

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM PUBLIC REALM PLANNING REPORT

Proposal:	Extension of an existing warehouse by approximately 1,685sq.m and the addition of 1 loading dock, extension of existing loading yard and upgrade of 11 parking spaces for E.V charging, 2 spaces to accessible parking spaces, and the addition of 35 covered bicycle parking spaces all on a site of approximately 1.6 hectares in the townland of Fortunestown
Location:	23, Magna Drive, Magna Business Park, Citywest, Dublin 24.
Applicant:	Origo Distribution Limited
Reg. Ref:	SD22A/0325 AI
Report Date:	31/01/2023
Planning Officer:	AOIFE O'CONNOR MASSINGHAM
Recommendation:	GRANT WITH CONDITIONS

STATUTORY LOCAL POLICIES

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 the following ADDITIONAL INFORMATION was requested from the applicant:

Item 1 Landscape, Trees & Green Infrastructure:

The applicant is requested to submit:

- a. A detailed landscape, tree and boundary survey of the existing site (to include both plans and elevational drawings).
- b. A detailed proposed landscape plan. The proposed landscape plan should demonstrate how existing green infrastructure will be incorporated into the overall design.
- c. Submit landscaping proposals that includes drawings indicating details of all proposed hard and soft landscaping, including details of all proposed site boundary treatments, detailed planting plans and planting schedules, stating species/varieties, quantities, sizes rootball presentation and spacings. The applicant is advised that all proposed planting should ideally consist of native and pollinator friendly species. The landscape plan should include a timescale for its implementation, including a minimum 18-month landscape maintenance and defects liability period.
- d. Tree Survey - The applicant is requested to submit a comprehensive Tree Report to the SDCC Public Realm Section. This shall comprise of a detailed Tree Survey and Arboricultural Impact Assessment, 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.

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

The applicant has submitted:

- An Arboricultural Report (Ref 221020-PD-11)
- Tree Survey & Constraints Plan (Ref 2210200-P-10)
- Tree Removal and Protection Plan (Ref 2210200-P-11)
- Landscape Plan (Ref PP394-02)

The submitted Additional Information as outlined above is in principle acceptable to the Public Realm Section. The Tree Protection Measures and Recommendations in the submitted Arboricultural Report (including the planting of 21 no. trees as mitigation) shall be implemented and the submitted Landscape Plan shall be implemented in full by the applicant.

Item 2 Sustainable Urban Drainage Systems

The applicant is requested to submit the following:

- a. A drawing to show how surface water shall be attenuated to greenfield run off rates.
- b. Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drain planter boxes or other such SuDS.
- c. SUDs Management - The applicant is requested to submit 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.
- d. 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 etc. In addition, the applicant should provide the following:
- e. Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.

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

- **Proposed Drainage Layout (Ref OWE-CSC-ZZ-XX-DR-C-0002)**
- **Proposed SUDS Features:**
 - **Permeable Paving**
 - **Bio retention Swales**
 - **Rainwater Butt**

- **SUDS maintenance Plan**

The submitted Additional Information as outlined above is in principle acceptable to the Public Realm Section. The submitted Drainage layout including proposed SUDS features and associated SUDS Maintenance Plan shall be implemented in full by the applicant.

Items 3 Green Space Factor (GSF)

A Green Space Factor (GSF) Worksheet shall be submitted by the applicant for the proposed development detailing how they have achieved the appropriate minimum Green Space Factor (GSF) scoring established by their land use zoning. Developers can improve their green factor score by retaining existing landscape features and incorporating new landscape features and GI interventions. Completed Green Space Factor (GSF) worksheets should be submitted to SDCC with the Green Infrastructure Plan and Landscape Plan for a proposed development.

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 Jane McCorkell Design. The applicant has achieved the appreciate GSF of 0.5 for the relevant land use zoning objective of EE. This submitted Additional Information is 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 to any proposed GRANT of Permission:

1. Implementation of Landscape Plan (Dwg. Ref PP394-02)

The proposed landscaping scheme shown on the submitted Landscape Plan (Dwg. Ref PP394-02) 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 Plan (Drawing No. 288413-00).
- 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. Planting Plan

Prior to the commencement of Development, the applicant shall submit 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 the proposed bio retention swales shall be supervised by the 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.

3. Drainage Layout Plan and SUDS Features

The submitted Drainage Layout Plan (Dwg. Ref OWE-CSC-ZZ-XX-DR-C-0002) and associated natural SUDS features including permeable paving, bio retention swales and rainwater butts 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.

4. SUDS Management Plan

The submitted SUDS Management Plan contained within Appendix A of the Engineers response to the Further Information request 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

Prepared By: Oisin Egan

Executive Parks Superintendent

Endorsed By: Laurence Colleran

Senior Executive Parks Superintendent