

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

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

Date: **04/01/2022**

Conor Doyle

Planning Department

Development: Demolish part of the modern extension constructed at the southern end of the original school building in order to construct a new single storey extension to accommodate a unit for children with special needs; ancillary works will include modifications to the original classroom block and the provision of new car parking spaces in the western forecourt area.

Location: St Joseph's Boys National School, Boot Road, D22PY13

Applicant: Fr Damien Faron

Reg. Ref: **SD21A/0317**

Recommendation: **Further Information**

Site Area

0.87 ha

Zoning

Objective Res: To provide for and/or improve residential amenity.

Main Concerns:

- 1) Impacts of the proposed development on trees and local biodiversity – A tree and hedgerow survey has not been provided.
- 2) Potential impacts on bats (foraging routes)
- 3) Lack of SuDS (Sustainable Drainage System) shown for the proposed development

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

CHAPTER 7 INFRASTRUCTURE & ENVIRONMENTAL QUALITY (IE)

Section 7.2.0 Surface Water & Groundwater Policy 2 (IE 2) Surface Water & Groundwater

'It is the policy of the Council to manage surface water and to protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.'

IE 2 Objective 5:

'To limit surface water run-off from new developments through the use of Sustainable Urban Drainage Systems (SUDS) and avoid the use of underground attenuation and storage tanks.'

IE 2 Objective 3:

'To maintain and enhance existing surface water drainage systems in the County and promote and facilitate the development of Sustainable Urban Drainage Systems (SUDS), including integrated constructed wetlands, at a local, district and County level, to control surface water outfall and protect water quality.'

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 8.4.0 Sustainable Urban Drainage Systems

Sustainable Urban Drainage Systems (SUDS) drain surface water in an environmentally friendly way by replicating natural systems in managed environments. SUDS systems seek to collect, store and clean surface water using natural systems and to release it back into the environment in a slow and controlled way, thereby reducing the risk of fluvial and pluvial flooding. Key features, such as integrated constructed wetlands, permeable surfaces, filter strips, ponds, swales and basins are easy to manage, environmentally friendly and aesthetically attractive.

G5 Objective 1: To promote and support the development of Sustainable Urban Drainage Systems (SUDS) at a local, district and county level and to maximise the amenity and biodiversity value of these systems

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 further information is sought:

1. Tree Survey

There are concerns with the lack of information submitted in relation to existing trees and hedgerows within the site. We need to understand the impact of removing trees to accommodate the proposed building. The applicant is requested to submit a tree survey, impact assessment and tree protection plan for the trees within the proposed development area. This shall be undertaken by a suitably qualified arborist. The tree survey report shall provide detailed information on the condition and health of the existing trees and it shall also clearly detail what impacts the development will have on the trees and their roots.

FURTHER INFORMATION

2. Bat Survey

There are concerns with the lack of information submitted in relation to bats. The applicant is requested to assess if bat roosts are present. This is to be undertaken by a qualified and experienced bat expert.

FURTHER INFORMATION

3. Landscape Mitigation Plans

The proposed development requires the removal of mature trees and shrubs to accommodate the building extension. The applicant is requested to submit replacement tree planting proposals to mitigate and compensate for the loss of trees identified in the Tree Survey and Impact Assessment.

These proposals shall include native and pollinator friendly species to support the local bat population.

FURTHER INFORMATION

Fionnuala Collins
Assistant Parks Superintendent

Endorsed By: Laurence Colleran
Senior Executive Parks Superintendent