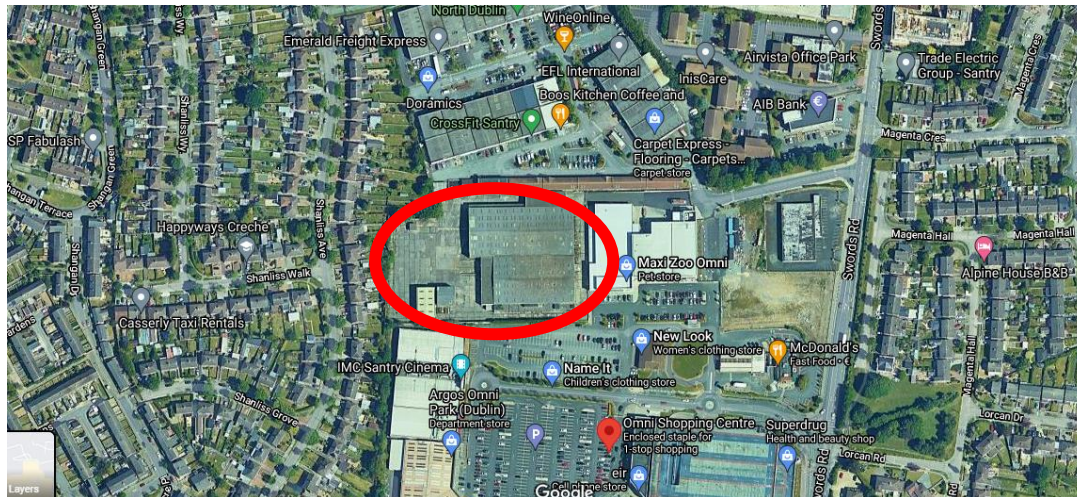


SHD0019/22 North West Corner of Omni Park Shopping Centre, Santry Hall Industrial Estate, Swords Road, Santry, Dublin 9.

Comments by DCC Parks, Biodiversity & Landscape Services

October 14th 2022

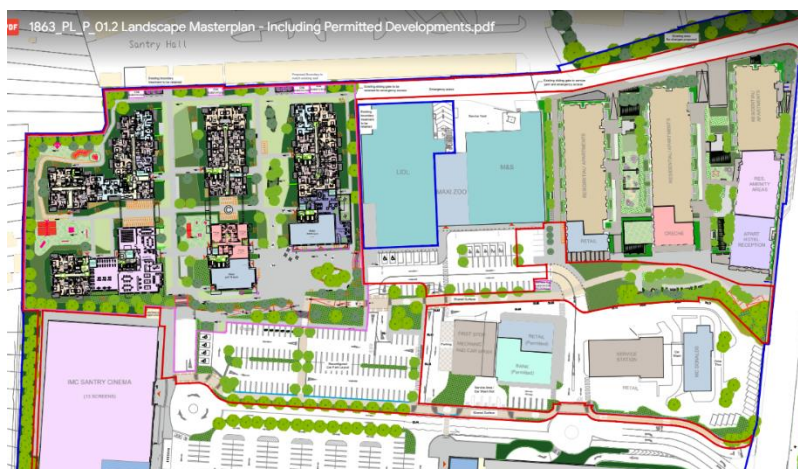


1. Development description

The application submission proposes the redevelopment of a brownfield industrial site of 2.2ha zoned Z4 (District centres-mixed services) for residential/retail and associated facilities. 10% of the site is required as public open space.

The site is located at the Omni Shopping Centre area in Santry, which is the subject area of other SHD applications.

The application includes landscape architecture proposals with the inclusion of a masterplan as below. This presents communal open space between the proposed development blocks and a public plaza as public open space fronting the development with a pedestrian link to the Santry Road.



Proposed Master Landscape Plan

2.Landscape Context:

The site is devoid of landscape features and consists of buildings and extensive hard surfacing left from its previous use as warehousing/distribution depot. Adjacent areas are either low density residential suburban uses or retail/commercial. There are existing trees adjacent to the site, some of which overhang the boundary.

The key parks serving this location are Santry Park (Fingal Co. Co.) located 430m to the north with other smaller incidental open spaces in the surrounding residential suburbs

3. Key issues

3.1 Public Open Space

The public open space provision includes a plaza space fronting the development. The total provision is stated at 2039m², which meets the 10% site POS requirement of 1549m².

The quality of the materials used within the plaza should be improved with the full use of natural stone surfacing. In addition, the use of large-canopy tree species and public art shall help to improve greening and sense of identity to the development.

The public open space will not be taken in charge and, subject to planning permission, public use and access should be safeguarded through conditions.

3.2 Communal Open Space

The application indicates a provision of 3552m² which meets the required 2802m². COS should be distinct from public areas by use of boundaries so that privacy and security is maintained for future residents. Additional active recreational elements, such as basketball half court, external gym units should be included. Play space generally meets guideline requirements.

3.3 Sunlight/Shadow assessment

The layout allows satisfactory sunlight access to both the communal and public open spaces, with both categories meeting the BRE March 21st daylight threshold.

3.4 Crèche

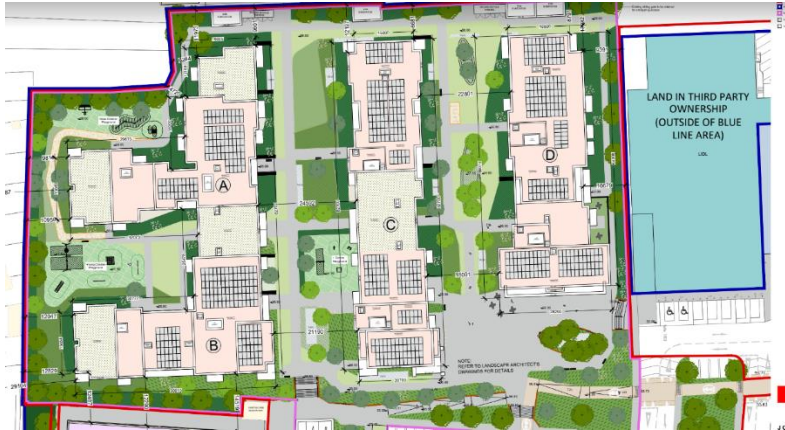
The crèche external play space shall be fully enclosed.

3.5 Arboriculture

The tree survey submitted indicates limited tree removals due to car parking rearrangement adjacent the Santry Road pedestrian link. Other off-site trees with canopies overhanging the site western boundary should not be impacted due to the building positions, however a tree protection fence to the extent of the canopies should be installed. There will be substantially more new tree planting under the landscape scheme to compensate for proposed tree removals.

3.6 Green Roofs

The roof level plan (below) presented within the architectural drawings indicates further potential for green roofs across the proposed development. Park Services promote the greening of at least 70% of all flat or gently sloped roofs on new development.



3.7 Biodiversity: AA report submitted and no issues of concern noted.

4. Conclusions

Parks, Biodiversity and Landscape Services have no objections to the application submission subject to the inclusion of conditions as drafted below.

5. Draft Conditions

Open Space Management

The public open space shall not be taken in charge. 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 as amended below, 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 will include:

- a. The public open space with all paved areas constructed in natural stone.
- b. The enclosure of communal open space areas.
- c. The inclusion of active recreational elements (basketball & external gym units) within the communal open space.
- d. The enclosure of the crèche play-space.
- e. A high quality public artwork in the public open space plaza.
- f. The expansion of green roofs coverage on all flat and gently sloped roofs.

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

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

End.