Rathcoole Housing

Green Space Factor Assessment
Part 10 Application

October 2026

1. Introduction

A Green Space Factor Assessment has been undertaken in accordance with GI5 Objective 4, demonstrating the landscape strategy's contribution to green infrastructure across the site, and the scheme delivers a significant quantum of public open space (11,763sqm) structured as a connected network of green fingers, a woodland edge and meadow grassland leading to a local park, rather than residual or fragmented space.

The Green Space Factor (GSF) is a planning tool used under the South Dublin County Development Plan to ensure new development delivers a meaningful, measurable quantum of green infrastructure. It derives from Green Infrastructure Policy GI5 Objective 4, which applies to any development comprising two or more residential units, or any scheme with a floor area over 500 sq m, and requires such development to demonstrate that it achieves a minimum GSF score.

This minimum score is set according to the site's land use zoning and is based on international best practice alongside the particular features of SDCC's green infrastructure network. The Green Space Factor Worksheet, as set out in Chapter 12 of the Development Plan (Implementation and Monitoring, Section 12.4.2), applies the methodology in the South Dublin Green Space Factor Guidance Note. Under this methodology, different surface and planting types are assigned a weighting based on their ecological and green infrastructure value, and the site's overall score is calculated as the weighted area of these elements divided by total site area.

Minimum thresholds vary by zoning. Where a site is located adjacent to a primary GI corridor, the Guidance Note requires particular care in the design response to avoid fracturing the existing GI network, ensuring connectivity along the corridor is preserved or enhanced. Where part of a site falls within a riparian corridor, this is addressed separately through a Hydromorphological Assessment, demonstrating how the corridor's integrity is maintained with reference to GI3 Objectives 1 to 3.

Whilst reading this document, please refer to the corresponding architectural, landscape and EIAR report which further explains the proposed and retained elements of the site.

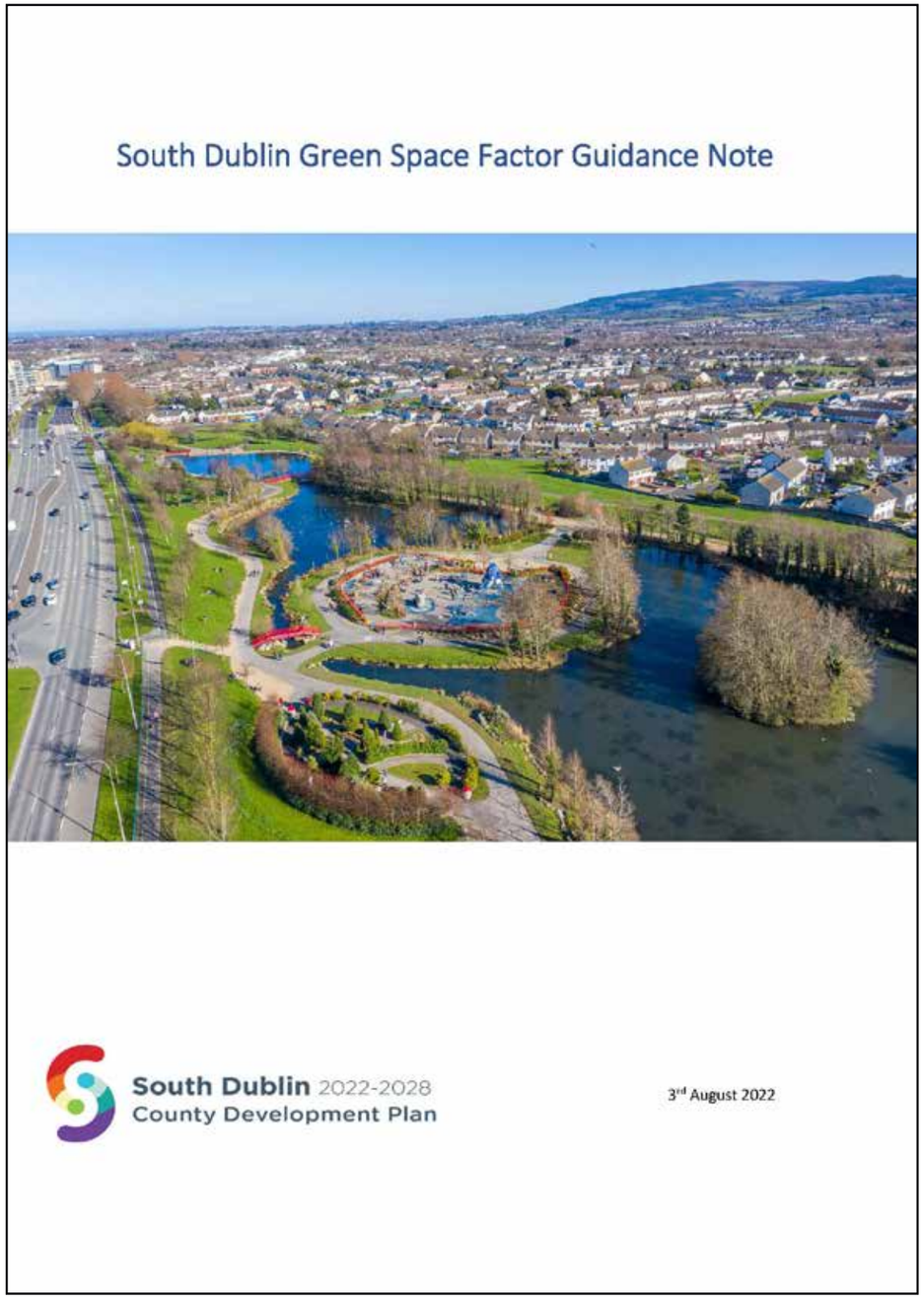


Figure 1; SDCC GSF Guidance Notes

1.1 Green Infrastructure Context

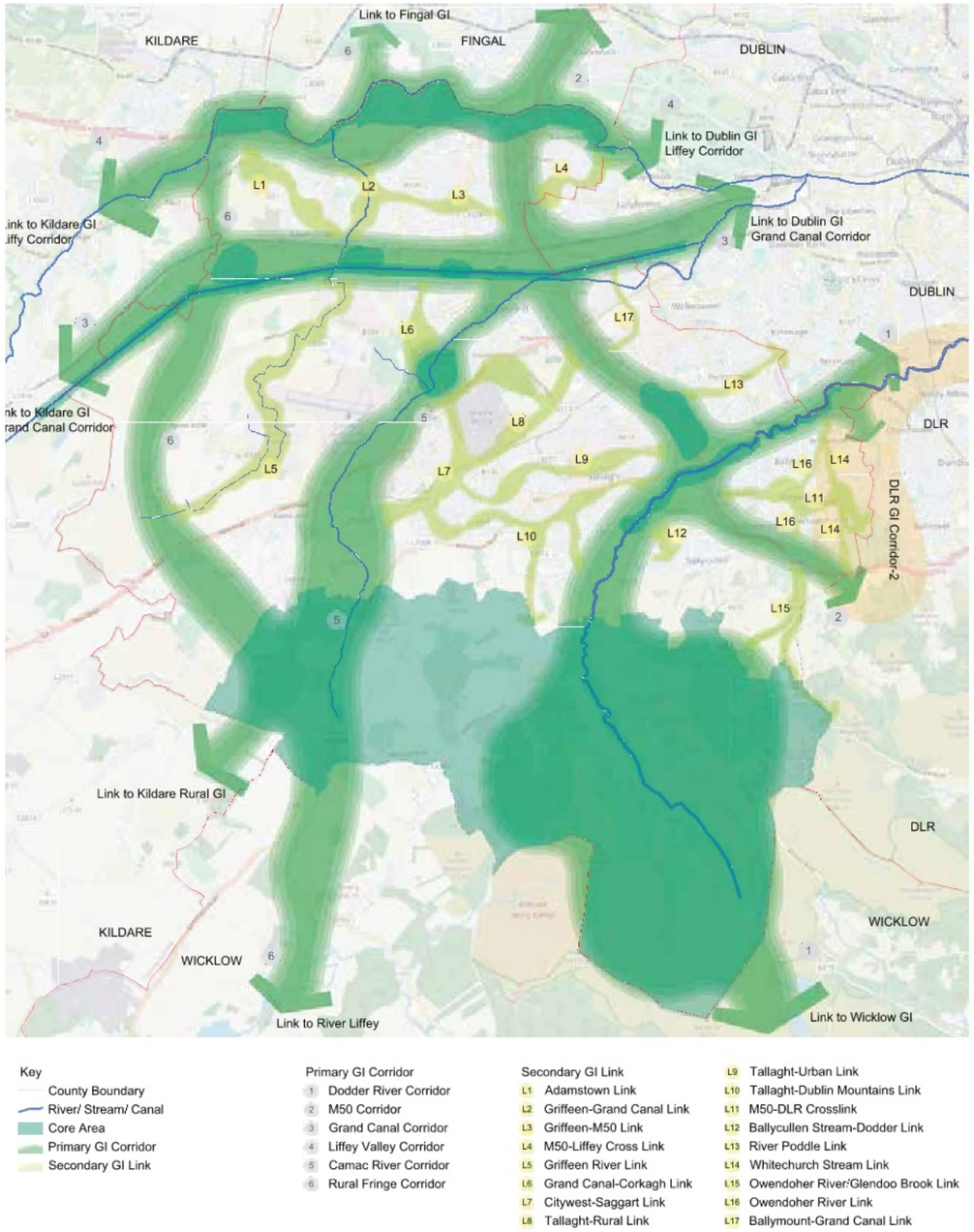


Figure 2; SDCC Green Infrastructure Strategy map



Figure 3; Extract from Green Infrastructure Strategy Map with site boundary

The site is located on the Carmac River primary corridor. This corridor has overeaching objectives that, when applicable to the site, have been considered and addressed in the landscape proposal.

- To avoid further fragmentation of the Green Infrastructure network at the urban fringe and strengthen existing ecological links between built-up areas along this corridor.

- To enhance the GI network by addressing habitat quality issues along the Camac River and by identifying and including additional 'stepping stone' opportunities along the river.

- To improve the ecological GI value and connectivity of landscape features created as part of permitted development.

- To seek the daylighting of existing culverted sections of the Camac River Corridor.

- To support the emerging principles of the City Edge Strategic Framework Plan and to support the naturalisation of the Camac River as part of that process.

- To promote the completion of a Greenway linking Corkagh Park with Clondalkin Village and onwards to the Grand Canal Greenway.

The Core area of this objective is Corkagh Park, while the stepping stones areas are: Slievethoul / Slade Valley, Lugg Forest, Rathcoole Park, Open spaces at City West, Open spaces at Kilcarbery and Rathcoole Alluvial Woodlands within RU zoning. The objectives associated with the Core and Stepping Stone Areas are:

- To investigate potential opportunities to link existing and proposed recreational trails at Slade Valley to the emerging Dodder Greenway in order to improve recreational access and amenity.

- To investigate the potential opportunities to link woodlands at Rathcoole to existing and proposed recreational trails at Lugg Woods and Slade Valley.

- To improve GI value of newly developed landscape features (such as lakes) in Citywest.

- To retain the open space adjacent to Rathcoole Park, developed as part of the Mill Lands Development as an open space area and provide a link betweenRathcoole and Saggart.

- To support the implementation of the Slade Valley Walking Route.

- To preserve and enhance the status of Corkagh Park as a regional park for biodiversity and ecosystems services (including flooding) importance.

- To preserve and protect the Alluvial Woodlands at Rathcoole within the zoning RU as an environmentally sensitive area for biodiversity and ecosystems services of importance having full regard to their Annex 1 status.

- To include woodlands at Rathcoole as part of a wider nature / walking trail from Saggart to Lugg Woods subject to the protection of its biodiversity, wildlife and ecological value which is of primary importance.

Please refer to the Part 10 Landscape Report, specifically chapters 4-Landscape Design Development and 5-Landscape Plan, for an extensive analysis and explanation of the landscape proposal, where the above objectives have been considered and integrated.



Figure 4; Landscape Plan (Drawings RATH-ACM-ZZ-ZZ-DR-L-001000)

1.2 Land Use Zoning

The adjacent map shows each use zoning within the site boundary. These areas have been calculated excluding the school development site as no proposals or works are to be done in the area as part of this application.

As previously mentioned, minimum thresholds for the Green Space Factor vary by zoning. Within the site area, the following apply:

- 0.5 for RES-N (new residential) land;
- 0.7 for OS (open space);
- 0.7 for RU (rural) zoning.

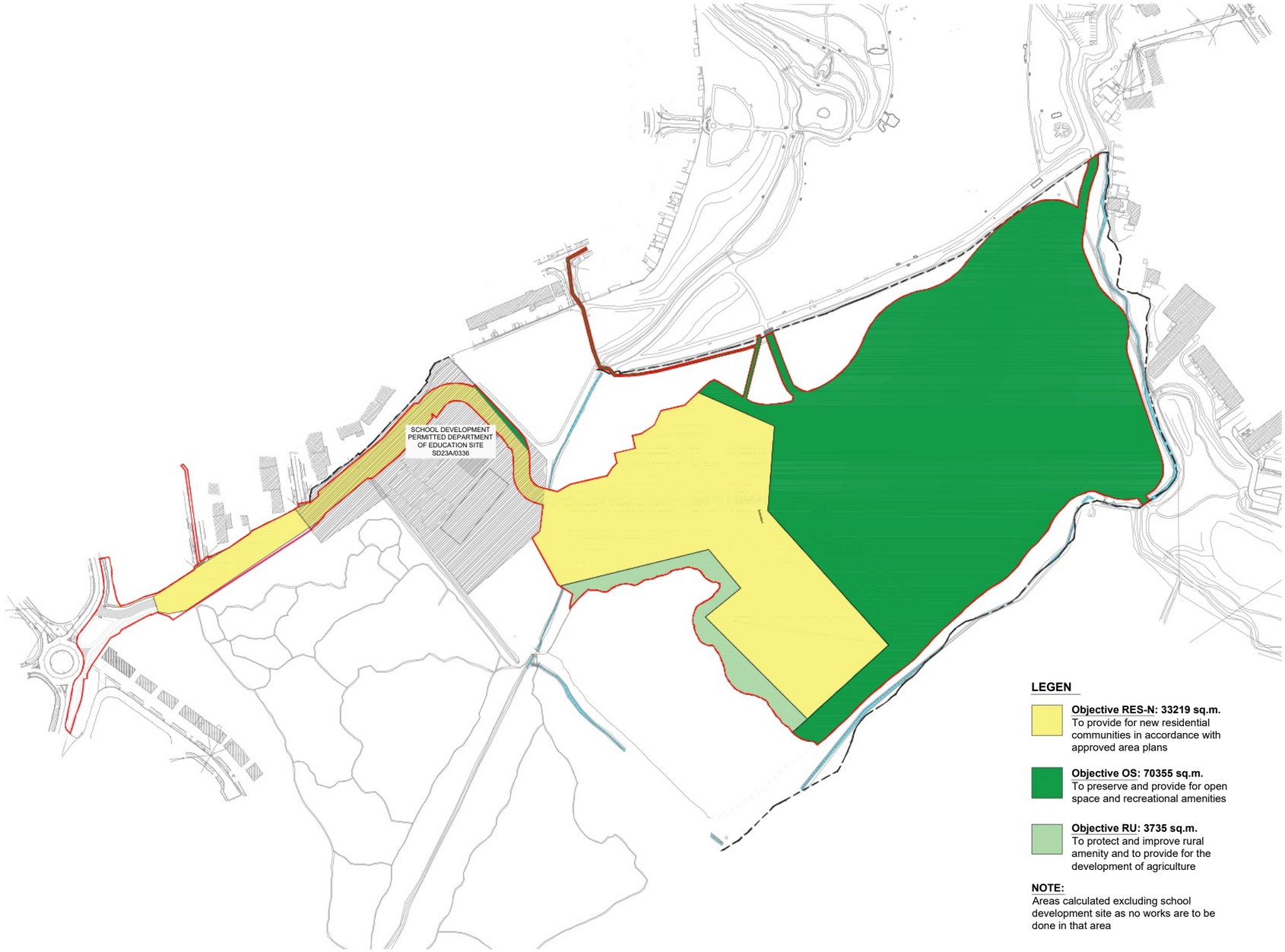


Figure 5; Land Use Zoning within site

2. Green Space Factor Calculation

2.1 Green Space Factor and Site Specific Interpretation

The Green Space Factor assessment has been undertaken with regard to the site-specific characteristics of Rathcoole and the flexibility provided within SDCC's guidance for site-specific interpretation.

Please note, calculations align to South Dublin Green Space Factor Guidance Note. These calculations are not comparable to the habitat calculations outlined in Chapter 6 of the EIAR report.

The existing woodland and Annex I meadow comprise protected European habitats that have fundamentally informed the landscape strategy and development layout. Their retention and protection are central to the landscape-led design approach, with the developable area configured to respond to the ecological constraints of the site. These habitats are not proposed for development or intervention and have been retained as established ecological assets within the wider landscape framework.

Three Green Space Factor calculations have been provided to demonstrate the distinction between each land use zoning as outlined in figure 5.

The calculations within the red line boundary exclude the existing protected woodland, hedgerows and meadow that informed the development layout (within the applicant's ownership) and contribute significantly to the site's overall Green Infrastructure provision. A woodland development plan included within this application finds no works are required to protect the woodland and surveys found the meadow areas did not need intervention. As such, these areas are excluded form the red line boundary as no works are proposed in this areas.

The landscape strategy prioritises the protection of established ecological assets, the integration of new landscape and SuDS features, and the delivery of high-quality public and communal open spaces. This approach reflects the specific ecological constraints of Rathcoole and seeks to deliver a landscape-led development in which the existing natural assets and proposed Green Infrastructure function as complementary components of the overall design.

2.2 Green Space Calculator - RES-N

User input indicated by Orange fields

User Input	
Zoning lookup	Minimum GI Score
RES-N	0.5

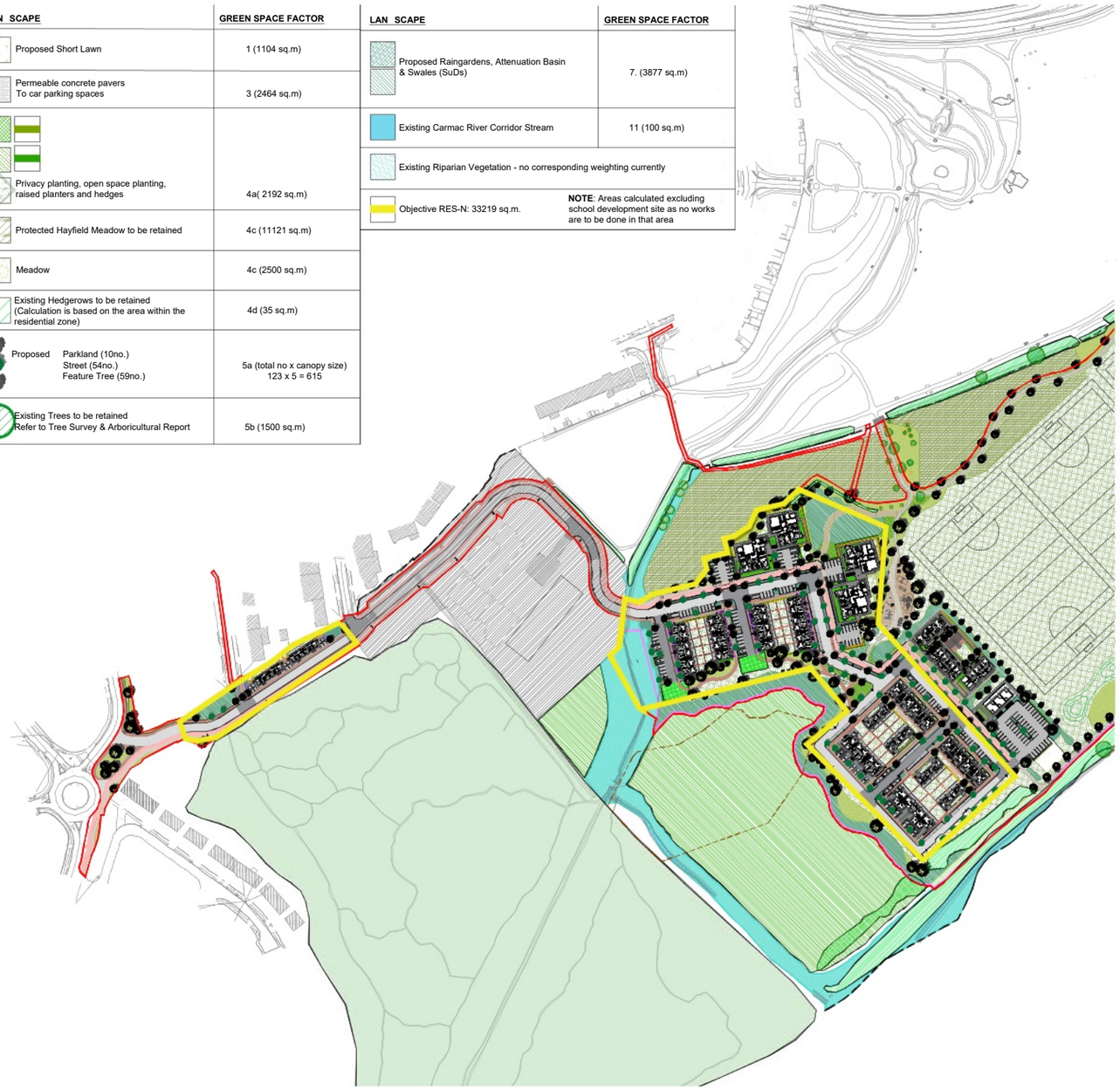
1. Enter Development Site Area m² HERE►		33219	
Surface Type (see tab for detailed descriptions)	**Factor**	**Proposed Surface Area m²**	**Factor Values**
1. Short Lawn	0.3	1104	331.2
2. Tall Lawn (wild, not mown)	0.5	0	0
Permeable Paving	0.3	2464	739.2
Vegetation		0	0
4a. Vegetation-Shrub below 3m	0.4	2192	876.8
4b. Vegetation-Shrub / Hedgerow above 3m	0.5	0	0
4c. Vegetation-Pollinator friendly perennial planting	0.5	13621	6810.5
4d. Vegetation-Preserved hedgerow	1.2	35	42
Trees		0	0
5a. New trees	0.6	615	369
5b. Preserved trees	1.2	1500	1800
7. SuDS intervention (rain garden, bioswale)	0.6	3877	2326.2
Green Roof		0	0
9a. Green Roofs - Intensive green roof (substrate is 200-1200mm in depth)	0.7	0	0
9b. Green Roofs - Extensive green roof (substrate is 80-200mm in depth)	0.6	1324.25	794.55
10. Green wall	0.4	0	0
11. Retained Open Water	2	100	200
12. New open water	1.5	0	0
Total Equivalent Surface Area of Greening Factors			26,832.25

Green Factor Numerator	**14289.45**

Minumum Required GI score	Final GI score	Result
0.5	0.43	Fail

LAN SCAPE	GREEN SPACE FACTOR
Proposed Short Lawn	1 (1104 sq.m)
Permeable concrete pavers To car parking spaces	3 (2464 sq.m)
Privacy planting, open space planting, raised planters and hedges	4a(2192 sq.m)
Protected Hayfield Meadow to be retained	4c (11121 sq.m)
Meadow	4c (2500 sq.m)
Existing Hedgerows to be retained (Calculation is based on the area within the residential zone)	4d (35 sq.m)
Proposed Parkland (10no.) Street (54no.) Feature Tree (59no.)	5a (total no x canopy size) 123 x 5 = 615
Existing Trees to be retained Refer to Tree Survey & Arboricultural Report	5b (1500 sq.m)

LAN SCAPE	GREEN SPACE FACTOR
Proposed Raingardens, Attenuation Basin & Swales (SuDs)	7. (3877 sq.m)
Existing Carmac River Corridor Stream	11 (100 sq.m)
Existing Riparian Vegetation - no corresponding weighting currently	
Objective RES-N: 33219 sq.m.	**NOTE**: Areas calculated excluding school development site as no works are to be done in that area



2.3 Green Space Calculator - OS

User input indicated by Orange fields

User Input	
Zoning lookup	Minimum GI Score
OS	0.7

1. Enter Development Site Area m² HERE►		70355	
Surface Type (see tab for detailed descriptions)	**Factor**	**Proposed Surface Area m²**	**Factor Values**
1. Short Lawn	0.3	47419	14225.7
2. Tall Lawn (wild, not mown)	0.5	0	0
Permeable Paving	0.3	1077	323.1
Vegetation		0	0
4a. Vegetation-Shrub below 3m	0.4	607	242.8
4b. Vegetation-Shrub / Hedgerow above 3m	0.5	0	0
4c. Vegetation-Pollinator friendly perennial planting	0.5	9772	4886
4d. Vegetation-Preserved hedgerow	1.2	90	108
Trees		0	0
5a. New trees	0.6	920	552
5b. Preserved trees	1.2	0	0
7. SuDS intervention (rain garden, bioswale)	0.6	1770	1062
Green Roof		0	0
9a. Green Roofs - Intensive green roof (substrate is 200-1200mm in depth)	0.7	0	0
9b. Green Roofs - Extensive green roof (substrate is 80-200mm in depth)	0.6	0	0
10. Green wall	0.4	0	0
11. Retained Open Water	2	0	0
12. New open water	1.5	0	0
Total Equivalent Surface Area of Greening Factors			61,655.00

Green Factor Numerator	**21399.60**

Minumum Required GI score	Final GI score	Result
0.7	0.30	Fail



LAN SCAPE	GREEN SPACE FACTOR
Proposed Short Lawn	1 (45346 sq.m)
Mown Grass Strip	1 (2073 sq.m)
Permeable concrete pavers To car parking spaces	3 (1077 sq.m)
Privacy planting, open space planting, raised planters and hedges	4a(607 sq.m)
Protected Hayfield Meadow to be retained	4c (6772 sq.m)
Meadow	4c (3000sq.m)

ISO A1 594mm x 841mm
Approved: EMD
Checked: JB
Designer: RB
Project Management Initials:

2.4 Green Space Calculator - RU

User input indicated by Orange fields

User Input	
Zoning lookup	Minimum GI Score
RU	0.7

1. Enter Development Site Area m² HERE►		3735	
Surface Type (see tab for detailed descriptions)	**Factor**	**Proposed Surface Area m²**	**Factor Values**
1. Short Lawn	0.3	550	165
2. Tall Lawn (wild, not mown)	0.5	0	0
Permeable Paving	0.3	0	0
Vegetation		0	0
4a. Vegetation-Shrub below 3m	0.4	0	0
4b. Vegetation-Shrub / Hedgerow above 3m	0.5	0	0
4c. Vegetation-Pollinator friendly perennial planting	0.5	635	317.5
4d. Vegetation-Preserved hedgerow	1.2	0	0
Trees		0	0
5a. New trees	0.6	75	45
5b. Preserved trees	1.2	0	0
7. SuDS intervention (rain garden, bioswale)	0.6	2789	1673.4
Green Roof		0	0
9a. Green Roofs - Intensive green roof (substrate is 200-1200mm in depth)	0.7	0	0
9b. Green Roofs - Extensive green roof (substrate is 80-200mm in depth)	0.6	0	0
10. Green wall	0.4	0	0
11. Retained Open Water	2	0	0
12. New open water	1.5	0	0
Total Equivalent Surface Area of Greening Factors		4,049.00	

Green Factor Numerator	2200.90

Minumum Required GI score	Final GI score	Result
0.7	0.59	Fail

LAN SCAPE	GREEN SPACE FACTOR
Proposed Short Lawn	1 (550 sq.m)
Meadow	4c (635sq.m)
Proposed Parkland (0 no.) Street (0no.) Feature Tree (15no.)	5a (total no x canopy size) 15 x 5 = 75
Proposed Raingardens, Attenuation Basin & Swales (SuDs)	7. (2789 sq.m)
Existing Riparian Vegetation - no corresponding weighting currently	
Objective RU: 3735 sq.m.	



2.5 Alternative GI interventions

The South Dublin County Development Plan states that in cases where a proposed development does not meet the minimum required score and the developer faces particular difficulties in meeting it due to site specific constraints, alternative GI solutions may be provided. The development plan contains a non-enhaustive list of interventions that can be implemented in order to enhance the GI in the local area. The following interventions are proposed in order to improve the GI and local area:

— The use of natural features such as woodlands, hedgerows, trees, water courses, ponds and grasslands or other natural methods to strengthen GI assets and provide connections to the wider GI network.

— The incorporation of nature-based solutions such as SuDS schemes, permeable paving, green and blue roofs, green walls, swales, SuDS tree pits, raingardens, ponds to support local biodiversity and mitigate potentially harmful effects of development.

— The provision of new native tree and plant species as well as pollinator friendly species within developments, consistent with National Pollinator Plan.

— Where possible, no net loss of existing trees/hedgerows on site.

— GI management/maintenance plans to be included as part of the landscape plans submitted for the Planning process. May include hedgerow/ tree and grassland management plans.

Please refer to the Part 10 Landscape Report and landscape drawings for the landscape proposal, where the above interventions have have been integrated.



NOTE:

Areas A and B are all within the applicant's ownership and have been included in the design development. Surveys, screening and consultation with the relevant stakeholders concluded these areas should be protected. The woodland development plan, included in this application, concludes that no works are required to protect the woodland. Surveys found that B areas do not require intervention. As such, these areas are excluded from the red line boundary as no works are proposed.

0 37.5 75 m
1:1500 @ A1: 1:3000 @ A3

N

AECOM

PROJECT

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I/R	DATE	DESCRIPTION
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GREEN SPACE FACTOR

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