

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Department: Parks & Landscape Services / Public Realm

Date: 14/09/2021

Sarah Watson

Area Planner

Planning Department

Development: Retention sought for the removal of the ground floor internal courtyard with canopy over as per Planning Ref SD013A/0047; Works to include, external canopy above roof level removed, new storage room created at first floor level; ground floor area incorporated into lounge area; permission for reduction in size of lounge floor area; works to include new entrance doors to Lounge area within building elevation facing car park; new external fire exit door from Lounge area to open space to rear of the building; internal walls forming snug demolished complete ;Floor area included within lounge area; kitchen extension within part of previous Lounge area; relocation of Off Licence into previous Lounge area; entrance doors to Off Licence are previous entrance doors to lounge area; works to include new window to Off Licence within building elevation facing car park; change of use of previous Off Licence to takeaway; internal layout changes to lounge area public toilets; remove internal doors between Lounge area and entrance.

Location: Boomers Public House, Knockmitten Neighbourhood Centre, Clondalkin, Dublin 22

Applicant: Honeybridge Ltd.

Reg. Ref: SD21A/0205

Recommendation: Additional Information

Main Concerns:

1. Impact on public open space: the proposals involve use of concrete paving area in an area of public open space to the rear of the building. This appears to be unauthorised development.

Site Area

0.038 ha

Zoning

Objective LC - To protect, improve and provide for the future development of Local Centres.

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

DP 2016-22 Section 8.3.0 Public Open Space Hierarchy and Landscape Setting

It is the policy of the Council to provide a hierarchy of high quality and multi-functional public parks and open spaces.

G4 Objective 1: To support and facilitate the provision of a network of high quality, well located and multifunctional public parks and open spaces throughout the County and to protect and enhance the environmental capacity and ecological function of these spaces.

G4 Objective 2: To connect parks and areas of open space with ecological and recreational corridors to aid the movement of biodiversity and people and to strengthen the overall Green Infrastructure network.

DP 2016-22 Section 8.1.0 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 5: To integrate Green Infrastructure as an essential component of all new developments.

G2 Objective 9: To preserve, protect and augment trees, groups of trees, woodlands and hedgerows within the County by increasing tree canopy coverage using locally native species and by incorporating them within the design proposals and supporting their integration into the Green Infrastructure Network.

G2 objective 11: To incorporate appropriate elements of Green Infrastructure e.g. new tree planting etc. into existing areas of hard infrastructure wherever possible.

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.

DP 2016-22 Section 8.5.0 Green Infrastructure within Urban Areas

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.

DP 2016-22 Section 9 Heritage Conservation and Landscapes

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.

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:

1. Public Open Space

The applicant is requested to clarify how there appears to be unauthorised development in the public open space that is proposed for use in conjunction with the new fire exit.

Fionnuala Collins

Assistant Parks Superintendent

Endorsed By: Laurence Colleran
Senior Executive Parks Superintendent