# Open Space and Green Infrastructure Documentation/Information required at Pre-Planning Stage

## Purpose:

The purpose of this document is to assist applicants in the preparation of their pre-planning submission in relation to Open Space and Green Infrastructure.

## Contents:

1. List of Fingal County Council’s documents to consult prior to submission.
2. Check List of Open Space and Green Infrastructure Documentation and Information required at Pre-Planning Stage

*These documents and plans are as follows:*

1. Open Space and Green Infrastructure Statement
2. Integrated Green Infrastructure Plan
3. Open Space Hierarchy & Landscape Plan
4. Boundary Treatment Plan
5. Tree and Hedgerow Survey, Arboricultural Impact Statement and Tree Protection Plan
6. Proposed Taking in Charge Plan
7. Appendix A: Table templates to be completed as part of the pre-planning submission

*These tables are as follows:*

|  |  |
| --- | --- |
| *Table 1* | Public Open Space and Play Provision Requirements for the Proposed Development |
| *Table 2* | Overall Open Space Provision |
| *Table 3* | Breakdown of Public Open Space and SuDS Provision located on Public Open Space |
| *Table 4* | Play Provision |

1. Appendix B: Landscape details check-list

# List of Fingal County Council’s documents to consult prior to submission:

*Applicants must consult the following Fingal County Council documents prior to the preparation of their pre -planning submission in relation to Open Space and Green Infrastructure:*

* Fingal County Council’s Development Plan
* Forest of Fingal – A Tree Strategy for Fingal
* Space for Play – A Play Policy for Fingal
* Keeping it Green – An Open Space Strategy for Fingal
* Fingal Biodiversity Action Plan

# Check List on Open Space and Green Infrastructure Documentation and Information required at Pre-Planning Stage:

## The following check list and information are required to be submitted at the pre-planning stage:

|  |  |  |  |
| --- | --- | --- | --- |
| ***Item*** | ***Documents/Drawings*** | ***Contents*** | ***Please tick*** |
|  | ***Document*** |  |  |
| ***1.*** | ***Open Space and Green Infrastructure Statement***  | This document shall clearly state (‘yes/ no’) that the proposedlandscape plan and proposals for the development are in accordance with Fingal’s Development Plan**, in particular Table 12.5, and with each of the following Development Plan Objectives - DMS03, DMS18, DMS63, DMS64, DMS77 to DMS83, DMS162, DMS170 to DMS172 as well as PM55 to PM60**. Where the proposals are not in accordance with table 12.5 and these objectives, the applicant shall clearly state that why this is the case with justification.This document shall also clearly state that the landscape proposals in relation to:* street trees proposals are in accordance with ‘**Forest of Fingal- A Tree Strategy for Fingal’**
* play provision are in accordance with **‘Space for Play- A Play Policy for Fingal**.’

Where the proposals are not in accordance with these documents, the applicant shall clearly state why this is the case with justification.Tables 1, 2, 3 and 4(a) and (b) (templates are provided in Appendix A) shall be included in this document also. |  |
| ***Item*** | ***Documents/Drawings*** | ***Contents*** | ***Please tick*** |
|  | ***Drawings*** |  |  |
| 2.  | *Integrated Green Infrastructure Plan*  | This plan shall show existing natural features (hedgerows, significant trees, waterbodies) and the proposed green infrastructure network within the development. This plan shall also reference any landscape designations or site-specific Planning Objectives as shown on Green Infrastructure Sheets 14, 15 & 16 or Planning Area Sheets of the Development Plan (e.g. Tree Preservation, Nature Development Areas, Special Amenity Areas or Highly Sensitive Landscape.) *These proposals should include:* * Details of existing landscape features including Townland boundaries, stone walls, hedgerows, and watercourses
* Details of open space proposals
* Riparian & ecological corridors
* SuDS features
* Green roofs & walls location and specifications
* Locations of bird, bat, and invertebrate boxes
* Permeable paving (grasscrete or similar)
* Street Trees and Tree-lined roads
* Biodiversity enhancement of private gardens and hedgerow management proposals
* Linkages to the surrounding open space and/or natural landscapes
* Walking and cycling infrastructure in the area.
* Proposed increase/decrease in tree canopy cover on the site.
 |  |
| ***Item*** | ***Documents/Drawings*** | ***Contents*** | ***Please tick*** |
|  | ***Drawings*** |  |  |
| *3.* | *Open Space and Landscape Plan*  | *The Open Space and Landscape Plan shall indicate:** Open Space types (Public Open Space, Communal Open Space and Environmental Open Space) in a colour coded format, with the area in square metres shown on each.
* Location and area (in square metres) of SuDS features.
* Location and area (in square metres) of play provision and age group catered for. A separation distance measurement of a minimum of 25 metres from a play facility located on Public Open Space to the nearest residential unit to be shown.
* Trees, hedges and bulbs planting proposals
* Locations of street trees to be in accordance with the ‘Forest of Fingal – A Tree Strategy for Fingal’ in terms of lamp standards/ grass margin widths/ constructed tree pit requirements etc. Where street trees are proposed in grass margins – the width of the grass margin must be stated.

If street trees are proposed in hard surfaces – location of constructed tree pit must be shown.Tables 2, 3 and 4 (a) and (b) (see Appendix A) to be included on this drawing.  |  |
| *4.* | *Boundary Treatment Plan* | *The Boundary Treatment Plan shall indicate:** Proposed boundary treatments
* Existing boundary treatments proposed to be retained (which image / description of what they are (e.g. 1.8 metre high concrete block wall with capping, rendered on both sides)
* Where hedgerows/ trees are proposed to be retained as part of a viable boundary, state briefly how this will be achieved – e.g. hedgerow to be coppiced and reinforced with additional planting.
 |  |
| *5.* | *Tree and hedgerow Survey, Arboricultural Impact Statement and Tree Protection Plan* | In accordance with BS5837:2012 *Trees in relation to design,**demolition and construction – Recommendations.* |  |
| *6..* | *Taking in charge Plan* | Plan to indicate areas which are proposed to be taken in charge |  |

# Appendix A: Table Templates to be completed as part of the pre-planning submission

## Table 1: Public Open Space and Play Provision Requirements for the Proposed Development:

*The applicant shall refer to table 12.5, DMS 57, DMS75 and DMS76 of the Development Plan as well as Space for Play- A Play Policy for Fingal’ prior to completing Table 1 below:*

|  |  |  |
| --- | --- | --- |
|  **Residential Units** | **Units Total**  | **Bed spaces Total** |
| 3+ Bedroom Units |   |  |
| 1 and 2 Bedroom Units |   |  |
| Unit Total |  |   |
| Bed space Total |   |  |
|   |   |   |
|   |
| Open space requirement is 2.5 hectares per 1000 people |
| The requirement for this application is  |   | hectares |
|   |   |   |
| Overall site area is  |   | hectares |
| 10% of site area is required on site to be open space |  | hectares |
|   |   |   |
| Open space requirement (hectares) |  |   |
| Provided on site (hectares) |   |  |
|  |   |   |
|  |
| Playground requirement (4 sq metres per unit) |  | Square metres |
|  Playground provided on site  |   | Square metres  |

## Table 2: Overall Open Space Provision:

*The applicant shall refer to Table 12.5, DMS57 and DMS73 of the Development Plan prior to completing this table 2 below:*

|  |  |  |
| --- | --- | --- |
| **Open Space** | **Area of open space (sq. metres)** | **Area of open space used for SuDS (sq. metres)** |
| Public Open Space requirement in accordance with Table 12.5 of Development Plan  |  |  |
| Public Open Space provided on site which meets Table 12.5 of Development Plan |  |  |
| Communal Open Space |  |  |
| Environmental Open Space |  |  |
| Statement on under / over provision of Public Open Space if this is the case |

## Table 3: Breakdown of Public Open Space and SuDS Provision located on Public Open Space

*The applicant shall refer to table 12.5, DMS57 and DMS73 of the Development Plan prior to the completion of table 3 below:*

*Note: Each area of Public Open Space should be given a reference number (1, 2, 3, 4 etc.) which can be used to identify the area in question in the first column.*

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Public Open Space**  | **Area in sq. metres** | **Meets FCC Dev. Plan requirements as per Table 12.5 (yes/no)** | **Type of SuDS if any (e.g. swale, detention basin etc.)** | **Area of SuDS (sq. metres)** | **Meets Dev. Plan objective DMS73 (Yes/ No)** |
| 1 |  |   |  |  |  |
| 2 |  |  |  |  |  |
| 3 |  |  |  |  |  |
| 4  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| **Total area of Public Open Space Provision**  |  |  |  |  |  |

## Tables 4 (a) and (b): Play Provision:

*The applicant shall refer to ‘Space for Play- A Play Policy for Fingal’ prior to the completion of tables 4 (a) and (b) below:*

***Table 4(a) Play Provision on Public Open Space***

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Location of Play provision on Public Open Space** *Note: Use the reference number (1, 2, 3, 4 etc.) to identify the Public Open Space on which the play facility is located..* | **Area of play provision in sq. metres** | **Type of play provision (LAP, LEAP, NEAP, MUGA etc as per ‘Space for Play- A Play Policy for Fingal’)** | **Age range catered for** | **No. of pieces of equipment** | **Play surface e.g. bounded mulch** | **Is this play facility a minimum of 25 metres from a residential dwelling? (yes/ no)** |
|  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |
| **Total area of Play Provision on Public Open Space**  |  |  |  |  |  |  |

***Table 4(b) Play Provision on Communal Open Space***

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Location of Play provision on Communal Open Space** | **Area of play provision in sq. metres** | **Type of play provision (LAP, LEAP, NEAP, MUGA etc)** | **Age range catered for** | **No. of pieces of equipment** | **Play surface e.g. bounded mulch** |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| **Total area of Play Provision on Communal Open Space** |  |  |  |  |  |

# Appendix B: Landscape details Check list

|  |  |  |
| --- | --- | --- |
| **No.** | **Landscape detail** | **Please tick** |
| 1 | No narrow incidental pieces of open space less than 1.2 metres in width are located within this development |  |
| 2 | No street trees are within 7 metres of existing / proposed lamp standards |  |
| 3 | Townland boundary hedgerows are clearly identified on Integrated Green Infrastructure Plan |  |
| 4 | Headwalls/ grated manholes are clearly identified on areas of Open Space |  |
| 5 | No SuDS slopes are less than 1:4 |  |
| 6 | No trees are within 2.5 metres of boundary walls |  |
| 7 | No communal / apartment bins or substations are located on Public Open Space |  |
| 8 | No timber panel fences visible from public roads |  |
| 9 | Back to back rear garden boundaries to be rendered & capped blockwork walls or concrete panel fences. |  |