

Chapter 5: Green Infrastructure

5 Green Infrastructure

5.1 Introduction

The Planning Scheme aims to create a viable green infrastructure and open space network that conserves, maintains and enhances the unique character, heritage and distinctiveness of the SDZ and enables residents, workers and visitors to enjoy a high quality, inclusive environment with good leisure and recreation amenities.

“Green Infrastructure is a strategically planned and managed network featuring areas with high quality biodiversity, farmed and wooded lands and other green spaces that conserve ecosystem values which provide essential services to society. Green Infrastructure includes multi-functional green spaces in urban areas as well as ecological connectivity in the wider landscape.” Comhar (2010).

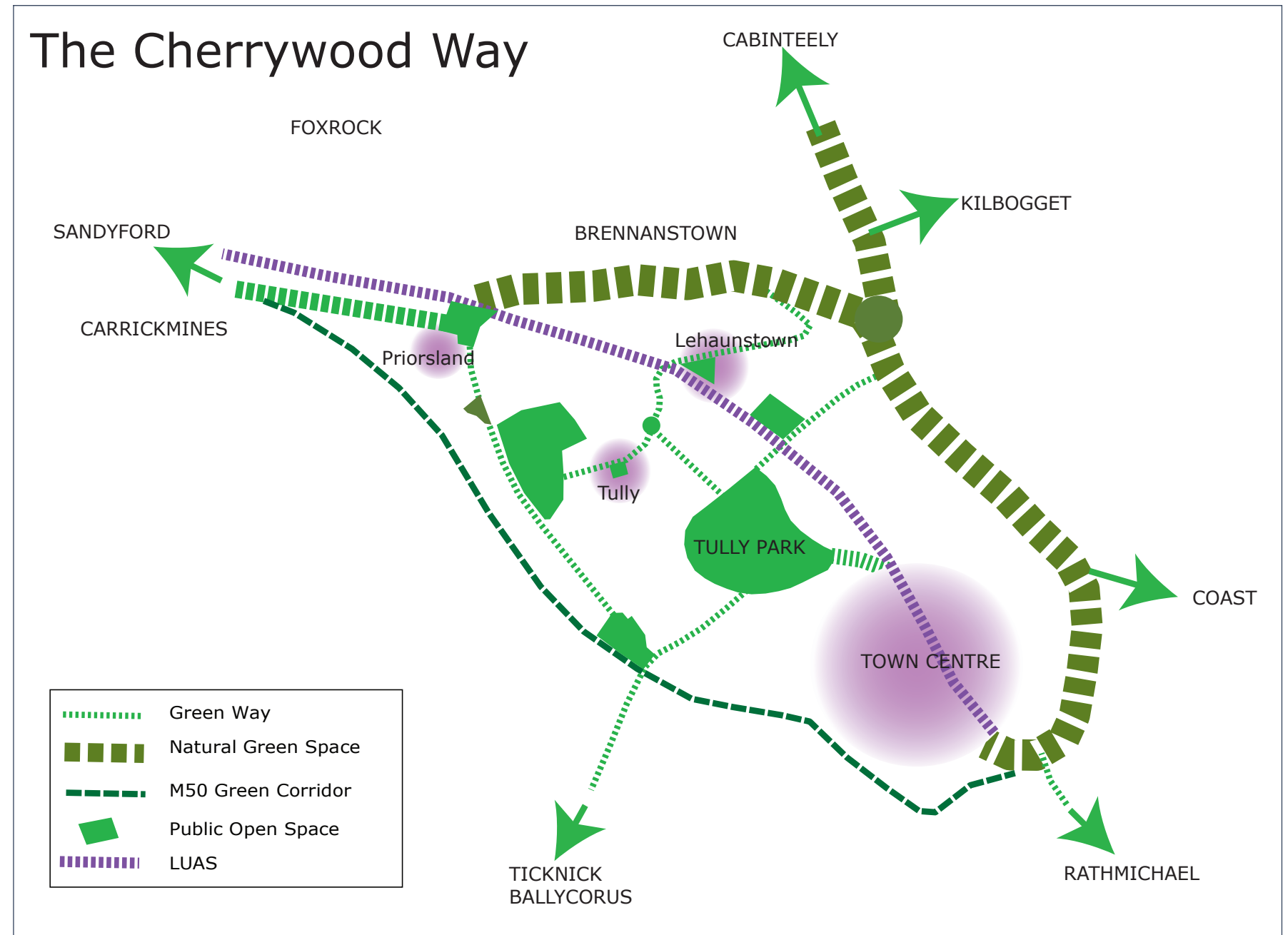
5.2 Cherrywood Way

Core to the proposed green infrastructure network is ‘The Cherrywood Way’, a network of planned open spaces and green infrastructure throughout the Cherrywood Planning Scheme area. At its centre is the archaeologically sensitive Tully Church site and its environs, which form the basis for a unique and distinctive flagship park. A network of green ways, ultimately extending beyond the Planning Scheme boundary, will link the principal open spaces.

The Cherrywood Way shall incorporate:

- Sense of place/ local distinctiveness;
- Accessibility - to a wide range of users and abilities;
- Legibility – legible routes and clear delineation of space;
- Connectivity/ Permeability – throughout the Planning Scheme Area;
- Strong, legible links to parks and greenways outside the Planning Scheme Area;
- Recreation – passive and active;
- Preservation of important heritage features and their settings;
- Fit for purpose open spaces;
- Balance – heritage, people, wildlife;
- Biodiversity - habitat conservation and creation, wildlife corridors;
- Landscape improvements and amenity.

Figure 5.1: Cherrywood Way



5.2.1 Components of the Cherrywood Way

The Cherrywood Way comprises four main classifications of open space as shown in Table 5.1:

Table 5.1: Main Classification of Open Space

Typology	Classification	Planned provision	Approx size	Description
Natural Green Space		Druid's Glen	circa 6.5ha	River Valley
		Lehaunstown Valley	circa 18ha	River Valley
		Linear Park	circa 5ha	Valley
		Druid's Glen Buffer	circa 2.5ha	Ecological buffer to Druid's Glen
		Sub-total	circa 32ha	
Amenity Open Space, Class 1	Class 1 Park	Tully Park	circa 9ha	High profile, high quality and distinctive flagship park.
	Class 1 Park	Beckett Park	circa 5ha	Major local park that provides for a range of needs for a number of neighbourhoods.
	Class 1 Park	Parade Green	circa 1ha	Small local park that provides for the needs of the local neighbourhood.
	Class 1 Park	Priorsland Park	circa 1ha	Small local park that provides for the needs of the local neighbourhood.
	Outdoor Sports	Synthetic sports pitch	circa 1.5ha	Outdoor synthetic sports pitch with ancillary facilities.
	Outdoor Sports	Ticknick Park	circa 12.2	Grassed sports pitches with ancillary facilities.
		Amenity Open Space, Class 1 (sub-total)	circa 29.7ha	
Amenity Open Space, Class 2	Pocket Park	Lehaunstown Lane (3nr)	qualitative	3 small parks (circa 0.2ha) associated with adjacent residential areas.
	Pocket Park	Tuffa Springs	qualitative	Public open space associated with Tuffa Springs.
	Neighbourhood Plaza	Lehaunstown Village Green	circa 0.2ha	Small, formal open space associated with Lehaunstown Village centre.
	Neighbourhood Plaza	Tully Village Green	circa 0.2ha	Small, formal open space associated with Tully Village centre.
	Neighbourhood Plaza	By Luas tunnel	qualitative	Small civic open space over Luas tunnel.
	Play Facilities		qualitative	Located throughout the Plan Area.
	Community Garden		qualitative	Communal open space within residential areas.
Green Ways	Civic Space	Town Centre Links	To be agreed as per Urban Form Development Framework	Civic space within Cherrywood Town Centre
		Lehaunstown Lane	n/a	Pedestrian/ cycle link, habitat link
		Tully Park link	n/a	Pedestrian/ cycle link between Town Centre and Tully Park, habitat link
Green Corridors		Beckett Park link	n/a	Pedestrian/ cycle link from Lehaunstown Lane to Beckett Park via Tully Village, habitat link
	SuDS	M50 green corridor		Landscaped area
	SuDS	Swales		Landscaped area
	SuDS	Priorsland flood containment zone		Landscaped area

Public Open Space – *Open space that is generally freely available and accessible to the public and has, or is intended to be, taken-in-charge by the local authority.*

Communal Open Space – *Open space that is generally available to a set group of residents only and ordinarily maintained by a management company.*

Private Open Space – *Balconies/private gardens accessible to individual residents only.*

The total area of planned and incidental green infrastructure (not including infrastructural SuDS provision) equates to 3ha. per 1,000 planned residential population (circa 20,800). Approximately half of this provision is not suitable for recreational usage because of topography, biodiversity, sustainable drainage, flooding and other environmental considerations. The amount of planned amenity open space (Class 1 and Class 2 open space) is equivalent to 1.4ha / 1,000 planned residential population (circa 20,800) (see Map 5.1). This includes the open space provision shared by schools.

Specific Objective:

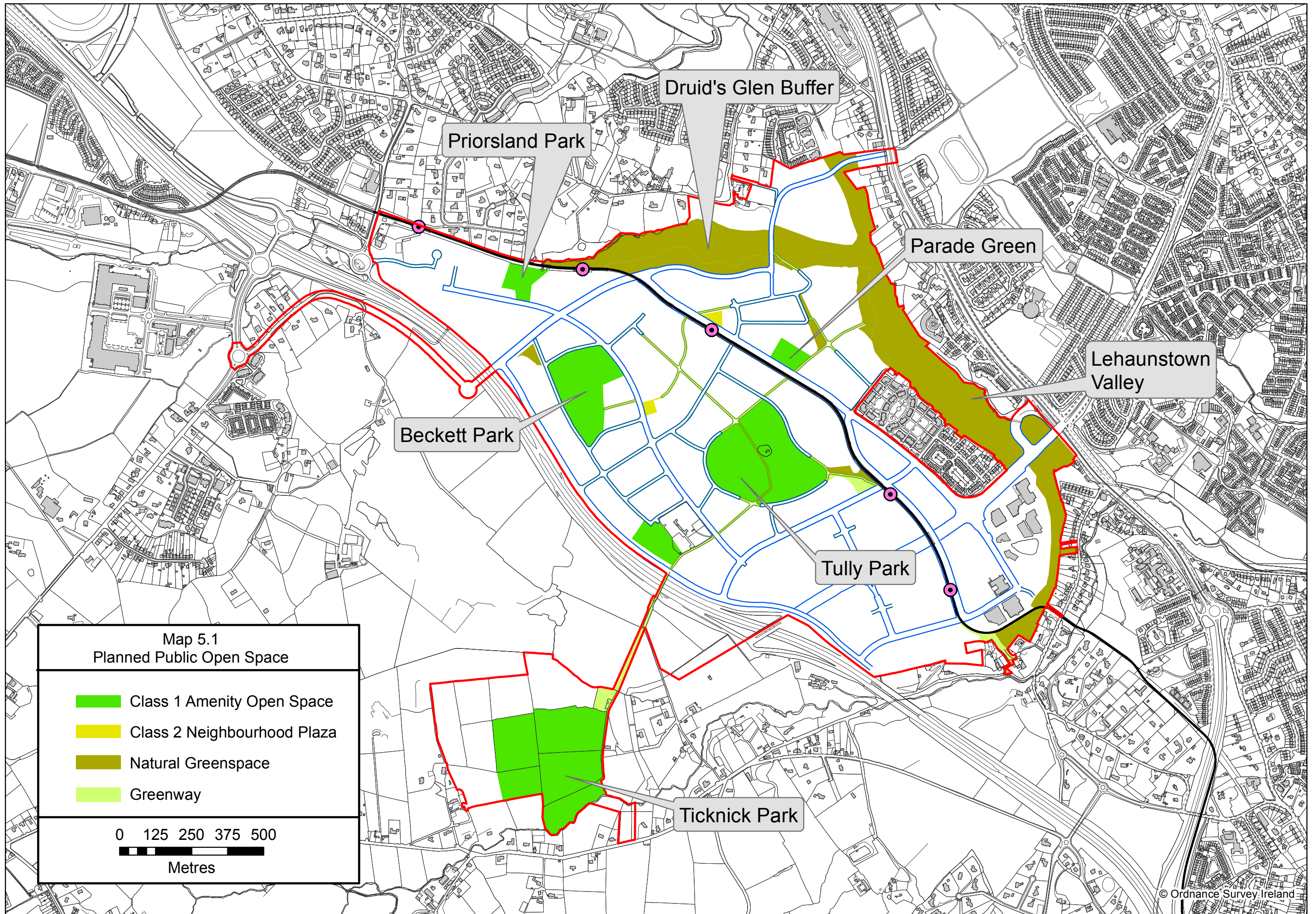
GI 1 It is an objective to require the provision of Civic Space within Cherrywood Town Centre to provide a civic setting and cater for pedestrians and the employment population. This provision shall be in line with current¹ County Development Plan qualitative and quantitative requirements and will be set out in the preparation of the overall Urban Form Development Framework for the Cherrywood Town Centre.

5.3 General Green Infrastructure Objectives

In order to develop viable green infrastructure that complies with the above vision, the following objectives shall apply to all green infrastructure and open space provision within the Planning Scheme:

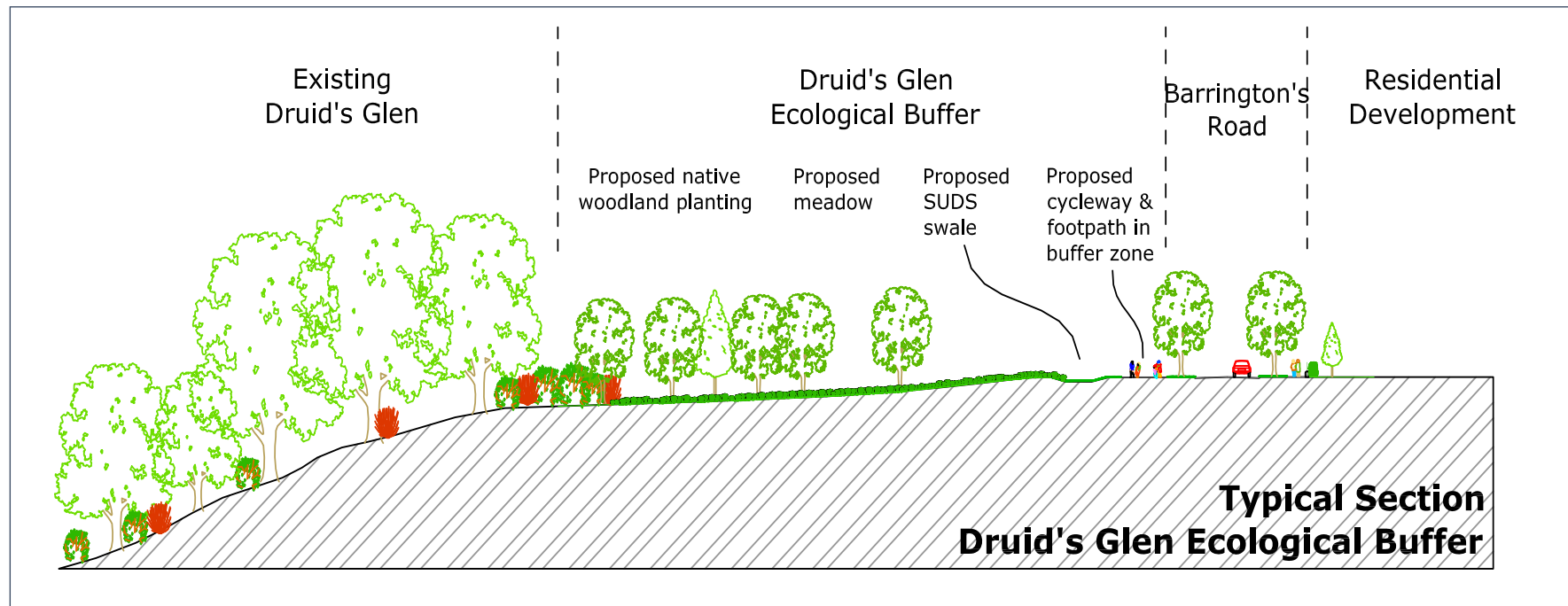
- GI 2** To require that green infrastructure provision is implemented in agreement with, and at no cost to, Dún Laoghaire-Rathdown County Council.
- GI 3** To comply with all of the policies of the current Dún Laoghaire-Rathdown County Development Plan relating to open space, biodiversity and green infrastructure, except for quantitative Class 2 open space provision.
- GI 4** To require pre-application discussions with Dún Laoghaire-Rathdown County Council in relation to all green infrastructure provision.
- GI 5** To require that the layout and orientation of residential areas ensures adequate levels of sunlight and good accessibility to all open space, in accordance with the requirements of Chapter 2.8.
- GI 6** To require that open space is designed in compliance with current relevant national, regional and local design guidance.
- GI 7** To require a straightforward, high-quality design approach to all green infrastructure, which creates inviting, flexible, multi-functional places, protects and enhances local distinctiveness and character, incorporates retained features and important vistas, in a manner that will facilitate easy maintenance.
- GI 8** To require clear delineation of the boundaries and transitions between private space, communal space and public space.
- GI 9** To require that public open space includes a range of natural habitats and facilitates preservation of flora and fauna where consistent with recreational requirements, landscape improvement and visual amenity.

¹ Where reference is made to the 'current' County Development Plan or Guidelines, it means the document that is current at the date of the decision of a planning application.



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Figure 5.2: Typical Section Through Druid's Glen Ecological Buffer



- GI 10 To promote the retention, protection and improvement of distinctive landscape features by, for example, incorporating them into or adjacent to open space, greenways, communal areas, SuDS provision, boundary features.
- GI 11 To demonstrate that level changes necessary to accommodate development and associated infrastructure will not encroach on planned open space and will facilitate the protection of features for retention.
- GI 12 To agree, with Dún Laoghaire-Rathdown County Council, plans, designs, detailed schedules and specifications of work for all public open space and green infrastructure (see Map 5.1).
- GI 13 To promote the design and implementation of planned public open space provision by Dún Laoghaire-Rathdown County Council, at no cost to the Council.
- GI 14 To promote the sharing of outdoor recreational facilities between local schools and the local community, including the sharing of public open space provision with schools.
- GI 15 To require that SuDS corridors alongside roads and greenways incorporate wildlife habitat, pedestrian links and structural planting where appropriate, in accordance with the requirements of 4.1.2.
- GI 16 To promote open SuDS features and wetland features in planned open spaces, subject to satisfactory resolution of management programmes, public safety, ease of cleansing and maintenance access, in accordance with the requirements of 4.1.2.
- GI 17 To require within public open spaces a wide range of appropriate, modern, high quality, sporting and recreational facilities for various disciplines, age groups and abilities, being informed by the current Dún Laoghaire-Rathdown Open Space Strategy, current guidance and best practice, in consultation with the Local Authority.

- GI 18 To require that all sports provision is compliant with the relevant European Standards and the requirements of the relevant national sports bodies.
- Details of further guidance and documents are to be found in Appendix C.

5.4 Specific Objectives

In order to achieve the vision for green infrastructure, the following specific objectives shall apply to the Planning Scheme in respect of the Cherrywood Way green infrastructure and open space provision (outlined in Table 5.1).

5.4.1 Natural Green Space

Several watercourses at the boundaries of the Planning Scheme form significant landscape features. The river/stream valleys of key significance to the Planning Scheme are the Carrickmines Stream, the Loughlinstown River and the Bride's Glen River. These are of importance to amenity and biodiversity and, together with the linear park to the rear of Cherrywood Business Park, they form an interconnected framework of important wildlife corridors. The Shanganagh River, downstream of the Planning Scheme area, is a salmonid river.

Specific Objectives:

- GI 19 To safeguard the ecological integrity of the Carrickmines, Loughlinstown and Bride's Glen rivers and the linear park adjacent to Cherrywood Business Park, and to require the sensitive improvement and management of these areas for biodiversity, education, landscape integration and visual amenity.

- GI 20 To require sensitive low-key improvement of the Druid's Glen Valley, such as the control of non-native vegetation, provision of a safe and naturalistic pedestrian pathway, provision of appropriate interpretation, and the minimisation of access points and disturbance, with particular regard to the Cherrywood SDZ Biodiversity Plan.
- GI 21 To require an ecological buffer area on the south side of Druid's Glen, in compliance with the Cherrywood SDZ Biodiversity Plan, that includes an avenue of large canopy trees, pedestrian and cycle routes, native shrub, woodland and meadow planting, and a SuDS swale. The need for this buffer area is detailed in Appendix D.
- GI 22 To require the improvement and continuation of the Linear Park adjacent to Cherrywood Business Park and proposed Town Centre to link with surrounding greenways and habitats, Bride's Glen Road and Bride's Glen Luas Stop.

5.4.2 Amenity Open Space, Class 1

Specific Objectives:

- GI 23 **Tully Park**
To require a high profile, high quality and distinctive flagship park with a range of visitor attractions and diverse active and passive recreational facilities. Schedule of provision to be informed by the current Dún Laoghaire-Rathdown Open Space Strategy and local needs at planning application stage but may include e.g. flagship playground, local pitches, courts, tea-rooms, toilets, public art, litter bins, street furniture, interpretation. The development of Tully Park shall be appropriate to the tranquil character and setting of the cluster of national monuments at its centre. The mature trees in the vicinity of the Tully Church complex shall be retained insofar as possible.
- GI 24 **Beckett Park**
To require a major local park with a range of active and passive recreational facilities. Schedule of provision to be informed by the current Dún Laoghaire-Rathdown Open Space Strategy and local needs at planning application stage but may include e.g. playground, local pitches, public art, street furniture.
- GI 25 **Priorsland Park**
To require a local park with active and passive recreational facilities. Schedule of provision to be informed by the current Dún Laoghaire-Rathdown Open Space Strategy and local needs at planning application stage, but may include e.g. local kickabout, play lot, exercise equipment and seating.
- GI 26 **Lehaunstown Park**
To require a local park with active and passive recreational facilities. Schedule of provision to be informed by the current Dún Laoghaire-Rathdown Open Space Strategy and local needs at planning application stage, but may include e.g. local kickabout, play lot, exercise equipment and seating.
- GI 27 **Synthetic Outdoor Sports Pitch**
To require at least one public synthetic sports pitch (multi-functional and able to accommodate senior soccer) north of the M50 motorway, compliant with the relevant European Standard(s) and equipped with appropriate ancillary features such as floodlighting, changing facilities, parking.

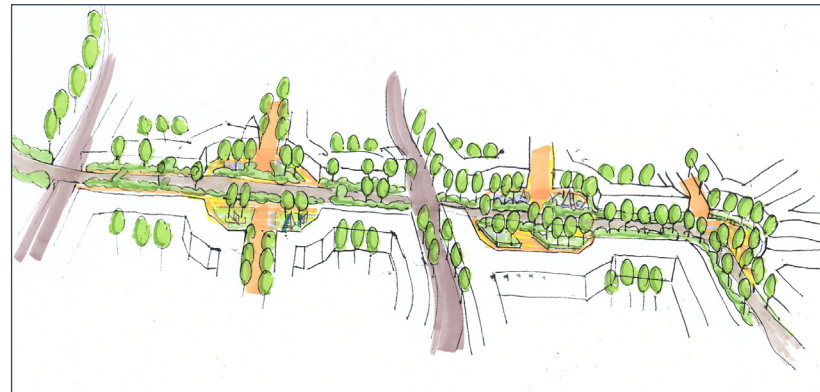
GI 28 Ticknick Park
To require circa 12 hectares of public land in the Ticknick area, south of the M50 motorway, incorporating formal grass pitches, vehicular access, parking, changing rooms, toilets and associated ancillary requirements. Specific design requirements within this area of land shall be detailed at planning application stage, informed by the current Dún Laoghaire-Rathdown Open Space Strategy and best practice at that time. The lands within the Planning Scheme boundary west of the motorway corridor and within the townlands of Laughanstown and Ticknick are to be used solely for the purpose of the provision of outdoor active and passive recreational uses directly related to the wider Cherrywood Planning Scheme.

5.4.3 Amenity Open Space, Class 2

Specific Objectives:

GI 29 Lehaunstown Lane Pocket Parks
To require the provision of 3 public pocket parks (circa 0.2ha) associated with adjacent residential areas, accessible to the general public and facilitating small-scale recreation. Pocket parks may incorporate Lehaunstown Lane and should transition, in a legible manner, to communal open space. See typical sketch below in Figure 5.3.

Figure 5.3: Lehaunstown Lane Pocket Parks



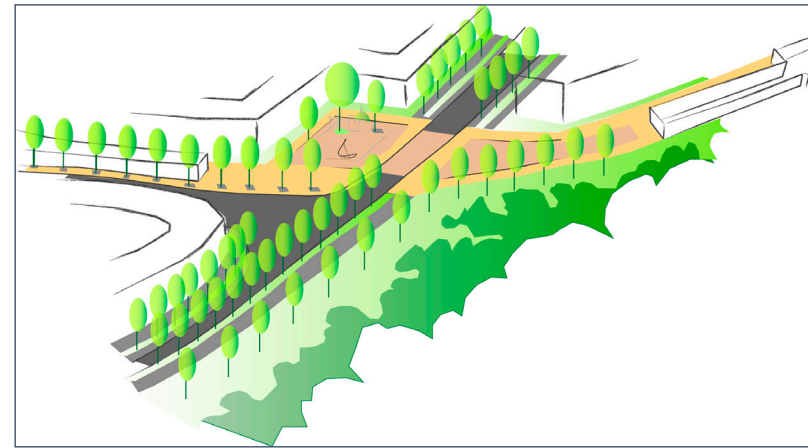
GI 30 Tuffa Springs Pocket Parks
To require the provision of public open space within residential areas to protect the integrity of Tuffa Springs. Size and location needs shall be informed by ecological/ hydrological reports, as explained in Appendix E.

GI 31 Lehaunstown Village Neighbourhood Plaza
To require an open space of a formal village green character to serve local neighbourhoods and provide a setting for Lehaunstown Village centre. Cater for pedestrians and include some passive recreation facilities.

GI 32 Tully Village Neighbourhood Plaza
To require an open space of a formal village green character to serve local neighbourhoods and provide a setting for Tully Village centre. Cater for pedestrians and include some passive recreation facilities.

GI 33 Luas Tunnel Neighbourhood Plaza
To provide a paved plaza of a civic nature to cater for movement of pedestrians, cyclists and provide legibility and setting to local built form and circulation. This plaza will deal with the termination of the Grand Parade in a legible and clear manner, incorporating landscaping, pedestrian and cycle circulation. See sketch below Figure 5.4.

Figure 5.4: Civic Plaza at The Luas Tunnel Undercut



5.4.4 Communal Open Space, Class 2

To require that communal open space requirements within residential areas comply with a Cherrywood Amenity Space guidance document to be prepared by the Development Agency post – adoption of the Planning Scheme. This Cherrywood specific document will focus on qualitative provision. Requirements for access to recreation facilities will be based on the projected size and density of individual development plots and their proximity to planned open space. Qualitative provision will comprise communal facilities such as community gardens, play-spaces for young children (the Sustainable Urban Housing: Design Standards for New Apartments recommend play space sizes of 85m² - 400m²), outdoor exercise provision, seating and high-quality landscaping. This will result in a smaller land-take for communal Class 2 open space than that required by the current Dún Laoghaire-Rathdown County Development Plan 2010-2016, but a better quality of overall recreational provision and more opportunities for the local community to socialise.

5.4.5 Greenways and Pedestrian Links

Greenways - Greenways are "shared-use routes for non-motorised users, (e.g. walkers, cyclists etc.) for pleasure, recreation, tourism and daily journeys" The Heritage Council.

GI 34 To require that a network of permeable pedestrian routes and greenways shall link all areas with the Planning Scheme including Luas stops, bus stops, employment areas, schools, village centres, Town Centre, open spaces and green infrastructure.

GI 35 To require that development within the Planning Scheme is consistent with the development of strategic greenways outside the Planning Scheme, such as:

- To Ballyogan;
- To Cabinteely Park & Cabinteely Village;
- To Kilbogget Park;

- To Heronford Lane;
- To the Bride's Glen wooded area and Rathmichael;
- To the proposed NHA in Loughinstown (part of the Dalkey Coastal Zone and Killiney Hill pNHA) and Shanganagh coastline;
- To Sandyford Business Park.

GI 36 To require that greenways function as green infrastructure by facilitating an ecological role in addition to their transport role.

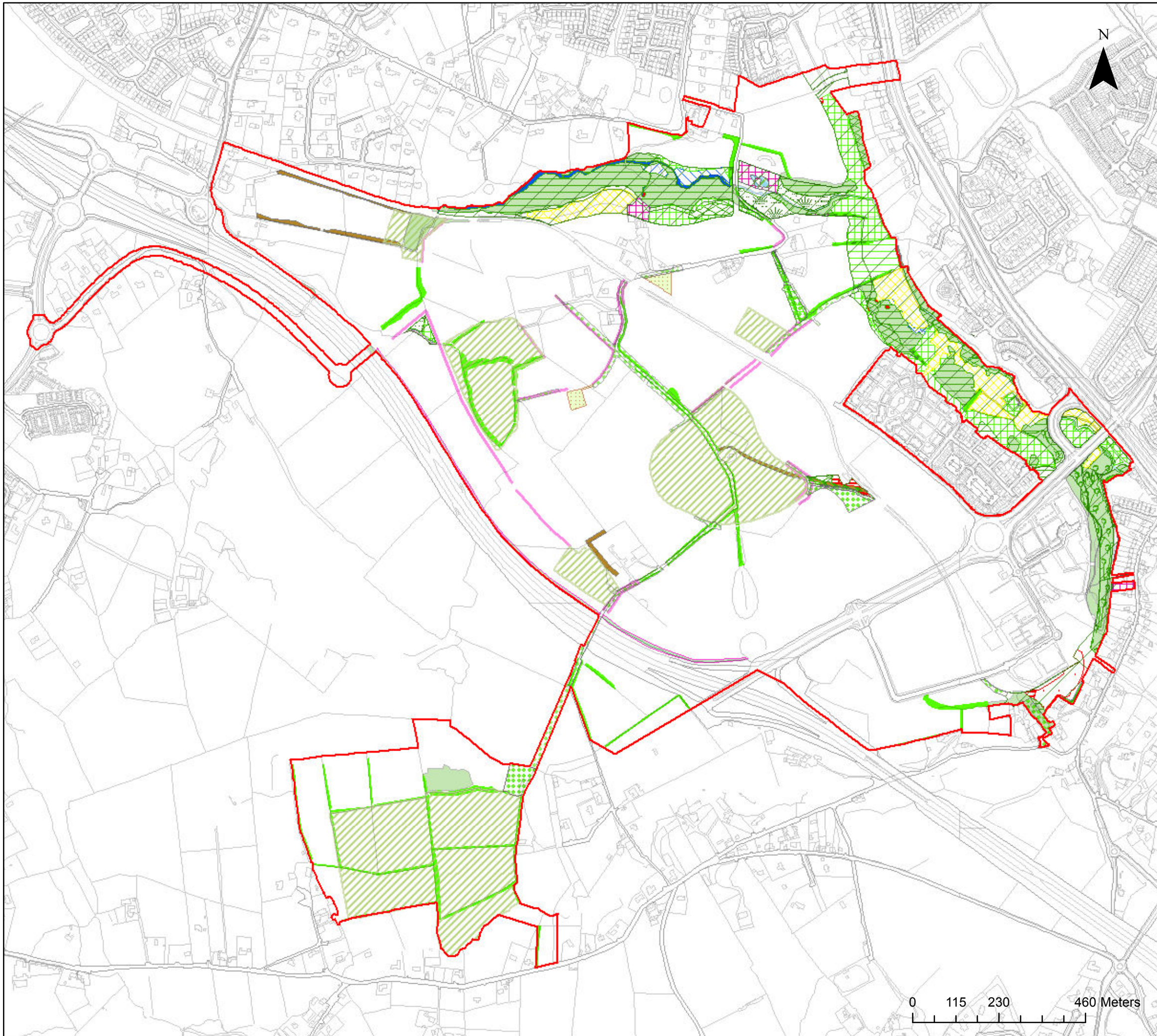
GI 37 To promote greenways which reflect and contribute to the distinctive character and appearance of their settings.



GI 38 Lehaunstown Lane
To require that Lehaunstown Lane, between Lehaunstown Village and the M50 pedestrian bridge, is retained as a route of ecological and cultural importance and incorporates the following principles:

- Limit vehicular access to the lane;
- Retain and supplement where appropriate the lane's rural hedges, trees, banks and other features to preserve elements of the lane's rural character;
- Create a buffer circa 10m either side of the lane where indicated by Planning Scheme drawings;
- Locate Class 2 pocket parks (circa 0.2ha), associated with adjacent residential areas, along the lane (refer to Figure 5.3). The pocket parks should straddle the lane.
- The lane shall form part of a walking route linking Cabinteely and Brennanstown with lands south of the M50 (Ballycorus, Carrickgollogan, Rathmichael etc.) and east of the Planning Scheme (the coast, Shanganagh etc.).
- Promote reconfiguration of the existing Lehaunstown Lane M50 bridge to include soft landscape elements that enable wildlife to cross the motorway and increase pedestrian connectivity with the proposed recreation lands in Ticknick.

GI 39 Greenway link to Tully Park
To require that Tully Park is linked to the Town Centre and adjacent Luas stop by a greenway that incorporates the following principles:



Legend

- Planning Scheme Boundary
- Landscaping strip
- Natural Greenspace
- Class 1 Amenity Open Space
- Class 2 Neighbourhood Plaza
- Greenway

Retained Habitats in Natural Greenspace

Fossitt (2000) Classification

- Arable Crops
- Spoil and Bare Ground
- Recolonising Bare Ground
- Eutrophic Lakes
- Artificial Lakes and Ponds
- Calcareous Springs
- Reed and Large Sedge Swamp
- Tall-herb Swamp
- Eroding / Upland River
- Depositing / Lowland River
- Drainage Ditches
- Improved Agricultural Grassland
- Amenity Grassland (Improved)
- Dry Calcareous and Neutral Grassland
- Dry Meadows and Grassy Verges
- Wet Grassland
- (Mixed) Broadleaf Woodland
- Mixed Broadleaf / Conifer Woodland
- (Mixed) Conifer Woodland
- Scattered Trees and Parkland
- Hedgerows
- Treelines
- Wet Pedunculate Oak-Ash Woodland
- Scrub
- Immature Woodland
- House-garden habitat complex
- New Hedgerow
- Hedgerows to be Retained
- Treelines to be Retained
- Woodland Habitats to be Retained

Title	Map 5.2: Vegetation		
Project	Cherrywood SDZ, Co. Dublin		
Project No.	110033		
Client	DLRCC		
Date	13/08/2014	Revision	07



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- Retains the existing visually prominent tree-line along the ridge-line;
- Accommodates a large pedestrian footfall and safe usage by cyclists;
- Universal access for a range of abilities including wheelchair users;
- Facilitates a logical and legible transition between the civic character of the Town Centre and the more natural character of Tully Park;
- Promote the provision of a raised, high-quality paved crossing between the Tully Park link and the Town Centre;
- Forms part of an integral link between Tully Park and Bride's Glen, via the Town Centre (in accordance with objective GI77).

5.4.6 Green Corridors

Specific Objective:

- GI 40** To promote the incorporation, within the linear SUDS provision running parallel with the M50 motorway, of trees and other native vegetation that can contribute to wildlife linkages, visual screening and perceived noise attenuation. Soft landscaping shall lead up to M50 crossing points as per the Cherrywood Biodiversity Plan.
- GI 41** A Landscaping strip shall be maintained alongside the M50 (in particular along the western side of Beckett Road) to create a visual buffer between the Cherrywood lands and the motorway. The positioning of landscaping shall take account of any future need for motorway widening that might arise. See Map 5.2.

5.4.7 Trees and Hedgerows

The Cherrywood area is characterised in part by the existing structural vegetation comprising a network of mature trees and hedgerows (Map 5.2). In order to minimise the adverse effects of the development upon tree and hedgerow cover, and to protect visual amenity and biodiversity, the following objectives shall apply to all development proposals:

Specific Objectives:

- GI 42** To require that the approach to existing and proposed trees throughout the Planning Scheme is consistent with the current Dún Laoghaire-Rathdown tree strategy (currently Dún Laoghaire-Rathdown TREES, 2011-1015) and associated guidelines.
- GI 43** To require the retention and protection (in accordance with BS5837) of trees and hedgerows which are of particular significance to amenity and biodiversity or listed for retention. These are highlighted on Map 5.2. These include but are not necessarily limited to the following:
- Turkey Oaks, Priorsland (within proposed SUDS provision).
 - Trees along Loughlinstown River to rear of The Ramparts and Willow Court.
 - Wooded areas, Bride's Glen.
 - Extensive woodland, Druid's Glen.
 - Trees along Lehaunstown Lane.
 - Tree line, southwest boundary Lehaunstown House/Castle.

- Mature tree-line running along ridge line from Tully Church down to the Cherrywood Luas stop.
- Hedgerows along Lehaunstown Lane.
- Hedgerows within and around proposed Beckett Park.
- Hedgerow linking northern end of Lehaunstown Lane to the Lehaunstown Valley.
- Hedgerow north of confluence of Cabinteely Stream and Carrickmines River.
- Retained hedgerows in an urban setting may require management work or reshaping to prevent conflict with health and safety requirements. This detail shall be outlined by the applicant in the Habitat Management Plan required under Biodiversity Policy BP 03.

- GI 44** To require that all roads include an appropriate level of tree planting in accordance with the following principles:
- Avenue street tree planting is required along all structural roads. Where pavement width is greater than 2.5m, trees shall be planted in linear trenches making use of proprietary planting systems or structural soil which can form part of the drainage network in consultation with Dún Laoghaire-Rathdown Local Authority. Trees can also be planted in road verges. Particular regard shall be had to tree planting along the Grand Parade, which shall incorporate an avenue of large growing, structural, canopy trees.
 - Where there are SuDS swales or open spaces adjacent to roads, it is preferable for tree planting to be located within these instead of the footpath, in accordance with Section 4.1.2.
 - Where insufficient space for street tree planting is indicated in the road section or adjacent green infrastructure, sufficient space must be provided along the edge of adjacent development plots.
 - Sufficient space must be provided underground for street trees and urban trees.
 - Establish a minimum density of tree planting within development plots throughout the Planning Scheme Area to provide shelter, noise mitigation, mitigation of particulate pollution.
 - Tree planting provision must be agreed at application stage.

Long-term Tree Management

Specific Objective:

- GI 45** To require the submission of management programmes for retained and newly planted trees, shrubs and other vegetation demonstrating long-term continuity and consistency.

5.5 Biodiversity

Biodiversity is addressed in this chapter, on Maps 5.2 and 5.3, Appendices D and E, and in detail in the accompanying Biodiversity Plan. The following objectives shall apply to the Planning Scheme in order to minimise adverse impacts on biodiversity.

5.5.1 Requirement for further ecological assessment

Specific Objectives:

- GI 46** To require the involvement of a suitably qualified Ecologist prior to and when undertaking ecologically sensitive, or ecologically related works or proposals e.g. ecological surveys, reports, proposals, site supervision.
- GI 47** To demonstrate that the development has regard to the principles of the 'Green City Guidelines' (UCD Urban Institute Ireland, 2008) and that green infrastructure is consistent with the provisions of the current County Council's Parks Biodiversity Policy.
- GI 48** To ensure that the development complies with the Cherrywood SDZ Biodiversity Plan.
- GI 49** Promote liaison with National Parks and Wildlife Service during the development design, construction, monitoring and management stages.

5.5.2 Public Lighting

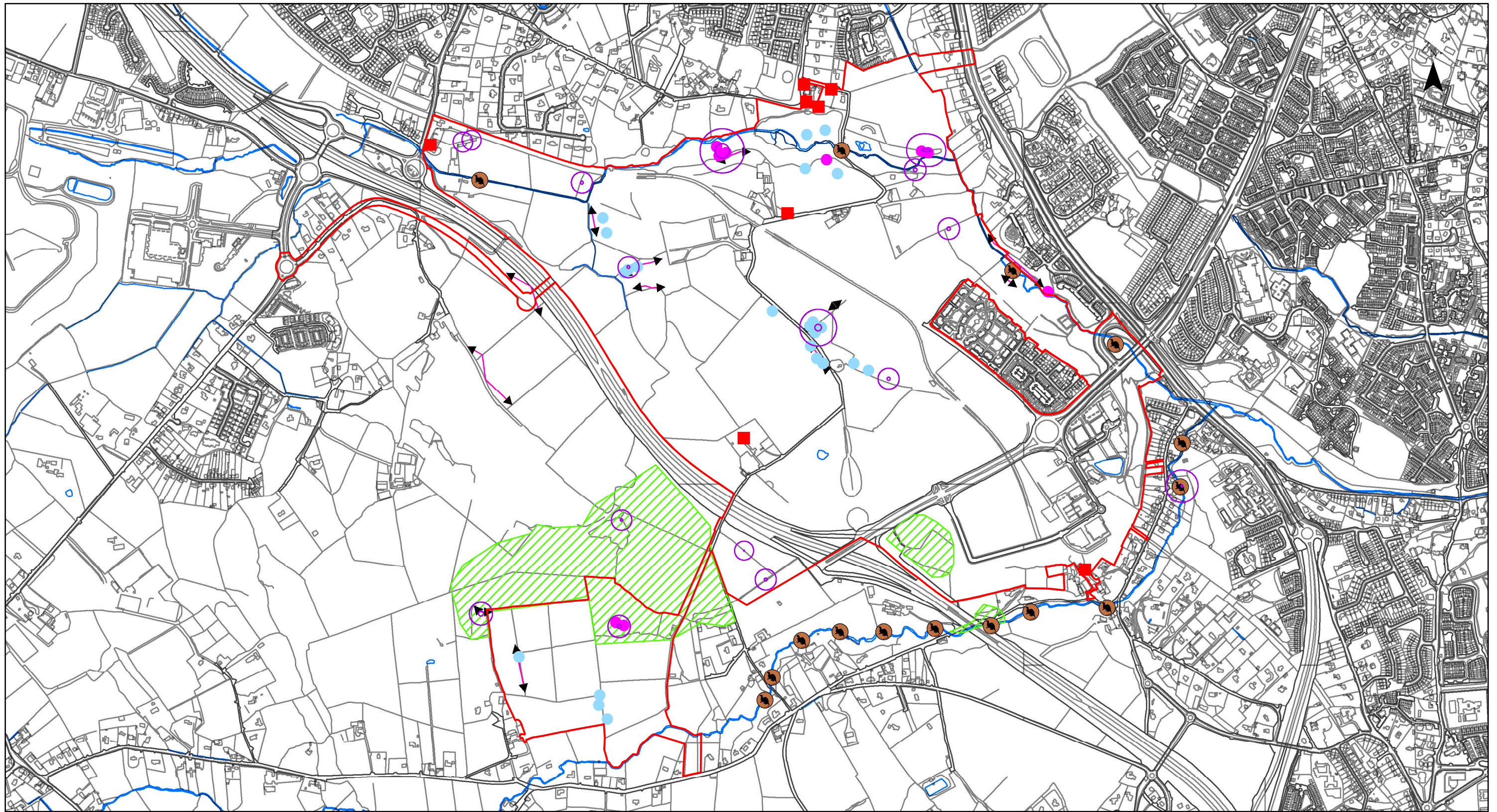
Specific Objective:

- GI 50** Require that any public lighting is minimised in areas within 30m of existing or proposed hedgerows, treelines, watercourses or woodland edges, specifically in areas that are important for bats such as along commuting routes and at foraging and roosting locations. In these locations, lighting shall be installed only where necessary for public safety, with directional illumination and to the minimum lux level consistent with this need.

5.5.3 Maintenance of physical ecological connectivity with Green Infrastructure

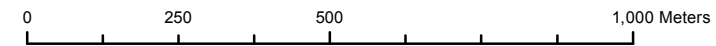
Specific Objectives:

- GI 51** Ensure that the design and function of green infrastructure is able to allow the movement of species across the Planning Scheme lands and to maintain connectivity between the ecological corridors at Druid's Glen, Lehaunstown Valley and Bride's Glen. This provision may be required within development plots where there is insufficient space e.g. alongside some greenways.
- GI 52** Ensure that the design of all development takes account of the sensitivities of retained habitats and greenways and avoids adverse impacts resulting from noise, lighting and other types of disturbance.
- GI 53** Encourage awareness among local communities of the existence of important greenways, treelines and ecological connectivity to ensure their retention and management for future generations.



Legend

- Planning Scheme Boundary
- Bat Roosts
- Badger feeding signs
- ◀▶ Badger paths
- Evidence for Deer
- Otter Spraints
- Badger latrine
- Badger setts with 30m/50m buffer zone
- Water Course



Title	Map 5.3: Mammals		
Project	Cherrywood SDZ, Co. Dublin		
Project No.	1100033		
Client	DLRCC		
Date	30/08/2012	Revision	02
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5.5.4 Creation of SuDS and wetlands

Specific Objectives:

- GI 54** Ensure that the design of swales and stormwater attenuation areas and SuDS proposals within private developments include commitments to addressing a net gain in biodiversity. Where planting is required, native species must be used, including trees where suitable.
- GI 55** To require that SuDS features in river valley areas shall be designed as extensive, naturalistic open features (e.g. ponds, wetlands) of value to wildlife and local amenity. Their water quality and storage objectives shall be dealt with in combination with landscape integration, visual amenity and protection/enhancement of biological diversity.
- GI 56** To require that the approach to retained and new ponds, basins or watercourses throughout the Planning Scheme shall incorporate best practice with respect to design, landscaping and management techniques to promote biodiversity and visual amenity.
- GI 57** To require that where SuDS features are connected to open watercourses then best practice will apply and consultation with Inland Fisheries Ireland will take place to agree on the methodology for such works so as to minimise impacts on the watercourse and its ecology.
- GI 58** To require the submission and adherence to site-specific method statements demonstrating how pollution of watercourses during and after the construction period will be prevented and/or mitigated. These shall be developed in consultation with the relevant river authorities or fisheries boards.

5.5.5 Retention, protection and management of existing habitats



Specific Objectives:

- GI 59** Require the protection of existing hedgerows, treelines, woodland, scrub and other semi-natural habitats. Retention of habitats should take into account the environmental conditions required to maintain their condition (e.g. shading, drainage). In these areas, the applicant shall provide a Habitat Management Plan detailing how this will be achieved.

- GI 60** Ensure the protection of the biodiversity associated with watercourses and their riparian (bankside) habitats through detailed design and protective measures during construction. Where diversion and flood relief measures are required then best practice will apply and consultation with Inland Fisheries Ireland will take place to agree on the methodology for such works so as to minimise impacts on the watercourse and its ecology, in accordance with the requirements of the Water Framework Directive. No projects shall give rise to significant erosion and deposition of soil into natural watercourses.
- GI 61** Ensure the protection of calcareous (tuffa) springs and the area surrounding them by having no net effect on the hydrogeological and other physical conditions on which these springs rely. Any Planning Application that is located within the hydrogeological catchment of these areas as outlined in the protection zone map of the Hydrogeological Study in Appendix E will have to be accompanied by evidence of how this will be achieved. Collection of hydrogeological data may be required in some cases to prove that there will be no effect on these features.
- GI 62** Ensure the protection of the physical and biological structure of Bride's Glen and Druid's Glen ecological corridors including the habitat and species diversity and richness of terrestrial and aquatic habitats. Development applications within 150m of the edge of the corridor and any proposals within the corridor should provide details on how the corridor will be protected from direct/indirect effects of lighting, noise, visual disturbance and how surface water runoff quality will be controlled.
- GI 63** The ecological sensitivity of Druid's Glen has been examined and the full details of the study are contained in the report in Appendix D. Due to the complexity of the habitats within the Glen, buffer zones have been created along the southern valley edge and within the northern valley. These are designed to separate the effects of development (light, visual disturbance) from the sensitive habitats and species in the Glen and at its edge. Any development on lands affected by this buffer shall ensure the maintenance and appropriate use of the 50m buffer around Druid's Glen in accordance with the report in Appendix D.
- GI 64** Promote sustainable recreation within the Planning Scheme Area that will allow inclusive use of the open space without causing adverse effects on the physical and biological functions of the green infrastructure. This will be achieved by prioritising class I and II open spaces for public use and discouraging visitor access at sensitive sites in the valleys such as the areas surrounding the petrifying springs and calcareous grassland in the Lower Carrickmines valley.

5.5.6 Restoration of Biodiversity in new landscapes

Specific Objectives:

- GI 65** To require the use of native trees, shrubs and grasses in landscaping proposals and promote the re-use of existing topsoil and subsoils within landscaping plans in both public and private open space areas to allow the preservation of the native seed bank within landscaping schemes.
- GI 66** To require that all proposals for open space and landscape design to include biodiversity conservation and enhancement measures.

- GI 67** Require that any developments retaining semi-natural habitats set out clear commitments to managing these areas to maximise their visual amenity and ecological value.
- GI 68** Require the effective control of invasive species within the Planning Scheme Area. In order to achieve this, landowners will be required to work with the Council to develop a strategic approach to controlling invasive species throughout these lands.

5.5.7 Other measures

Specific Objectives:

- GI 69** Ensure that the crossing of Druid's Glen is designed to be the best ecological option. Proposals should demonstrate measures to avoid significant habitat loss, disturbance to surrounding habitats and species, proposals to prevent water pollution and protect riparian habitats.
- GI 70** Ensure that the measures contained within the Biodiversity Plan are reviewed at a minimum of five yearly intervals by the Planning Authority, after adoption of the Plan. This addresses the fact that species may shift their ranges and habitats will change over time and that this may warrant revisions to the protective recommendations in the Plan.

5.6 Play

In order to provide adequate recreation and play facilities that satisfy local needs, the following objectives shall apply:

Specific Objectives:

- GI 71** To promote a child-centred approach, based where appropriate on 'home-zone' principles, that enables children to:
- Move freely and safely around their neighbourhood;
 - Play within sight of their home;
 - Play in the natural environment;
 - Play at purposefully designed play facilities.
- GI 72** To require that play provision:
- Has regard to the relevant design standards of the Council's Open Space Strategy and the current Council Play Policy;
 - Complies with the relevant British (BS) or European (EN) Standards.
 - Has regard to the requirements of the Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities. September 2007. DEHLG.
 - Complies with the minimum recommended distance thresholds and local provision standards in place at the time of implementation.
 - Is carefully sited in easily accessible locations and well overlooked by adjacent housing, while not causing a nuisance to nearby residences.

- Has a clear hierarchy: Flagship playground (Tully Park); Local Playgrounds in Class 1 Open Space; Neighbourhood play lots in local neighbourhoods; Community playgrounds in secure community centres.

GI 73 The siting of play provision in all locations will be considered positively, providing that the play facilities comply with the relevant design guidelines and European standards, and do not adversely impact upon residential amenity or environmental considerations.

5.7 Communal Open Space

Specific Objective:

GI 74 To require multi-functional and flexible Communal open spaces within residential areas that are inviting places for people and used for informal recreation. They must be well overlooked (not oppressively so) and within sight of the buildings they serve, with high quality tree planting and soft/hard landscaping. Open grass areas lacking in recreational facilities are not acceptable.

5.8 Boundaries

Specific Objectives:

GI 75 To require that where the boundaries of sites incorporate or are adjacent to existing trees and hedgerows to be retained, these shall be utilised as part of the boundary.

GI 76 To require that boundaries:

- Clearly delineate the transition between private, communal and public areas;
- Enable reasonable surveillance of the adjacent public realm by residents;
- Present the building frontage visually as part of the public realm;
- Reflect the local streetscape and neighbourhood character and context;
- Are visually harmonious with the surrounding area, not visually intrusive;
- Do not provide a suitable face for graffiti;
- Respond to slopes by following contours;
- Are transparent (see-through when viewed from most angles) above a height of 1.4m where they abut the public realm to enable passive supervision;
- Are predominantly soft (e.g. railings with planting, low wall with hedge etc.) and contribute to biodiversity and visual amenity where they abut green infrastructure;
- Front garden boundaries are not to be higher than 1.4m.

5.9 Town Centre Civic Space

An integral component of the Urban Form Development Framework to be prepared for Cherrywood Town Centre will comprise a network of pedestrian linkages and civic space to provide a high-quality setting to the Town Centre, to cater for pedestrians and link the Town Centre to public transport and other parts of the Planning Scheme area.

Specific Objectives:

GI 77 To require the design, as an integral component of the Cherrywood Urban Form Development Framework (see Figure 6.1) of a clear, legible and inviting network of civic open space, incorporating pedestrian and cycle links, between Tully Park and Bride's Glen. Civic open spaces shall be located at pedestrian focal points e.g. adjacent to the Tully Park Greenway, Luas stops, Wyattville Road pedestrian link. This provision shall be set out with regard to the qualitative and quantitative requirements of the current County Development Plan.

GI 78 To require that the Town Centre is linked either side of the Wyattville Road and to promote this link as an integral public space of a civic character, with tree and soft landscape elements for shelter and visual amenity.



