

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Public Realm Planning Report

Planning Officer: Colm Maguire
Development: Demolish existing shed in rear garden; construct a two storey, three bedroom detached dwelling in side garden; construct a new driveway for the proposed dwelling including permission from Council to extend the existing dished area of outside footpath; all ancillary site works.
Location: 2 Melrose Avenue, Dublin 22
Applicant: Pat Hogan
Reg. Ref: SD22A 0021
Report Date: 16th March 2022
Recommendation: Grant with Conditions

Main Concern:

1. **Impacts of the proposed development on existing street trees.** There are concerns with the absence of information submitted in relation to protection of existing street trees adjacent to the subject site.

Site Area

428m²

Zoning

Objective RES - To preserve and/or protect 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 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.

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 should planning application be granted, recommends the following conditions:

1. Protection of Street Trees

- i) Prior to the commencement of development, the applicant shall submit written agreement outlining that the applicant understands that the development is proposed adjacent to street trees that are an important feature within the landscape.
- ii) The developer must ensure that the construction and operation of the proposed development does not conflict with the safety of the existing trees.
- iii) Any tree works that is required prior, during or post completion will be completed by a suitably qualified arborist. The applicant shall bear the cost of any tree works. Any proposed works shall be agreed with SDCC Public Realm Section prior to the commencement of development.
- iv) Prior to the commencement of development, a suitably qualified arborist shall submit photographs and condition report of the two street trees adjacent to the proposed development.
- v) To ensure the protection of existing street trees, no construction equipment, machinery or material shall be parked or stored over their root spread. In particular, there shall be no parking of vehicles, placing of site huts, storage compounds or topsoil heaps, storage of oil, chemicals or other substances, and no lighting of fires, over their root zone.

CONDITION

Reason: to ensure the protection, safety, prudent retention and long-term viability of trees to be retained immediately adjacent to the site.

2. Tree Bond

- i) Prior to the commencement of development, a tree bond of €3,000 (three thousand euros) shall be lodged with the Planning Authority to ensure the protection of the existing street trees in the grass margin during the course of the development works.
- ii) The bond will only be refunded upon receipt by SDCC Public Realm Section of a satisfactory post-construction arboricultural assessment undertaken a minimum 12 months after the completion of all site works and carried out by a suitably qualified arborist and provided that the trees proposed for retention are alive, in good condition with a useful life expectancy.

Reason: In the interest of tree protection and the proper planning and sustainable development of the area.

Fionnuala Collins

Assistant Parks Superintendent

Laurence Colleran

Senior Executive Parks Superintendent