

**SOUTH DUBLIN COUNTY COUNCIL**



**INTERNAL MEMORANDUM**

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

**Date: 24/08/2021**

**CAITLIN O'SHEA**

**Area Planner**

**Planning Department**

**Development:** Full demolition of existing two storey 463sq.m building to make way for future development, subject to future separate planning application.

**Location:** Unit 19, Crag Avenue, Clondalkin Industrial Estate, Dublin 22

**Applicant:** KN Network Services (Ire.) Ltd.

**Reg. Ref:** SD21A/0185

**Recommendation: Grant with Condition**

**Site Area**

0.19 ha

**Zoning**

Objective EE: To provide for enterprise and employment related uses.

**Main Concern:**

**Impacts of the proposed development on existing trees and local biodiversity.** No protection measures are shown for existing trees and hedgerows on /adjacent to the site.

**Relevant Sections, Policies and Objectives of the SDCC Development Plan 2016-2022:**

**GREEN INFRASTRUCTURE (G) Policy 2 Green Infrastructure Network**

**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 3:** To restrict development that would fragment or prejudice the Green Infrastructure network.

#### **HERITAGE, CONSERVATION AND LANDSCAPES (HCL) Policy 15 Non-Designated Areas**

**HCL15 Objective 1:** To ensure that development does not have a significant adverse impact on rare and threatened species, including those protected under the Wildlife Acts 1976 and 2000, the Birds Directive 1979 and the Habitats Directive 1992.

#### **Living with Trees – Tree Management Policy 2015 – 2020**

South Dublin County Council's Tree Management Policy 'Living with Trees' 2015-2020 contains information within Chapter 7 Trees and Development that relates to the retention, protection and planting of trees on development sites. Relevant points within this section include:

- The Council will use its powers to ensure that where it is conducive with the objectives of the County Development Plan, and other planning objectives there is maximum retention of trees on new development sites.
- In the processing of planning applications, the Council will seek the retention of trees of high amenity / environmental value taking consideration of both their individual merit and their interaction as part of a group or broader landscape feature.
- On construction sites all work must be in accordance with British Standard 5837 (2012): Trees in Relation to Design, Demolition and Construction – Recommendations.
- The Council will promote the replacement of trees removed to facilitate approved planning and development of urban spaces, buildings, streets, roads, infrastructural projects and private development sites.

**The Public Realm Section has assessed the proposed development in accordance with the CDP and best practice guidelines and recommends the following:**

#### **Protection of Existing Trees**

There are concerns with the absence of information submitted in relation to protection of existing trees on /adjacent to the subject site. Tree protection to be proposed in accordance with BS 5837: 2012: Trees in Relation to Design, Demolition and Construction. **CONDITION**

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**Fionnuala Collins**  
**Assistant Parks Superintendent**

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**Endorsed By: Laurence Colleran**  
**Senior Executive Parks Superintendent**