

SHD0009/22 White Heather Industrial Estate, South Circular Road, Dublin 8 and 307/307a South Circular Road and 12a St James's Terrace, Dublin 8.

Comments by DCC Parks, Biodiversity & Landscape Services

May 23rd 2022



1. Development description

The pre-application submission proposes the redevelopment of an industrial site of 1.535 ha to build 335 build to rent units in seven blocks. The site is zoned Z1 and Z9 and consist of an existing industrial estate lying adjacent to the Grand Canal in Dolphins Barn.

The application includes a landscape report and masterplan, which are well developed and indicates proposals for new public realm within the site and adjacent to the canal. A development-wide green roof approach is also presented, which is welcomed.



Proposed Master Landscape Plan

2. Landscape Context

The site area is predominantly covered with hardstanding and buildings. There is a wide grass strip fronting on to the canal side and overspreading tree canopies from the existing mature tree belt at our Lady of Dolours Church, as well as trees at the site entrance.

The main parks in the locality are Brickfield Park to the southwest at over 800m distance and Eamonn Ceannt Park to the south at approximately 700m , therefore the site is not readily served by existing parks. The Player Wills/ St Teresas SDRA redevelopment to the north, which is under planning, will include closer parks at around 500m.

The grand canal, a designated conservation area, lies to the south of the site boundary. It is an important linear recreational route and aquatic habitat for the city.

3. Key issues

3.1 Open space

The public open space (POS) provision requirement is 10% of the site area or 1535m² and the stated provision is 2960m² in 3 areas yellow and pink as below. The area calculation plan seems to include required buffer strips to private buildings which should have been excluded.



It is advisable that a public right of way is established from the South Circular Road to connect to the proposed public open spaces, as indicated with red-dashed arrow above to ensure public access.

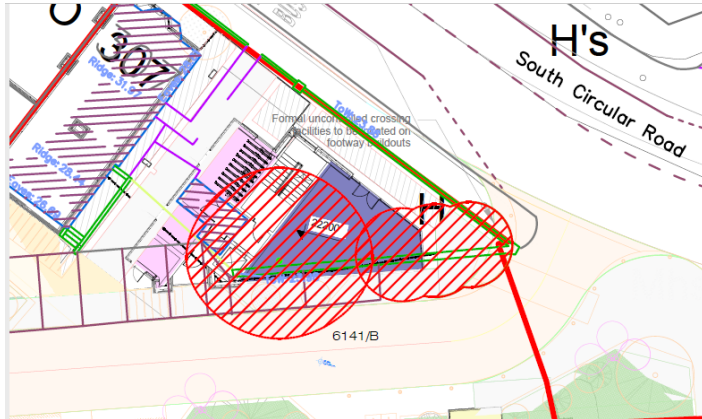
The POS will not be taken in charge and conditions safeguarding public access and use are advised to be included in a grant if any.

The communal open space is required at a provision of 1902m² and the submission indicates a provision of 2160m² at ground and roof levels, which is satisfactory.

3.2 Existing trees:

There are a limited number (13) of trees within the site and immediately adjacent. Tree loss is moderate (7) due to the proposed development layout, and there is a significant overall increase in trees under the landscape planting proposals.

Park Services do not support the removal of T6141 an early mature beech tree (*Fagus sylvatica*) which is located at the entrance to the site from the South Circular Road (images below). It is considered that this tree should be retained to help form the entrance to the scheme and as marker of the scheme's sustainable design as stated in 16.3.3 of the Development Plan's development standards.



Cypress & beech group at entrance

3.3 Playspaces

The apartment guidelines states the requirement of 200m² to 400m² for schemes of over 100 apartments. The provision is indicated as 532m² which is satisfactory

3.4 Biodiversity

The canal side shall be protected during the construction stage with appropriate conditions. Opening up links from the site to the canal side will depend on Waterway Ireland plans and a temporary fence shall be in place as a boundary to the canal open space.

4. Conclusions

Parks, Biodiversity and Landscape Services have no objections to the overall application proposals except for the loss of Tree T6141, which should be retained.

5. Draft conditions

The following draft conditions are recommended subject to a grant of planning permission for this application.

Open Space Management

The applicant/developer shall be responsible for maintenance and management of the public open spaces. The public open spaces will operate as public park/public realm in perpetuity, with public access and use operated strictly in accordance with the management regime, rules and regulations including any byelaws for public open space of the Planning Authority at all times. Public access to public open spaces from the South Circular Road shall be permanent and without any barriers of a manner that could prevent public access.

Reason: In the interest of residential amenity and to secure the integrity of the proposed development including open spaces.

Landscape scheme to be implemented

The developer will retain the professional services of a qualified Landscape Architect as a Landscape Consultant throughout the life of the site development works. He/she will submit a Landscape Completion Report to the planning authority for written agreement, as verification that the approved landscape plans and specification have been fully implemented and for bond release. The landscape scheme accompanying the application shall be implemented fully in the first planting season following completion of the development or completion of any phase of the development, and any vegetation which dies or is removed within 3 years of planting shall be replaced in the first planting season thereafter.

Reason: in the interests of amenity, ecology and sustainable development

Public Art

The proposed artwork shall be of good quality and procured by the development of a design brief with a limited competition between 5 artists selected from a panel. Advice may be sought with the Dublin City Council's Public Arts Officer. The artwork will be completed and installed within 6 months of the completion of the development's first phase.

Reason: in the interests of amenity and sustainable development

Tree Protection

Prior to the commencement of development, the developer will retain the professional services of a qualified Arboriculturist throughout the life of the site development works. The Arboriculturist will advise and supervise all works associated or in proximity to the existing trees to ensure their retention and condition. All trees shown to be retained on the site and adjacent to the site, shall be adequately protected during the period of construction as per BS 5837, such measures to include a protection fence beyond the branch spread, with no construction work or storage carried out within the protective barrier. (The tree protection measures shall have regard to the Guidelines for Open Space Development and Taking in Charge, copies of which are available from the Parks and Landscape Services Division).

Reason: in the interests of amenity, ecology and sustainable development

Tree Bond

Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit , a bond of an insurance company or such other security as may be accepted by the planning authority to secure the protection of existing trees to be retained on or adjacent the site and to make good any damage caused by construction, coupled with an agreement empowering the planning authority to apply such security , or part thereof, to the satisfactory protection of any trees adjacent or on the site or the replacement of any such trees which die, are removed or become seriously damaged or diseased within a period of three years from the substantial completion of the development with others of similar size and species, or to apply to new tree planting in the local area. The amount of the security shall be determined by the Helliwell or Cavat method by the developer's arboriculturist. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of an agreement, shall be referred to An Bord Pleanala for determination.

Reason: To secure the retention of existing trees to be retained on the site.

Protection of Canal Corridor Area

The canal corridor public open space lands will be protected from impacts as a result of the development works, except for permitted landscape works in accordance with the agreed landscape scheme. Prior to construction a temporary protection fence with appropriate signage will be erected along the public open space boundary and storage of materials, vehicular access, disposal or dumping of materials/waste/spoil, liquid run-off, soil excavation and vegetation clearance will be prohibited within the protected area. Prior to development the details and alignment of the protection fence will be submitted to the Planning Authority for written approval.

Reason: in the interests of amenity, ecology and sustainable development

End.