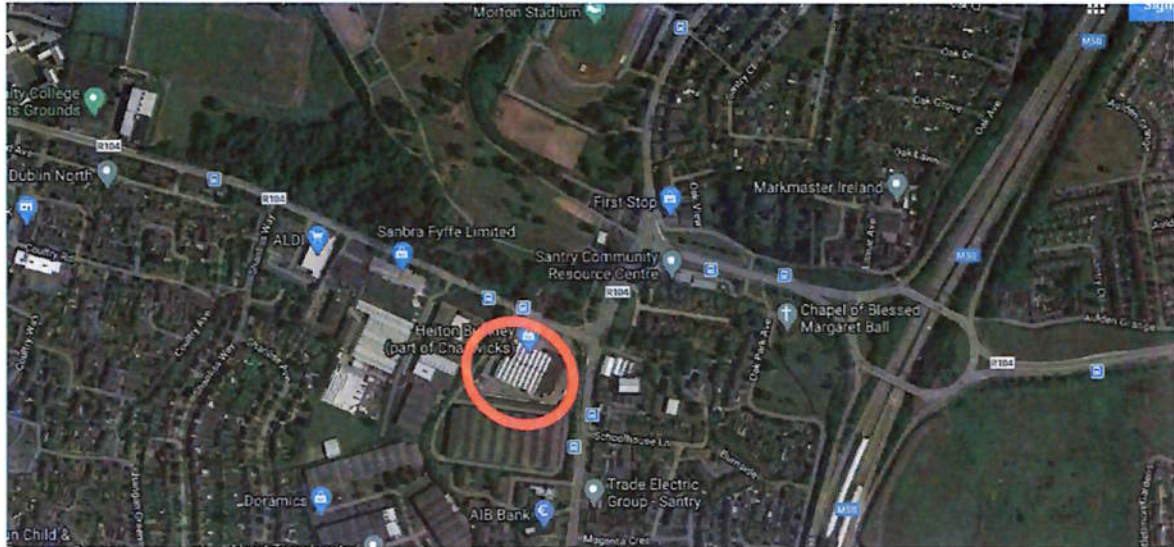


SHD0014/22 Junction of Santry Avenue & Swords Road, Santry, Dublin 9.

Comments by DCC Parks, Biodiversity & Landscape Services

August 19th 2022



1. Development description

The application proposes development of 350 apartments with commercial/retail on a mixed use development site (approx. 1.5ha), which is zoned Z3 *To provide for and improve neighbourhood facilities*. The development layout proposes 7 blocks with a north-south orientation parallel to the Swords Road. A landscape architectural submission has been submitted which is well developed and indicates open space distributed between the proposed blocks as well as streetscape proposals. Public open space is located through the centre of the scheme and provides a public route towards Santry Park.



Proposed Master Landscape Plan

2.Existing landscape context

The exiting site is predominantly under warehouse buildings (Chadwicks Building Providers) and hard standing. There are perimeter trees and of particular value are the Swords Road tree row, which is under the maintenance of Parks Services and lies east of the application site boundary.

In the local area Santry Park , which is a Regional Park in the Fingal County Council administrative area is located immediately north of the application site and is the significant open space recreational resource for this area. This historic demesne landscape dates from the 1700s and contained the now demolished home of the Barry family. The original estate lands are now broken up and include the public park, Mortum Stadium, housing and a Trinity College book repository.

3.Key issues

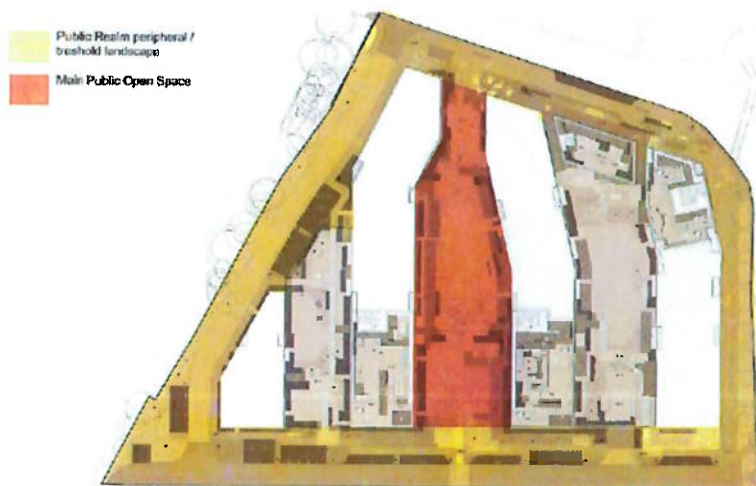
3.1 Existing trees

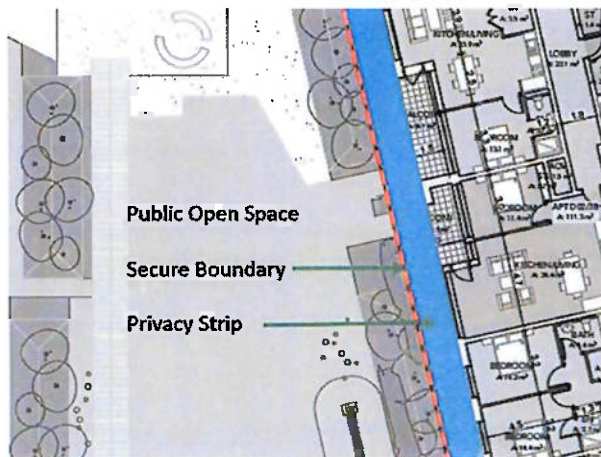
A tree bond will be required to enhance protection of existing trees to be retained, which includes the row of public street trees on the eastern boundary. The tree protection plan is satisfactory and should form part of any development permission's conditions.

3.2 Public open space

The proposed public open space will not be taken in charge and conditions safeguarding future public access and use are advised for any grant of planning permission.

The proposed public open space diagram (below) indicates public open space (1915m²) measured up to the buildings facades. This is not an acceptable approach as a buffer strip of communal /private open space is required for all ground level apartments. The calculation of the required public open space at 10% has not been suitably clarified.





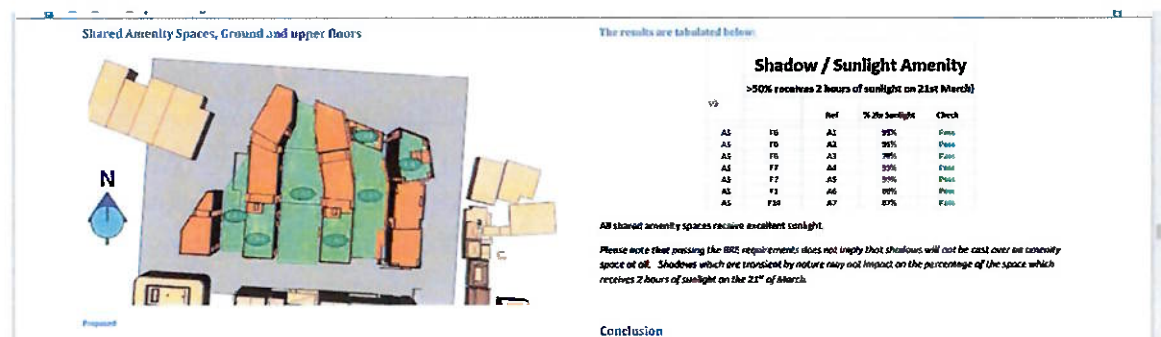
Requirement for public open space/residential block interface

The proposed phasing plan (below) does not include areas of communal open space and public open space and this requires further clarification by conditions.



3.3 Sunlight/Daylight Assessment

The assessment results indicate both POS and COS (below) as satisfactory with regards the March 21st threshold requirement.



3.4 Communal Open Space

The quantitative provision stated at 3122m² meets the required provision of 2246m². Provision is at ground level and roof terrace levels.

3.5 Green Roofs

Green roofs are proposed across the proposed buildings in the scheme as per the architect's drawing D1809.P.19.

4. Conclusions

Parks, Biodiversity and Landscape Services have no objections to the proposals subject to the inclusion of relevant conditions as below.

5. Draft Conditions

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 Pleanála for determination.

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

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 the submitted Tree Protection Plan and 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

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.

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. The landscape scheme 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

End.