

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM PUBLIC REALM PLANNING REPORT

Development: Demolition of some of the existing structures on site to include a portion of an existing rubble wall; the rear extension of an existing cottage; existing structures, storerooms, and sheds to the west and north of Muldowney's Pub; the reconfiguration, renovation, and extension of the existing cottages on site to provide for 2 two bedroom units; the reconfiguration and renovation of Muldowney's Pub and storage yard; the construction of 21 residential units within 2 three storey blocks to the rear and side of Muldowney's Pub as follows: Block A will provide 6 one bedroom units, giving a total of 6 apartments in this building; Block B will provide for a mix of 3 one bedroom and 12 two bedroom units, giving a total of 15 units within this Block; private open space will be provided in the form of balconies with communal open space provided in the centre of the site. The development will also include the provision of a pedestrian access from Main Street and a pedestrian and vehicular access via the existing car-park entrance to the rear of Muldowney's Pub; Provision of 32 carparking spaces and 44 bicycle spaces, all ancillary hard and soft landscaping, boundary treatment, ESB sub-station, signage, bin and bike stores and all engineering and site development works necessary to facilitate the development.

Location: Muldowney's Pub, Main Street, Rathcoole, Co. Dublin

Applicant: Lorat Trading Ltd.

Reg. Ref: SD22A/0096 AI

Report Date: 20/03/2023

Planning Officer: AOIFE O'CONNOR MASSINGHAM

Recommendation: GRANT WITH CONDITIONS

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

COMMENTS:

In general terms the Public Realm Section has no objections in principle to the proposed development, but wish to make the following comments:

Open space provision

The applicant is requested to submit in table form the percentage (%) and area in sq.m the of the proposed private, semi-private and public open space provision within the site. The applicant should demonstrate compliance with the South Dublin County Development Plan 2022-2028 in relation to open space provision. If sufficient quality public open space cannot be provided onsite the applicant

should submit information to justify this. The overall standard for public open space is 2.4 hectares per 1,000 population. This will be applied to all developments with a residential element. Within that standard, there are specified percentages as set out in Table 8.2 which must, as a minimum, be provided on site. Only in exceptional defined circumstances, as set out in the objectives below, will flexibility be provided for.

Table 8.2: Public Open Space Standards

Land Use	Public Open Space Standards (minimum)
Overall Standard	2.4 Ha per 1,000 Population
New Residential Development on Lands Zone RES-N	Minimum 15% of site area
New Residential Development on Lands in Other Zones including mixed use	Minimum 10% of site area
Institutional Lands / 'Windfall' Sites	Minimum 20% of site area

Under Table 8.2 the specified percentage of open space for the proposed development is a minimum of 10% of the site area.

The Public Realm Section welcomes the removal of block A and the and the subsequent additional open space provision, however no provision is made for public open space within the development, open space provided is in the form of private and communal. The applicant is therefore not in compliance with 8.7.3 QUANTITY OF PUBLIC OPEN SPACE of the CDP 2022-2028. There is no public open space provided as part of this development. As per SDCC's county development plan:

"The overall standard for public open space is 2.4 hectares per 1,000 population. This will be applied to all developments with a residential element. Within that standard, there are specified percentages as set out in Table 8.2 of the County Development Plan which must, as a minimum, be provided on site. Only in exceptional defined circumstances, as set out in the objectives below, will flexibility be provided for. The Council's general intent is to ensure a minimum provision of public open space on site, within the relevant zoning, as set out under Table 8.2 Public Open Space Standards of the County Development Plan".

The applicant is requested to provide greater detail about proposals to mitigate the absence of public open space provision on site. In this regard the applicant is requested to liaise with the Public Realm Department and agree suitable proposals within the northern portion of the subject site.

Play Proposals

Proposals shall be submitted in the form of a Proposed Play Rationale and Layout Plan (separate to, but related to the Landscape Masterplan), using Nature-based Solutions, informed by the 'genus loci' of the site (e.g. existing and planned landform, character etc.), to provide informal, impromptu and spontaneous play opportunities, along with structure, equipped play. The Layout Plan shall comprise the following:-

- showing types of play and play area(s),
- target age groups,
- landform (included levels and contours) and boundaries,
- gates and planting,
- design and construction details of play opportunities and facilities in respect of landform, planting, boundaries, equipment and safety surface.

All play equipment and ancillaries shall conform to European Standards EN 1176-1-11 and EN 1177 Playground equipment and surfacing, and to BS/EN standards 2017/18 for Playground Installations for HIC (Head Injury Criterion) and CFH (Critical Fall Height).

Trees

There are still concerns with the lack of information submitted in relation to existing trees and hedgerows within the subject site area. The applicant has not provided:

- (i) A detailed Tree Survey Report,
- (ii) An arboricultural impact assessment
- (iii) Tree Protection Plan
- (iv) Tree Constraints Plan and,
- (v) Arboricultural Method Statement

The applicant is requested to submit the above additional information for the trees within the subject site area. This tree survey should be undertaken by a suitably qualified arborist.

SUDS

The applicant has not shown compliance with Section 12.11 Infrastructure and Environmental Services. Section (iii) **Sustainable Urban Drainage System (SuDS) requires all** new developments to incorporate Sustainable Urban Drainage Systems (SUDS).

- Sustainable Drainage Systems include devices such as swales, permeable pavements, filter drains, storage ponds, constructed wetlands, soakways and green roofs;

- In some exceptional cases and at the discretion of the Planning Authority, where it is demonstrated that SuDS devices are not feasible, approval may be given to install underground attenuation tanks or enlarged pipes in conjunction with other devices to achieve the required water quality. Such alternative measures will only be considered as a last resort;
- Development should seek to maximise the use of permeable surfaces, as well as opportunities for stormwater attenuation and storage through SuDS and limit the use of underground attenuation and storage;
- The applicant shall submit a revised drawing showing the inclusion of SuDS (Sustainable Drainage Systems), preferable above ground attenuation systems, which considers the Quality, Amenity and Biodiversity in accordance with the Sustainable Drainage Explanatory Design & Evaluation Guide 2022. Example of SuDS such as but not limited to the following include :
 - Green and Blue roofs
 - Rain gardens
 - Bioretention rain gardens
 - Swales
 - Basins
 - Wetlands and ponds
 - Permeable pavement with other SuDS, considering Biodiversity
 - SuDS Tree pits

GSF Minimum Score Not Achieved

The Public Realm Section recommends that the applicant engage either Oisín Egan oegan@sdublincoco.ie or Laurence Colleran lcolleran@sdublincoco.ie in order to 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 (for example, for infill development or certain brownfield sites) 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 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:

1. Landscape Strategy and Landscape Masterplan

Prior to the commencement of Development, a revised landscaping strategy including a revised landscape masterplan, which meets the requirement of the Local Authority in terms of meaningful public open space provision as required under the CDP 2022-2028 and effectively contributes to the amenity, GI and biodiversity of the site to be agreed with Planning Authority in consultation with the Public Realm Section. The revised landscape strategy shall include a revised landscaping layout, details of planting, hard surfacing materials, site levels, external lighting, public seating and details of all gradients, ramps and steps within publicly accessible areas of the development. Soft landscaping works shall include: planting plans (at a scale not less than 1:100), written specification of planting and cultivation works to be undertaken and schedules of plants, noting species, plant sizes and proposed numbers / densities and an implementation programme.

In addition, the applicant is to agree with the Public Realm Section enhancement measures/improved landscape proposals for the northern portion of the site in lieu of the lack of open space within the overall subject site. These proposals shall include open space enhancements in terms of improved ecology, biodiversity and green infrastructure measures. Proposals can include Miyawaki/mini woodland style planting. Location and planting method to be agreed with Public Realm. See below relevant Objective with the CDP:

“GI1 Objective 7: To develop linked corridors of small urban ‘Miyawaki’ native mini-woodlands, a minimum of 100 sq m in size, to capture carbon and encourage biodiversity in suitable existing built-up areas, in low grade parkland, and other areas of zoned lands where deemed suitable and appropriate.”

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.

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 attenuation tree pits shall be supervised by the project landscape architect.

REASON: In the interests of residential and visual amenity and to ensure full and verifiable implementation of the approved landscape design

4. OPEN SPACE PROVISION:

Insufficient information has been submitted in relation to proposed open space provision with the Development. Under section 8.7.3 of the 2022-2028 CDP the overall standard for public open space is 2.4 hectares per 1,000 population. This will be applied to all developments with a residential element, such as the subject proposal. Within that standard, there are specified percentages as set out in Table 8.2 which must, as a minimum, be provided on site.

Table 8.2: Public Open Space Standards

Land Use	Public Open Space Standards (minimum)
Overall Standard	2.4 Ha per 1,000 Population
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New Residential Development on Lands in Other Zones including mixed use	Minimum 10% of site area
Institutional Lands / 'Windfall' Sites	Minimum 20% of site area

Public open space shall be provided at the rates specified in Table 8.2 above. As per COS5 Objective 6; the occupancy rate used for the purposes of public open space calculations is 3.5 persons in the case of dwellings with three or more bedrooms and 1.5 persons in the case of dwellings with two or fewer bedrooms.

Under Table 8.2 the specified percentage of open space for the proposed development is a minimum of 10% of the site area. The applicant is therefore requested to provide in tabular form a clear breakdown of the open space provision within the proposed development. From the documentation submitted it appears that the applicant is only providing communal open space. The applicant is requested to provide greater detail about proposals to mitigate the absence of public open space provision on site. In this regard the applicant is requested to liaise with the Public Realm Section and agree suitable proposals within the northern portion of the subject site

Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and biodiversity benefits and to maximise the quality and usability of open spaces within the development, and to meet the relevant requirement in terms of open space provision and relevant policies within the CDP 2022-2028.

5. Play Area

Prior to the commencement of Development, A detailed play strategy using Nature-based Solutions for the subject site to be submitted and agreed with the Planning Authority in consultation with the Public Realm Section. Such details shall comprise:

- i. a specification of all play equipment to be installed including provision for children with disabilities and special sensory needs;

- ii. a specification of the surface treatment within the play areas; and arrangements for ensuring the safety and security of children using the play areas.

All play equipment and ancillaries shall conform to European Standards EN 1176-1-11 and EN 1177 Playground equipment and surfacing, and to BS/EN standards 2017/18 for Playground Installations for HIC (Head Injury Criterion) and CFH (Critical Fall Height).

REASON: To ensure that the development makes appropriate provision for play and informal recreation in accordance with relevant policies in the CPD 2016-2022

6. Removal of proposal for underground attenuation

The applicant shall incorporate additional natural SUDS features into the proposed drainage system for the development such as rain gardens, detention basins, filter drains, swales etc. In addition, the applicant shall provide the following:

- Removal of proposal for underground attenuation.

The applicant is requested to fill in the table below and provide clear explanations/rationale for selecting/not selecting additional natural SUDS measures:

SuDS Measures	Measures to be used on this site	Rationale for selecting/not selecting measure	Area of Feature (m2)	Attenuation volume of feature (m3)
Swales				
Integrated constructed Tree Pits				
Green/Blue Roofs (Intensive and Extensive Green Roofs)				
Filter Drain				
Permeable pavement (Grasscrete, Block paving, Porous Asphalt etc.)				
Green wall				
Filter strips				

Bio-retention systems/Raingardens				
Blue Roofs				
Detention Basins				
Retentions basins				
Ponds				
Wetlands				

REASON: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal, in accordance with policies under the CDP 2022-2028.

7. Green Infrastructure & Green Space Factor

The applicant shall submit the following information relation to Green Infrastructure 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 Green Space Factor (GSF) will be achieved for the relevant land use zoning objective.

REASON: In the interests of the amenity and environmental quality of the locality and to assimilate the development into its surroundings, in accordance with policy GI5 Objective 4 and other relevant policies relating to GI within the CDP 2022-2028.

8. SUDS

The applicant is requested to submit the following:

- (i) A drawing to show how surface water shall be attenuated to greenfield run off rates.
- (ii) Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drains, bio-retention tree pits, rains gardens, swales or other such SuDS.
- (iii) 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.

(iv) 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 etc. In addition, the applicant should provide the following:

- a. Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.
- b. Tree pits incorporating SUDS features should include a deep cellular water storage/attenuation area below the surface which acts as a soak away allowing surface water to infiltrate into the ground

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

9. SUDS Management Plan

A comprehensive SUDS Management Plan shall be submitted to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan shall also be included as a demonstration of how the system will function following implementation. Additional natural SUDS features shall be incorporated into the proposed drainage system for the development such as, detention basins, filter drains, swales etc. In addition, the applicant shall provide the following:

- Demonstrate the treatment train, biodiversity value and amenity value of the SUDS proposals for the catchment in the residential areas.
- Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development including drainage / attenuation calculations for same.
- The applicant shall show further proposed SuDS features for the development such as green roofs, grass areas, channel rills, swales, permeable paving and other such SuDS and show what attenuation capacity is provided by such SuDS. Bio retention tree pits should be designed so that they enable tree pits to both support healthy tree growth while at the same time to help treat and attenuate water coming from hard landscaping areas.
- Natural Suds measures should be detailed to remove/ reduce the requirement for underground attenuation tanks in line with the development plan objectives.
- Tree Pits to incorporate SuDS bioretention features and sufficient growing medium. SuDS details need to show how the water drains from the road/pavement hard surface into the SUDS tree pit, clearly outlining how SuDS features within the tree pits will function. The applicant is

requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.

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

10. Tree Survey

The applicant shall submit a detailed Tree Survey Report. This shall comprise:

- i) a detailed Tree Survey,
- ii) Arboricultural Impact Assessment
- iii) Tree Protection Plan and
- iv) Arboricultural Method Statement,

All in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations

The survey is to include trees within a 10m radius of the proposed development infrastructure and any other trees likely to be impacted by the infrastructure or during the construction works. The exact location and layout of the proposed infrastructure is required and detail of what is proposed for retention or removal.

The Arboricultural Method Statement is to detail clear and practically-achievable measures to be used during the construction period, for the protection and management of all trees that are to be retained, as shown in the Tree Protection Plan.

The report shall be carried out by an independent, qualified Arborist. A tree bond may be required based on the results of the survey.

REASON: To ensure the protection, safety, prudent retention and long-term viability of trees to be retained immediately adjacent to the site

11. Invasive Species Report

The applicant is requested to submit an Invasive Species Report which includes a detailed survey for the presence of invasive species within the subject site (as listed on the third schedule of the European Communities (Birds and Natural Habitats Regulations 2011). If invasive species are found to be present

within the subject site that the applicant shall submit a site specific Invasive Species Management Plan.

REASON: To ensure the protection of the natural Heritage of the site in accordance with relevant policies and objective of the CDP 2022-2028.

10. Bat Survey

Prior to the commencement of development, the applicant shall submit a physical bat assessment report conducted between the months of April - September clearly outlining if there is bat value on the proposed site. This shall be conducted by an independent, suitably qualified ecologist. If bats are found on the proposed site or in the near vicinity the applicant shall follow all recommendations by the ecologist and retain the services of the ecologist during the construction period, all findings shall be submitted to SDCC and agreed with SDCC Public Realm Section.

REASON: To ensure the protection of the natural Heritage of the site in accordance with relevant policies and objective of the CDP 2022-2028

11. Services

Prior to the commencement of development, the applicant shall submit a clearly outlined landscape plan & arborists drawing that demonstrates that services will not impinge on the existing and proposed trees and hedgerows, proposed service layouts shall be agreed with SDCC Public Realm Section.

Reason: In the interest of visual amenity, to protect existing and proposed trees and to protect bats

Prepared By: Oisin Egan
Executive Parks Superintendent

Endorsed By: Laurence Colleran
Senior Executive Parks Superintendent