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Dublin 3

Date : 05-Sep-2023

Reg. Ref. : SDZ22A/0010/C24
Proposal : Kelland Homes Ltd. intends to apply for permission for development on a site area of 6.3Ha, on lands within the townland of Cappagh, Dublin 22. The proposed development is located west of the Ninth Lock Road, south of the Dublin-Cork railway line, north of Cappaghmore housing estate and Whitton Avenue, and east of an existing carpark / park & ride facility at the Clondalkin Fonthill train station and the R113 (Fonthill Road). The proposed development is located within the Clonburris Strategic Development Zone (SDZ), within the development areas of (I) Clonburris South East (i.e. CSE-S1 & CSE-S2) and (ii) part of Clonburris Urban Centre (i.e. CUC-54), as identified in the Clonburris SDZ Planning Scheme 2019. The proposed development consists of the construction of 294 no. dwellings, creche and retail / commercial unit, which are comprised of: 118 no. 2, 3 & 4 bed, 2 storey semi-detached and terraced houses, 104 no. 2 & 3 bfd duplex units accommodated in 10 no. 3 storey buildings, 72 no. f' & 2 bedroom apartments in 2 no. 4 & 6 storey buildings, 1 no. 2 storey creche (c.520.2m²), 1 no. 2 storey retail /commercial unit (c.152.1m²). Access to the development will be via the permitted road network (under Ref. SDZ20A/0021) which provides access from the Ninth Lock Road to the east and the R113 (Fonthill Road) to the west. The proposed development will connect into the permitted Infrastructural works as approved under the Clonburris Strategic Development Zona Planning Scheme (2019) and permitted under Ref. SDZ20A/0021, with the proposed development connecting into the permitted surface water drainage attenuation systems i.e. 1 no. pond, 3 no. modular underground storage systems and 1 no. detention basin combined with modular underground systems. The proposed wastewater infrastructure will connect into a permitted foul pumping station and pipe network within proposed road corridors to facilitate drainage connections to future wastewater drainage infrastructure within the adjoining SOZ lands (Including future Irish Water pumping

station permitted under SDZ21A/0006). The proposed development also provides for all associated site development works above and below ground, public & communal open spaces, hard & soft landscaping and boundary treatments, surface car parking (401 no. spaces), bicycle parking (797 no. spaces), bin & bicycle storage, public lighting, plant (M&E), utility services & 4 no. ESB sub-stations. This application is being made in accordance with the Clonburris Strategic Development Zone Planning Scheme 2019 and relates to a proposed development within the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015.

Condition 24:

Green Infrastructure

Prior to the commencement of development, the applicant shall agree and submit redesigned proposals with the Planning Authority that demonstrate unless otherwise agreed:

- i. A Strategic Green Corridor along the northern boundary of the site adjacent to the Dublin-Cork Railway including natural SUDs and planting along length of boundary (planting options might include Miyawaki style).
- ii. A Local Green Corridor approximately N-S along the eastern boundary incorporating nature based SuDS and planting along length of boundary.
- iii. A Local Green Corridor approximately N-S and E-W along the westernmost local street south of Clonburris Link Street incorporating nature based SuDS: such as bioretention raingardens and additional planting.
- iv. A Local Green Corridor approximately N-S through the centre of the development increasing the tree planting and providing above ground SUDS.
- v. Retention of trees and hedgerow along southern boundary as shown in SDZ. Where hedgerow was removed this is to be replaced with fast growing planting, such as Miyawaki-style planting. No tree works/removals or pruning to take place prior to a site meeting with Public Realm to agree extent of works. No works to take place within the root protection zone/drip line of trees. An area of Public Open Space is required between the hedgerow and the development to allow proper setback for residential amenity and to allow for the Taking in Charge and maintenance of the trees and hedgerow in the future (space for tractor and flail required-minimum space required 6m from base of hedgerow). This should involve either changing the house/dwelling-unit type

or omitting House Nos. 01, 25, 26 and 46. The ESB substation adjacent to the southern hedgerow shall be moved elsewhere in the scheme.

REASON: In the interests of adequate Green Infrastructure provision in accordance with the Clonburris SDZ Planning Scheme.

Location : The proposed development is located west of the Ninth Lock Road, south of the Dublin-Cork railway, line, north of Cappaghmore housing estate and whitton Avenue, and east of an existing carpark/park, & ride facility at the Clondalkin, Fonthill train statio

Applicant : Kelland Homes Ltd

Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 10-Jul-2023 to comply with Condition No 24 of Grant of Permission No. SDZ22A/0010, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **not** compliant.

Comments:

“Compliance submission:

Letter from Armstrong Fenton Associates, 10/07/2023 with the following:

-Drawing No. 01 LP by Ronan MacDiarmada Associates showing green infrastructure and natural-based SuDS.

-i) Drawing No. LP 01 showing hedging and planting, nature based SuDS, Strategic corridor in Drawing No. 2004.

ii) Local green corridor with swale planting and a wildflower meadow showing natural SuDS. Drawing No. 2004.

iii) Drawing No.’s 2004 & 01 LP showing Local Green Corridor.

Planners Comments:

SDCC Parks have reviewed the submission (18/08/2023), with the following:

General Comments:

The submission has not demonstrated an understanding of Green Infrastructure or what is required to develop with Strategic or Local Green corridors. The drawings are below the standard expected in terms of detail and clarity.

i. A Strategic Green Corridor along the northern boundary of the site adjacent to the Dublin-Cork Railway including natural SUDs and planting along length of boundary (planting options might include Miyawaki style).

Parks Response:

Not in compliance- insufficient level of detail provided in drawings to demonstrate compliance- no details provided for swale- no cross sections, no planting details, no specifications provided, no details of headwalls or indication of how they function for water attenuation, amenity , biodiversity or water cleansing, no details of water inlets/outlets.

Planting includes inappropriate species for GI corridor. No planting densities provided.

Very low plant diversity in GI corridor. Mounding indicated however no levels on drawing.

ii. A Local Green Corridor approximately N-S along the eastern boundary incorporating nature based SuDS and planting along length of boundary.

Parks Response:

Not in Compliance. insufficient level of detail provided in drawings to demonstrate compliance- no details provided for swale- no cross sections, no planting details, no specifications provided, no details of headwalls or indication of how they function for water attenuation, amenity , biodiversity or water cleansing, no details of headwalls/ water inlets/outlets.

Planting includes inappropriate species for GI corridor. No planting densities provided. Very low plant diversity in GI corridor.

iii. A Local Green Corridor approximately N-S and E-W along the westernmost local street south of Clonburris Link Street incorporating nature based SuDS: such as bioretention raingardens and additional planting.

Parks Response:

Not in compliance. This does not meet the minimum standards for street design and it lacks features required to establish the route as a local Green corridor. No street trees, no bioretention areas.

iv. A Local Green Corridor approximately N-S through the centre of the development increasing the tree planting and providing above ground SUDS.

Parks Response:

Not in compliance- insufficient detail on SUDS. Inappropriate use of non-native trees in the hedgerow.

v. Retention of trees and hedgerow along southern boundary as shown in SDZ. Where hedgerow was removed this is to be replaced with fast growing planting, such as Miyawaki-style planting. No tree works/removals or pruning to take place prior to a site meeting with Public Realm to agree extent of works. No works to take place within the root protection zone/drip line of trees. An area of Public Open Space is required between the hedgerow and the development to allow proper setback for residential amenity and to allow for the Taking in Charge and maintenance of the trees and hedgerow in the future (space for tractor and flail required- minimum space required 6m from base of hedgerow). This should involve either changing the house/dwelling-unit type or omitting House Nos. 01, 25, 26 and 46. The ESB substation adjacent to the southern hedgerow shall be moved elsewhere in the scheme.

Parks Response:

Not in compliance; works proposed within the root protection zone. Insufficient planting proposed. Inappropriate planting proposed. Insufficient setback from protected GI corridor. Car parking and lighting proposed in GI corridor.

Comment: Deemed not in compliance with parts i-v of Condition 24.

Conclusion

The submission is considered **not in compliance** with Condition 24.”

Yours faithfully,

M.C.

for **Senior Planner**