

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Public Realm Planning Report

Development:	Modifications to the self-storage facility and ground floor cafe permitted under Ref. SD21A/0284 comprising of an increase in the gross floor area from 8,008sq.m to 19,673sq.m as a result of an increase in the total number of internal floors from 4 to 7 levels, extension of the basement and an increase in building length along the northwest corner of the building; An increase in the overall building height of 1.5m; Minor internal layout alterations; Minor alterations to the roof layout; Elevational changes including alterations to the external north and west facade and an increase in depth of canopy on the south facade; Relocation and reconfiguration of the car parking and provision of reserved bay for larger vehicles, inclusion of an additional 5 EV spaces (10 in total), there is no proposed change to the overall number of permitted car parking spaces; Provision of 20 covered bicycle parking spaces; Alterations to internal access road and landscaping; Provision of additional landscaping and all associated and ancillary site works.
Location:	Liffey Valley, Dublin 22
Applicant:	OCEANGLADE LTD
Reg. Ref:	SD22A/0418
Report Date:	25/01/2023
Recommendation:	GRANT WITH CONDITIONS
Planning Officer:	CONOR DOYLE
Land Use Zoning:	MRC - 'To protect, improve and provide for the future development of a Major Retail Centre'

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:

In terms of Public Realm requirements in relation to the above proposed development the following ADDITIONAL INFORMATION was requested from the applicant

Item 1 Green Space Factor (GSF)

The Applicant is requested to calculate the Green Space Factor (GSF) to ensure that it has been met. Measures such as blue/green roofs could be considered if necessary to achieve the GSF. Section 12.4.2 of the South Dublin County Development Plan 2022-2028 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.

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

The applicant has submitted a Green Space Factor Calculation and drawing prepared by Carew Kelly Architects.

The applicant has achieved the appreciate GSF of 0.5 for the relevant land use zoning objective of MRC 'To protect, improve and provide for the future development of a Major Retail Centre'. This submitted Additional Information is principle acceptable to the Public Realm Section and shall be implemented in full by the applicant.

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. Revised Landscape Plan

Prior to the commencement of Development, a fully detailed landscape plan shall be submitted and agreed with the Public Realm Section, with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include details of hard and soft landscaping including levels, sections and elevations in addition the applicant is requested to submit a fully detailed Planting Plan for the development. The site shall be landscaped strictly in accordance with approved details in the first planting season after completion of the development. Details shall include:

- (i) a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;
- (ii) location, type and materials to be used for hard landscaping including specifications, where applicable for:
 - a) permeable paving
 - b) tree pit design
 - c) underground modular systems
 - d) SUDS
- (iii) a schedule detailing sizes and numbers/densities of all proposed trees/plants;
- (iv) specifications for operations associated with plant establishment and maintenance that are compliant with best practice; and
- (v) types and dimensions of all boundary treatments

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. Planting Plan

Prior to the commencement of development, the applicant shall submit for agreement with the Public Realm Section a detailed Planting Plan and Planting Schedule stating species/varieties, indicative quantities, sizes, rootball presentation and spacings. Planting mixes should specify a diverse range of species/varieties/cultivars and a diversity of forms and plant sizes (multi-stems, feathered, semi-matures, etc.); using both native and exotic species and pollinator-friendly native species (in accordance with the All-Ireland Pollinator Plan 2015-2020), all designed to provide vegetation that is visually appealing, bio-diverse, and easily managed.

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.

3. 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: 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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