

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

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

Date: **21/10/2021**

Conor Doyle
Area Planner
Planning Department

Development: Demolition of existing derelict dwelling and the construction of a replacement two storey, four bedroom detached dwelling (169.97sq.m) together with all associated landscape, boundary, site and development works.

Location: Main Street, Newcastle, Co Dublin

Applicant: **Cairn Homes Property Limited**

Reg. Ref: **SD21A/0247**

Main Concerns:

1. Impacts of the proposed development on existing trees, hedgerows and local biodiversity.

Zoning

Objective RES - To protect and/or improve for residential amenity.

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

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.

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 County Development Plan and best practice guidelines. Should planning permission be granted we recommend the following conditions:

1. Landscape Plan

The garden is to be landscaped with a minimum one semi mature tree in the front garden, to compensate for the removal of the existing ash tree. The back garden is to be landscaped with planting as recommended in the bat report, i.e. to include native tree, shrub and plant species to encourage foraging areas for local bat populations.

External lighting proposals during and post construction shall strictly follow the guidelines set out in the bat report by Bat Eco Services.

REASON: In the interest of the proper planning and sustainable development of the area and the maintenance and enhancement of the county's green infrastructure and biodiversity.

Fionnuala Collins
Assistant Parks Superintendent

Endorsed By: Laurence Colleran
Senior Executive Parks Superintendent