree Survey and Protection (21149_TS_01)

The Public Realm Section has assessed the proposed development in accordance with the policies and objectives of the County Development Plan 2022-2028 and with best practice guidelines and recommends the following CONDITIONS be applied:

1. Implementation of Landscape Masterplan

The proposed landscaping scheme as per the submitted Landscape Design Rationale and shown on drawing No. 21149_LP Landscape Plan and associated plans including:

- Soft Landscape Plan (21149_LPP_SLP)
- Hard Landscape Detailed (21149_LP_HLD)

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 (drawing No. A.03.06.1 Site Layout Plan).
- 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 contained within 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

3. Watercourse

As per the further information submitted by the applicant, the existing culvert is to be removed over the full extent of the site, with an access bridge to be installed to facilitate vehicular and pedestrian access to the site. The reinstated watercourse shown on drawing 2127-C.001 (Rev C) and on the Revised Landscape Drawings is to be implemented in full by the applicant.

4. SUDS Management Plan

The submitted SUDS Management Plan shall be implemented in full by the applicant.

REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with relevant policies and objectives contained within the CDP 2022-2028.

5. SUDS

There is a lack of natural SuDS (Sustainable Drainage Systems) features planned for the proposed development. The applicant is requested to submit the following:

- (i) Additional natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip, rains gardens, swales or other such SuDS etc.
- (ii) Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.

REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with relevant policies and objectives contained within the CDP 2022-2028.

6. Ecological Impact Assessment Report

The recommendations and mitigation measures contained within the submitted Ecological Impact Assessment Report prepared by Gannon & Associates shall be implemented in full by the applicant.

REASON: To protect and enhance areas of biodiversity, in accordance with relevant policies and objectives contained within the CDP 2022-2028.

7. Green Infrastructure and Green Space Factor (GSF)

The applicant shall demonstrate how they intend to reduce fragmentation of existing green infrastructure in accordance with the quoted policies and sections of the South Dublin County Development Plan 2022 – 2028. The applicant should provide a green infrastructure plan showing connections through the site and connections to wider GI network.

REASON: In order to ensure the protection and enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the design process in accordance with relevant policies of the CDP 2022-2028.

8. Tree Protection

All recommendations contained within the submitted Tree Report prepared by Gannon & Associates shall be implemented. A site meeting between all relevant parties (Arborist, Landscape Architect, Foreman, Parks Dept., possibly Project manager) should be organized before the start of development on site to agree all matters.. All remaining trees on the site shall be retained and shall be protected from damage for the duration of the works on site, to the satisfaction of the Planning Authority in accordance with BS 5837: 2012 and as per the submitted Tree Protection Plan (21149_TP_01). The cell-web no-dig paths shall be constructed in accordance with the standards in order to prevent damage to trees to be retained. All existing trees/hedges to be retained shall be enclosed by stout protective fencing, as per the Arborists report, located at a suitable distance as detailed in BS: 5837 – 2012 - ‘Trees in Relation to Construction’. This protective fencing shall be erected before any materials are brought onto site and prior to the commencement of any works associated the proposed development. The protective fencing shall be maintained intact and in good order for the duration of the construction works. Any damage caused to the protective fence shall be repaired immediately. No materials shall be stored, no rubbish dumped, no fires lit and no buildings erected inside the protective fence(s), nor shall any changes in ground level be made within the fence(s) unless previously agreed in writing by the Planning authority.

In the event that trees become damaged or otherwise defective during construction period, South Dublin County Council shall be notified as soon as reasonably practicable and remedial action agreed and implemented at the developers own expense. Any necessary tree felling and surgery works shall be agreed on-site with South Dublin County Council prior to the commencement of the development.

The proposed location of the site compound, and the exact routes of all water mains, foul and surface water sewers shall be marked out on site, and agreed with South Dublin County Council prior to the commencement of any works on site, so as to minimise damage to trees which could result from excavation works, storage of materials and construction of temporary access roadway.

REASON: In the interest of visual amenity and of protection of existing trees and to ensure the continuity of amenity afforded by existing trees.

9. Tree Bond

A maximum of two weeks from the date of the Commencement Notice and prior to the commencement of works on site, a Bond or bank draft to the value of **€79,134.84** shall be lodged

with South Dublin County Council as a security for the protection of the existing trees and hedgerows on site which are to be retained, as per the submitted Arborists Report.

The release of the bond will only be considered:

- i) 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.
- ii) a minimum twelve months after the completion of all site works once it has been ascertained that all trees/hedgerows specified for retention have been preserved in their prior condition and have suffered no damage and the developer has complied with the requirements of the Planning Authority in relation to tree and hedgerow protection.

The Council reserves the right to partially or fully sequester this bond in order to undertake compensatory planting elsewhere in the vicinity of this site, based on the Councils inspection and estimation of the damage caused.

REASON: In the interest of tree protection and the proper planning and sustainable development of the area.

10. Bird and Bat Boxes

Prior to the occupation of the buildings a scheme to provide bird boxes and bat boxes/tubes on the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the buildings are occupied and thereafter maintained.

REASON: To encourage wildlife on the site

Prepared By: Oisín Egan

Executive Parks Superintendent

Endorsed By: Laurence Colleran

Senior Executive Parks Superintendent