

**SOUTH DUBLIN COUNTY COUNCIL**



**INTERNAL MEMORANDUM**

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

**Date:** 22/09/2021

**Donal Farrelly**  
**Area Planner**  
**Planning Department**

**Development:** Erect a new ball wall to rear including internal alterations to provide new first floor storage with new external escape door and window on south gable; Retention for refreshment kiosk to front and north side elevation

**Location:** **Glenaulin Park, Palmerstown, Dublin 20**

**Applicant:** **St. Patrick's GAA Club**

**Reg. Ref:** **SD21A/0165**

**Recommendation:** **Grant with conditions**

**Main Concern:**

- Impact of the proposed development on existing trees, hedgerows and local biodiversity. (The proposal will result in construction work in the vicinity of existing trees and hedgerows.)

**Site Area**

0.285 ha

**Zoning:** Objective Open Space (OS) - to preserve and provide for open space and recreational amenities.

**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.

#### **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 Public Realm Section has assessed the proposed development in accordance with the CDP and best practice guidelines and has no objection provided the following conditions are applied to any grant of permission:

**1. Tree Protection**

- i. The trees closest to the construction zone shall be protected during the course of construction by fencing as per **BS 5837- 2005, Trees in relation to Construction – Recommendations**, installed under the drip line of the trees. No materials are to be stored within the protective fencing zone and there are to be no incursions of machinery into the tree protection zone. Notices are to be placed on the protective fence stating that the trees within the fence are protected.
- ii. No further trees on the site are to be removed without prior agreement from SDCC.

**Reason:** To protect trees and planting during the construction period in the interest of visual amenity and biodiversity.

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

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