

## SOUTH DUBLIN COUNTY COUNCIL



### INTERNAL MEMORANDUM

#### PUBLIC REALM PLANNING REPORT

<b>Development:</b>	First floor front and side extension over existing den with pitched roof, comprising of a bedroom; a single storey rear extension with flat roof and roof windows, comprising of a kitchen, utility and living area; a new roof window in existing side roof; remove existing chimney to front of house at den; increase vehicular entrance width and dish footpath to suit width; all associated site works.
<b>Location:</b>	10, The Court, Cypress Downs, Dublin 6w
<b>Applicant:</b>	Ronan and Bethany Cotter
<b>Reg. Ref:</b>	<b>SD22B/0121</b>
<b>Report Date:</b>	<b>03/05/2022</b>
<b>Recommendation:</b>	<b>REQUEST ADDITIONAL INFORMATION</b>

#### Statutory Local Policy

##### **South Dublin County Development Plan, 2016 – 2022**

##### **Section 8.0 Green Infrastructure**

Policy G1 Overarching

Policy G1 Green Infrastructure Network

Policy G3 Watercourses Network

Policy G4 Public Open Space and Landscape Setting

Policy G5 Sustainable Urban Drainage Systems

Policy G6 New Development in Urban Areas

##### **Chapter 9: Heritage and Conservation**

Section 9.0: Heritage, Conservation and Landscapes

Section 9.3.1 Natura 2000 Sites

Policy HCL12 Natura 2000 Sites

**Policy HCL15 Objective 3** To protect existing trees, hedgerows, and woodlands

**Section 11.3.1 Residential**

(iii) Public Open Space/Children's Play

**Section 11.6.1**

(iii) Sustainable Urban Drainage System (SUDS)

**COMMENTS:**

In relation to the above proposed development, this section has reviewed the application and has the following comments.

**Reduction of grass margin to facilitate two driveway entrances**

The Public Realm Section would not be in favour in allowing a resident to reduce a grass margin which are in the public domain to accommodate the widening of a driveway. We believe this sets an unwanted precedent as grass margins should be retained where possible in the urban setting. Grass margins in urban areas provide a full range of ecosystem services such as regulating the water cycle by promoting infiltration, thus facilitating regeneration of ground-water stocks and evapotranspiration. In addition, they mitigate the heat-island effect through transpiration and evaporation and provide cooler. Another important ecosystem service is habitat provision for some urban fauna species. Grass margins are very important as they allow space and a growing medium for trees to be planted.

**Protection of Existing Street Trees**

The Public Realm Section would have some concerns regarding the proximity of the proposed works associated with the dishing of the footpath to facilitate the widening of the existing driveway entrance to the existing street tree and its roots. The proposed area (grass margin) to be dished in order to accommodate the widening of the existing entrance should be reduced to the minimum area possible in order to avoid any potential damage to the tree roots in addition in order to ensure the protection of the existing street trees in the adjacent grass margin, suitable tree protection fencing must be erected prior to all construction operations occurring on site. If the entrance driveway entrance cannot be moved outside of the root protection area (RPA) - (the root protection area is usually a calculated area of ground that lies immediately under a tree and just beyond the extent of its crown. It is intended to help avoid damage to the tree's rooting system), then a method of "No Dig" construction should be used within the Root Protection Area (RPA) in order to ensure that roots will

not be severed during the construction work and the soil in the area of the exclusion zone will not be compacted, enabling oxygen to continue to diffuse into the soil beneath. Prior to commencing any construction on site, protective fencing should be erected around the street tree to form an exclusion zone. This tree protection fencing must be in accordance with BS 5837: 2012.

### **No dig driveway**

In order **not** to damage the roots of the existing mature street, the Public Realm Section requires that a **no-dig** solution should be used in the construction of the new entrance driveways within close proximity of existing street trees. A “no dig” method of driveway construction shall be used in accordance with BS 5837:2012 - Trees in relation to construction - Recommendations. ‘No dig’ construction is accomplished through the use of a perforated cellular confinement system in the sub-base layer. Cellular confinement systems reduce the overall depth of construction by introducing a cellular structure which dissipates downward loads by a horizontal transfer through the cell structure. This process in conjunction with the perforated cell wall also imports structural integrity to free draining aggregates which would otherwise be unacceptable in road construction. A robust, shallow and free-draining sub-base is achieved, which allows vehicular access whilst allowing water and oxygen to permeate down to the tree roots.

**The Public Realm Section has assessed the proposed development in accordance with the policies and objectives of the County Development Plan 2016-2022 and with best practice guidelines and recommends the following:**

#### **1. Tree Bond**

A tree bond of €1,500 (one thousand five hundred euros) shall be lodged with the Planning Authority to ensure the protection of the existing street trees located in the grass margin during the course of the development works. The bond will only be refunded upon receipt by SDCC Public Realm Section of a satisfactory post-construction arboricultural assessment, carried out by a qualified arborist and provided that the trees proposed for retention are alive, in good condition with a useful life expectancy. **CONDITION**

**REASON: In the interest of the proper planning and sustainable development of the area, street-tree protection, and the maintenance of the county’s green infrastructure in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016-2022.**

## **2. Protection of Street Tree in Grass Margin**

In order to ensure the protection of the existing street tree adjacent to the entrance of this proposed development, suitable tree protection fencing should be installed in order to protect the existing tree during construction works. Protective tree fencing must be erected prior to all construction operations occurring on site. Fencing to be in accordance with BS 5837. This fencing, enclosing the tree protection areas must be installed prior to any plant, vehicle or machinery access on site. Fencing must be clearly signed 'Tree Protection Area – No Construction Access'. No Excavation, plant vehicle movement, materials or soil storage is to be permitted within the fenced tree protection area. **CONDITION**

**REASON: To ensure the safety and well-being of the trees on and adjacent to the subject site that are to remain after building works are completed, in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016-2022.**

## **3. No dig driveway**

No work shall commence on site until such time as a method statement for the "No dig" method of driveway construction for the new proposed vehicular entrance has been submitted to the Planning Authority. The existing street immediately adjoining the existing driveway shall be protected from damage as a result of the works on site, to the satisfaction of the Public Realm Section in accordance with it relevant British Standards (e.g. BS5837:2012) for the duration of the development. In the event that the tree become damaged during construction, the Public Realm Section shall be notified, and remedial action agreed and implemented. In the event that the tree dies or is removed without the prior consent of the Public Realm Section, it shall be replaced within the first available planting season, in accordance with details agreed with the Public Realm Section. **CONDITION**

**REASON: To ensure the safety and well-being of the trees on and adjacent to the subject site that are to remain after building works are completed, in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016-2022.**

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**Prepared By: Oisin Egan**

**Executive Parks Superintendent**

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**Endorsed By: Laurence Colleran**

**Senior Executive Parks Superintendent**