

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Public Realm Planning Report

Development:	Demolition of 2 sheds and the construction of 30 dwellings; 1 vehicular and pedestrian link with Main Street, Newcastle; vehicle and pedestrian link with Glebe Square, Newcastle and all associated and ancillary site development works.
Location:	Main Street, Newcastle, Dublin
Applicant:	Deane and Deane Ltd.
Reg. Ref:	SD22A/0286 AI
Report Date:	21/03/2023
Planning Officer:	Sarah Watson
Recommendation:	Refusal - Clarification of Additional Information

Recommended for refusal.

The Public Realm Section has objections in principle to the proposed development on the basis of the significant detrimental impact on trees, hedgerows and biodiversity, the lack of a green infrastructure strategy and lack of integrated SuDS design. The proposed development would materially contravene policies and objectives for green infrastructure, biodiversity, sustainable drainage, public open space and play in the County Development Plan and Newcastle Area Plan.

The information submitted as Additional Information is unsatisfactory. There is a lack of detail, very poor landscape design proposals and many missing items. The degree of hedgerow removal is excessive and the response has not demonstrated compliance with Council policies on Green Infrastructure or SUDS. The Green Space Factor has not been submitted so should be considered a fail in this regard achieved. No bat survey has been submitted. There is also a major lack of Street Trees.

If the application is not refused Public Realm would request the following Clarification of Additional Information.

1. Green Infrastructure

The applicant is requested to submit a Green Infrastructure Plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County and indicating how the development proposals link to the wider GI Network of the County. The application seems to have a very negative effect on GI. Revised landscape plan to show a much higher percentage of the existing trees and hedgerows on site being retained and protected, particularly along the townland boundaries;

2. Green Space Factor (GSF)

A Green Space Factor (GSF) Worksheet shall be submitted by the applicant

3. Street trees.

Proposals not in compliance with DMURS. Street trees (SUDS tree pits) should be provided at regular intervals on both sides of each street.

4. Play Features

Proposals lack the required detail. The playground designer should contact SDCC public realm section to discuss the proposed playground; including the inclusion of universally accessible equipment.

5. Ecological Assessment – Bat SurveyThe applicant is requested to submit a bat survey.

6. EIA ReportThe applicant shall include any mitigation measures proposed in the submitted EIA report.

7. DMURS – Street Trees

8. Boundaries The applicant needs to agree boundary treatments, details shall be submitted and agreed with SDCC Public Realm Section prior to the commencement of development.

9. SUDs a sustainable drainage system that complies with SDCC *SUDs Explanatory Design and Evaluation Guide*. makes use of existing hedges and ditches, provides multifunctional benefit, is well integrated into the landscape. The applicant needs to agree the Suds solutions including alternative source control methods to a petrol interceptor.

Hannah Johnston

Graduate Landscape Architect

Endorsed By: Laurence Colleran

Senior Executive Parks Superintendent