

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Department: **Parks & Landscape Services / Public Realm**

Date: **03/03/2021**

Donal Farrelly
Area Planner
Planning Department

Development: Demolition of existing converted garage structure to the side; demolition of existing garden wall to the side; construction to the side of 1 semi-detached two storey two bedroom house with home office and 1 semi-detached two storey two bedroom house with home office with bay windows to front and side; new vehicular entrances to Woodview Heights to serve existing and proposed dwellings; all associated site, boundaries, landscaping, drainage and ancillary works.

Location: **15, Woodview Heights, Lucan, Co. Dublin**

Applicant: **John Bonass**

Reg. Ref: **SD21A/0015**

Comments:

In relation to the above proposed development, this section has reviewed the application and has the following comments.

1. Street Trees

It appears the proposed development will impact/impinge on the existing street trees and grass verge on SDCC lands. The development proposal appears to require the removal of a mature street tree to accommodate a driveway. Therefore the public realm section recommends **refusal**.

Should additional information be sought we recommend the following information is requested:

The applicant hasn't submitted an arborists report detailing the current conditions of existing trees, tree impact or tree protection measures which should be in line with BS 58:37 Trees in Relation to Design Demolition and Construction. It appears the proposed development will impact/impinge on the existing street trees on SDCC lands. This is not in accordance with SDCC CDP 2016-2022:

- **G2 Objective 1:** To reduce fragmentation of the Green Infrastructure network and strengthen ecological links between urban areas, Natura 2000 sites, proposed Natural Heritage Areas, parks and open spaces and the wider regional Green Infrastructure network
- **G2 Objective 2:** To protect and enhance the biodiversity value and ecological function of the Green Infrastructure network.
- **G2 Objective 9:** To preserve, protect and augment trees, groups of trees, woodlands and hedgerows within the County
- **G2 Objective 13:** To seek to prevent the loss of woodlands, hedgerows, aquatic habitats and wetlands wherever possible including requiring a programme to monitor and restrict the spread of invasive species
- **G6 Objective 1:** To protect and enhance existing ecological features including tree stands, woodlands, hedgerows and watercourses in all new developments as an essential part of the design process.
- **HCL15 Objective 3:** To protect existing trees, hedgerows, and woodlands which are of amenity or biodiversity value and/ or contribute to landscape character and ensure that proper provision is made for their protection and management in accordance with Living with Trees: South Dublin County Council's Tree Management Policy 2015-2020.

2. Boundary

No details have been provided regarding the boundary; the applicant should submit and agree details with the Public Realm Section of SDCC.

Additional Information

In relation to the above proposed development, the applicant shall submit the following additional information;

1. Trees

The applicant should submit and agree a comprehensive Tree Report with SDCC Public Realm Section. This should comprised of a detailed Tree Survey and Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement, all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. The report should be carried out by a Professional Member of Arboricultural Association who is an independent, qualified Arborist and should include all of the following:

- Tree Survey Plan: all trees and hedges on and adjacent to the subject site (i.e. within falling distance thereof) should be accurately plotted, tagged and shown on a scaled drawing of a topographical survey of the site
- Tree Survey Schedule: a summary of the surveyed trees and hedges, giving a breakdown of their tag nos., species, size, age, condition and useful life expectancy.
- Arboricultural Impact Assessment: a thorough, detailed and realistic analysis and assessment of the likely impacts of the proposed development on the surveyed trees and hedges; along with a summary table of the tree population and quantification of impacts/losses etc. (total number surveyed and total numbers/percentage to be retained and felled respectively).
- Design Iteration- Adjustments, Revisions to Proposed Site Layout: subsequent to and arising from the Impacts Assessment, the applicant's design team [especially arborist, consulting architect(s) and engineer(s)] should demonstrate in their submission, that it has sufficiently explored and investigated layout alternatives, to achieve an optimal solution that meets South Dublin County Councils Tree Strategy and its Development Plan standards in respect of tree preservation and tree retentions, as appropriate. The design should be configured such that existing street trees are retained.
- Tree Constraints Plan: a scaled site plan (1:500@A1) showing the impacts of all surveyed trees in relation to the site layout of the proposed development.
- Tree Protection Plan: a scaled site plan (1:500@A1) of the proposed development, clearly showing and distinguishing (by colour coding) those trees and hedges to be retained and protected and those to be removed ; showing alignments of Tree Protection Fencing and areas to be excluded from construction activities and compound(s), site office(s), plant, equipment and materials storage. Root Protection Areas (RPAs) of all trees and hedgerows to be clearly shown on this drawing.
- Arboricultural Method Statement: clear and practically-achievable measures to be used during the construction period, for the protection and management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan.
- Summary Table: Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages.
- Pre Development Photo's: Prior to the commencement of works the applicant should submit pictures of the existing trees/hedgerows before works commence with the tree protective fencing. This should include a location map of where each picture was taken from.
- Arborist's name, arboricultural qualifications and contact details.
- Date that the survey was carried out (surveys > 12 months are unacceptable).

Should the development be approved, a bond will be required to be paid to the council based on the results of the Tree Survey and Arboricultural Report.

REASON: to ensure the protection, safety, prudent retention and long-term viability of trees to be retained on and immediately adjacent to the site.

2. Landscape & Boundary

A detailed landscape plan should be submitted that clearly outlines any proposed tree planting.

Boundary details should be submitted and agreed with SDCC Public Realm Section. Boundary treatment shall be reinstated similar to existing and neighboring boundaries.

Fionnuala Collins
Assistant Parks Superintendent

Endorsed By: Laurence Colleran
Senior Executive Parks Superintendent