SOUTH DUBLIN COUNTY COUNCIL

INTERNAL MEMORANDUM

PUBLIC REALM PLANNING REPORT

Development: Development to the immediate north of the site is the Carrigmore residential estate, to the west are agricultural lands and a single dwelling, to the east is the Corbally residential estate while to the south is the Boherboy Road; The proposed application represents the development of the entire Boherboy Neighbourhood as identified in the Fortunestown Local Area Plan (2012) consisting of 655 dwellings, comprised of 257 two, three & four bed, two & three storey detached, semi-detached & terraced houses, 152 one, two & three bed duplex units in 17 two to three, three to four & four storey blocks, and 246 one, two & three bed apartments in 9 buildings ranging in height from two, two to five, four to five & five storeys, and a two storey crèche (693sq.m); Access to the development will by via one vehicular access point from the Boherboy Road, along with proposed upgrade works to Boherboy Road to include the provision of a roadside footpath along the front of the site at the Boherboy Road, continuing eastwards to the junction with the N81 Blessington Road (for an overall distance of c.370m); The proposed development also provides for pedestrian and cyclist connectivity to the adjoining Carrigmore Park to the north-east, and vehicular, pedestrian and cyclist connections to adjoining developments at Corbally Heath to the east and Carrigmore Green to the north; The proposed development provides for (i) all associated site development works above and below ground, including surface water attenuation & an underground foul sewerage pumping station at the northern end of the site, (ii) public open spaces (c. 3Ha), including

alongside the Corbally Stream, which will accommodate the provision of pedestrian / cyclist links to Carrigmore Park to the north-east, (iii) communal open spaces (c. 6,392sq.m), (iv) hard and soft landscaping and boundary treatments, (v) undercroft, basement & surface car parking (914 car parking spaces, including EV parking), (vi) bicycle parking (797 bicycle parking spaces), (vii) bin & bicycle storage, (viii) public lighting, and (ix), plant (M&E), utility services & 5 ESB sub-stations, all on an overall application site area of 18.3ha; In accordance with the Fortunestown Local Area Plan (2012) an area of c. 1.4Ha within the site is reserved as a future school site.

Location: In the townland of Boherboy, Saggart Road, Co Dublin.

Applicant: Kelland Homes Ltd and Durkan Estates Ireland Ltd

Reg. Ref: **SHD3ABP-313145-22**

Report Date: **16/05/2022**

Planning Officer: **Colm Maguire**

Main Concerns:

- Significant Tree and Hedgerow Loss; The proposed development will have a high impact on the existing tree and hedgerow cover on the site. 47.6% of the existing trees and 23.3% of the existing hedgerows on site will be removed in order accommodate the proposed development. This impact represents a loss of:
    - ecosystem services in the form of habitat reduction
    - local biodiversity
    - Important Green Infrastructure Links
- Ecological Impact – impact of development on bat foraging routes due to removal of boundary trees.
- The issue of surface water attenuation is a significant concern for the Public Realm Section. It is proposed to locate 5 no attenuation tanks under areas identified as public open space
- Location of below ground foul pumping station with Public Open Space area is not acceptable to the Public Realm Section.
- Greater level of detail required regarding proposed play provision to be provided within the development.
- Greater level of detail required regarding the tree pits and SUDS features to be provided within the development.
- There are concerns over some of the open space areas proposed to be taken in charge due to steep gradients. Open space/Woodland area in the south corner of the site contains

significant changes in level across the site and sever gradients which will prohibit regular maintenance

Development Site Area

c.17.6Ha

Open Space Provision

PUBLIC OPEN SPACES = 24,619m² or 14% of the area of the site

COMMUNAL OPEN SPACES = c. 6,392m²

Zoning

The Lands are zoned objective RES-N: "To provide for new residential communities in accordance with approved area plans" in the 2016-2022 South Dublin County Development Plan. This site also forms part of the 2012 Fortunestown Local Area Plan (LAP) and within the context of this LAP, the subject site lies within the Boherboy Neighbourhood.

Comments:

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

Landscape Proposals

The Public and communal open spaces for the proposed development should be designed to all relevant qualitative standards, in addition public and communal open spaces should be designed to be usable and functional within the overall proposed development.

It is an objective of the Fortunestown Local Area Plan that:

- A linked open space hierarchy shall be implemented fully across the Plan Lands and all proposed developments shall contribute to the achievement of this integrated Green Infrastructure Network where relevant and at a minimum rate of 14% of A1 zoned lands. All biodiversity strips may be calculated as contributing to the required minimum 14% public open spaces provision. **(Objective GI8)**
- All proposed public open spaces shall have a clear role and function that falls within the Plan's open space hierarchy detailed under Table 5.1 and shall comply with the qualitative standards detailed under 'Sustainable Residential Development in Urban Areas' (2009). **(Objective GI9)**
- Play facilities shall be provided at a rate of 3 sq.m per dwelling and in accordance with 'Planning Guidance on Provision of Children's Play Facilities in New Developments' (2007). **(Objective GI10)**

Public Open Space provided within a residential development should contribute towards the County's green network, provide a local park, provide play space or playgrounds, create new civic space/plaza, or improve the amenity of a streetscape. Green spaces can also help with surface water management through integration with sustainable urban drainage systems. Public open space provided within new residential developments should be genuinely accessible to the general public. Public open space is open space which contributes to the public domain and is accessible to the public for the purposes of active and passive recreation, including relaxation and children's play. Public open space also provides for visual breaks between and within residential areas and facilitates biodiversity and the maintenance of wildlife habitats. All public open spaces shall be of a high quality in terms of design and layout, be located in such a manner as to ensure informal supervision by residents and be visually and functionally accessible to the maximum number of residential units**.** The proposed development should create positive additions to the open spaces of the area in the form of planting, permeability, and usable open space.

The applicant shall provide clarification and additional information in relation to the following issues:

i. The landscape proposal has made little provision for informal kick about areas within the proposed development. A revised open layout shall be provided which includes proposals for informal kickabout areas.

ii. The applicant has not provided details as to the levels and gradients with the proposed public opens pace areas. The developer shall submit level details for the open space areas, this shall include cross section drawings where applicable.

iii. The applicant has failed to provide of plan which clearly delineates public, communal and private spaces provided, as well as a detailed breakdown of the total area of same. Response should include a plan which clearly delineates public, communal and private spaces to be provided, as well as a detailed breakdown of the total area of same.

iv. Any proposed pedestrian connections to adjoining lands should be clearly indicated on plans. The applicant should show how public open spaces in the wider area will link in and integrate with the proposed development. The public realm should be integrated into the adjacent development areas, creating continuous green infrastructure connections that form both physical and biodiversity links.

DMURS and Street Trees

DMURS seeks to put well-designed streets at the heart of sustainable communities and supports boarder government policies on the environment, planning and transportation. DMURS provides the practical measures to achieve:

- Highly connected street which allow people to walk and cycle to key destinations in a direct and easy-to find manner.
- A safe and comfortable street environment for pedestrians and cyclists of all ages.
- Streets that contribute to the creation of attractive and lively communities.
- Streets that calm traffic via a range of design measures that make drivers more aware of their environment.

Section 4.2.2 Street Trees from the **Design Manual for Urban Roads and Streets 2019 (DMURS)** states that "Street trees are an integral part of street design as they contribute to the sense of enclosure, act as a buffer to traffic noise/ pollution and enhance place. A traffic calming effect can also be achieved, where trees are planted in continuous rows and their canopies overhang, at least in part, the vehicular carriageway. Street trees can also be used to enhance legibility by highlighting the importance of connecting routes and distinguishing one area from another through variations in size and species selection. The planting of trees should be considered as an integral part of street design. In general, the size of the species selected should be proportionate to the width of the street reserve"

Street trees shall be provided fully in Public Areas and not between private or management company driveways. Street Tree Planting where possible should be located within the Public Realm and include SUDS features. There seems to be insufficient numbers of street trees planted with the Public Realm. This is not acceptable to the Public Realm Section. Additional Street tree planting within the Public Realm to be provided by the applicant.

Arboricultural Impact

There are concerns regarding the numbers of trees and extent of hedgerows to be lost in order to facilitate the proposed development, 70 (47.6%) of the 147No. individually tagged trees included within the assessment area along with 1No. full hedge (c.300m) plus c.281 linear meters of 13No. other hedge sections of varying sizes will need to be removed to facilitate the proposed development works. In total, c.581m (23.3%) of hedging from a total of 2,467 linear meters of hedging will need to be removed to facilitate the proposed development on these lands. The 70 No. Trees for removal are made up of the following category grades:

- 23No. category 'U' trees =100%
- 0No. category 'A' trees =0%
- 7No. category 'B' trees =20%
- 40No. category 'C' trees =44.9%

This impact represents a loss of:

i. ecosystem services in the form of habitat reduction

ii. local biodiversity

iii. Important Green Infrastructure Links

Proposed Pumping Station

The Public Realm Section would have concerns regarding the current location of the proposed below ground foul pumping Station. The Pumping station is currently sited on public open space in close proximity to a stream and Carrigmore Park in the northern portion of the site.

Bat Survey

The proposed migration measures contained within the submitted EIAR shall be implemented in full by the applicant, these mitigation measures to be implemented include:

Measures to Protect Bats during the Removal of Roosts

- Prior to demolition, for structures which have not been confirmed as bat roosts but regarded to have potential for bats, a bat detector assessment of the property to be demolished will be carried out. If demolitions are proposed during the period May – August (note this time period will not be permitted in the case of the confirmed bat roosts to be demolished). This will be an all-night examination to determine if bats enter the building during the night or early morning. This will provide adequate information to proceed with demolition unless weather conditions were unsuitable for feeding bats. If bats are present, then they will require exclusion from the property over several nights or if possible physical removal by hand by a licenced bat specialist to be placed in a bat box or similar for release in the evening after capture.
- Once structures containing roosts are deemed to be clear of bats, the bat specialist will be on site to supervise the demolition procedure until the structure is no longer deemed able to support a bat roost. Bats may re-enter a partially demolished structure overnight so the bat specialist may be required to be present during demolition works until they are completed.
- Where possible, buildings or trees confirmed as bat roosts will not be demolished during the breeding period or hibernation period (April to mid-August and November-March) as the risk of accidental death or injury is higher at this time. Bats may use roosts in smaller numbers in winter but may nevertheless be present. Outside of these periods, the approach to demolition of bat roosts will be determined on a case-by-case basis and subject to relevant licence conditions.
- Buildings confirmed as bat roosts proposed for demolition will be marked on the ground with agreed paint marking to permit identification by Contractors.

Measures to Protect Bats during Vegetation Clearance

- Felling of confirmed and potential tree roosts will be undertaken during the periods April – May or September – October as during this period bats are capable of flight and may avoid the risks from tree felling if proper measures are undertaken, but also are neither breeding nor in hibernation
- Use of detectors alone may not be sufficient to record bat emergence and re-entry in darkness. Therefore, prior to felling of confirmed and potential tree roosts, an emergence survey using infra-red illumination and video camera(s) and bat detectors will be carried out on the night immediately preceding the felling operation to determine if bats are present
- Where it is safe and appropriate to do so for both bats and humans, such trees may be felled using heavy plant to push over the tree. In order to ensure the optimum warning for any roosting bats that may still be present, the tree will be pushed lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. The tree should then be pushed to the ground slowly and should remain in place until it is inspected by a bat specialist
- Trees should only be felled "in section" where the sections can be rigged to avoid sudden movements or jarring of the sections
- Where remedial works (e.g. pruning of limbs) is to be undertaken to trees deemed to be suitable for bats, the affected sections of the tree will be checked by a bat specialist (using endoscope under a separate derogation licence held by that individual) for potential roost features before removal. For limbs containing potential roost features high in the tree canopy, this will necessitate the rigging and lowering of the limb to the ground (with the potential roost feature intact) for inspection by the bat specialist before it is cut up or mulched. If bats are found to be present, they will be removed by a bat specialist licenced to handle bats and released in the area in the evening following capture
- If any bat tree roosts are confirmed, and will be removed by the proposed felling works, then a derogation licence will be required from the NPWS and appropriate alternative roosting sites will be provided in the form of bat boxes.

Measures to Control and Reduce Light Spill During Construction

During construction, any external lighting to be installed, including facilitating night-time working or security lighting, on the site shall be sensitive to the presence of bats in the area, downlighting, and time limited where possible. Lighting of sensitive wildlife areas and primary ecological corridors (e.g. Monitoring of light levels along the treelines and hedgerows will be undertaken pre-construction, during construction and post-construction to identify any areas where light spill is affecting

background levels during construction. Where monitoring detects light spill is affecting these habitat areas, remedial measures, such as censored lighting or low column height lights, and will be implemented to ensure that background light levels are maintained.

SuDS and Green Infrastructure

The Landscape proposals shall include site-specific enhancements to achieve biodiversity net gains. Green corridors can be used to extend and enhance existing ecosystems. Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development. The development proposals shall include a network of multifunctional green space, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

A SuDS strategy should be developed for the proposed development which takes account of quantity, quality, and amenity issues. The SuDS features proposed should provide intrinsically attractive features and focal points within the landscape and have added ecological value; by incorporating these features into open public spaces members of the public can enjoy a variety of diverse ecological features. The design of SuDS features is required to be of high quality to achieve a multifunctional space for amenity, biodiversity and surface water management. The proposed SuDs features should aid the maintenance of the existing greenfield runoff rates or potentially reduce the amount of surface water entering the piped surface water system. The applicant should have cognizance of the broader green/blue infrastructure network within the local area and how the landscape proposals for this development will interconnect with the wider existing green/blue infrastructure network.

The current proposed drainage system needs to be developed further in order to sustainably manage surface water through a natural hydrological regime or SUDS scheme within the development. The philosophy of SUDS is an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and habitat/biodiversity enhancement. Additional SuDS that should be considered for the SHD development include:

- Bio retention systems
- Infiltration systems
- Tree pits
- Channel rills
- Green area detention basins
- Additional swales

Were possible in addition to the SUDS features proposed the applicant should provide the following:

- Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.

Revised proposals to be provided by the applicant in this regard. Response should include revised layout and drawings.

Attenuation and Public Open Space

The issue of surface water attenuation is a significant concern for the Public Realm Section. The applicant has proposed to locate 5 no. number attenuation tanks under areas identified as public open space; a large portion of the public open space areas will be underlain by theses tanks. This approach is not considered acceptable to the Public Realm Section. The proposal places severe limitations on the potential use and landscaping of the open space into the future. When the area of the attenuation tanks is taken from the public open space area provision then there is potentially a significant shortfall in terms of the open space provided and the standards contained in the South Dublin County Development Plan 2016-2022. The location of Tank 1 (attenuation Vol of 1,402m3) Central Park are is not acceptable to Public Realm Section. The proposed attenuation tank takes up approximately 33% of the open space area. The location of these tanks on the open space reduces both the amenity and usability of the open space provided. The applicant should consider the landscape proposals can provide for above ground attenuation incorporating natural solutions. Please note the Planning Authority only accepts underground attenuation tanks as a last resort. An alternative location should be sought and found for the provision of nature-based solutions and above ground attenuation or perhaps an alternative location should be found for the proposed development. Revised proposals with regard to the proposed location of the attenuation tanks within the open space areas to be provided by the applicant.

Play Provision

There is a lack of detail in terms of the play provision being proposed within the development. There is a lack of detail in terms of items being provided and there also seems to be insufficient play areas proposed considering the size of the overall proposed development. Ideally play items should be located within the Public Open Space areas within the development. Additional details, specifications and images need to be provided in relation to the proposed playgrounds and play spaces for the development. All play equipment should be of predominantly natural materials with unstructured play included in the proposed design. The playground designer/landscape architect can contact SDCC public realm section to discuss the proposed playground, including the inclusion of additional universally accessible equipment. Detailed information on the number and types of play items being

delivered to be provided by the applicant in this regard. Response should include revised layout and drawings.

Biodiversity Management Plan

Given the numerous policies and objectives regarding Green Infrastructure in the County Development Plan 2106-2022, and given the size and nature of the proposed development. It is requested that an overarching Biodiversity Management Plan be drawn up by the applicant/developer to oversee the various biodiversity issues on the site including bats, birds, amphibians, invertebrates, mammals etc. and the provision of a range of appropriate habitat types to mitigate against potential biodiversity impacts.

The plan should indicate how biodiversity and green infrastructure is to be protected, enhanced and developed on this site during construction and into the future, taking into account matters that included the following:

i. The protection of hedgerows
ii. The protection and enhancement of riparian habitats along the stream to the eastern boundary
iii. Protections and enhancement measures for bats
iv. Protection and enhancement of breeding birds and their habitats
v. The use of SUDS and Climate Adaption Measures

Taking in Charge

There are concerns regarding the future maintenance of public open space areas proposed to be taken in charge. The woodland area in the Southwest corner of the subject site is of particular concern to the Public Realm Section considering the significant changes in level and gradients with the open space area .All areas proposed for taking in charge shall be to a taking in charge standard that ensures ease of maintenance. A taking in charge drawing shall be submitted to SDCC, clearly identifying what sections if any are proposed to be taken in charge by SDCC. If a management company is taking in charge public open space the management company's details shall be submitted with the written confirmation and a detailed drawing.

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. Landscape Design Proposals

Prior to the commencement of development on site, the following landscaping, open space and ecology details shall be submitted to and agreed in writing with the planning authority:

a) The site shall be landscaped, and earthworks carried out in accordance with the detailed comprehensive scheme of landscaping, including the Landscape Design Rationale, which accompanied the application, unless otherwise agreed in writing with the planning authority.
b) Details of hard landscaping materials, including materials for the pedestrian and cycle routes and public open space.
c) Further details of the play spaces and associated features assigned for children of all ages.
d) details in relation to public furniture/benches;
e) proposed locations of trees at appropriate intervals and other landscape planting in the development, including details of the size, species and location of all vegetation, including biodiversity enhancement measures;

REASON: In the interest of amenity, ecology and sustainable development and To assimilate the development into its surroundings, in accordance with the policies and objectives contained within Section 8.3.0 Public Open Space Hierarchy and Landscape Setting and policies HCL7 Objective 1 and HCL7 Objective 2 of the CDP 2016-2022.

2. Landscape Management and Maintenance

A Landscape Management and Maintenance Plan of both communal residential and publicly accessible areas shall be submitted to, and agreed in writing with, the planning authority prior to occupation of the development. This Landscape Management and Maintenance Plan shall cover a period of at least three years and shall include details of the arrangements for its implementation. Details of a to be implemented during operation of the development. All planting shall be adequately protected from damage until established and maintained thereafter. Any plants which die, are removed or become seriously damaged or diseased in the first 5 years of planting, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

REASON: To provide for the satisfactory future maintenance of this development in the interest of visual amenity.

3. Taking in Charge

(a) All areas not intended to be taken in charge by the local authority, shall be maintained by a legally constituted management company.

(b) A map delineating those areas to be taken in charge by the Local Authority and details of the legally constituted management company contract, and drawings/particulars describing the parts of the development for which the legally-constituted management company would have responsibility shall be submitted to, and agreed in writing with, the planning authority before any of the residential or commercial units are made available for occupation. The management scheme shall provide adequate measures for the future maintenance of public open spaces, roads and communal areas.

REASON: To provide for the satisfactory future maintenance of this development in the interest of residential amenity

4. Play Provision

Clarification shall be provided as to the total number and location of play opportunities; the age range they are appropriate for and whether they are universally accessible. An emphasis shall be on active, accessible play throughout the development. The applicant shall provide fully detailed play proposals as part of the landscape scheme for the proposed development. The applicant shall consider the provision of additional universally accessible equipment within the play proposals for the development. Additional details, specifications and images need to be provided in relation to the proposed playgrounds and play spaces for the development. All play equipment shall be of predominantly natural materials with unstructured play included in the proposed design. The applicant shall consider the use of engineered woodchip as playground surfacing material. **CONDITION REASON: To uphold the policies of the South Dublin County Council Development Plan 2016-2022 relating to Children's play, and to provide for the proper planning and sustainable development of the area.**

5. SUDS

A comprehensive SUDS Management Plan shall be submitted to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan shall also be included as a demonstration of how the system will function following implementation. Additional natural SUDS features shall be incorporated into the proposed drainage system for the development such as, detention basins, filter drains, swales etc. In addition, the applicant shall provide the following:

- Demonstrate the treatment train, biodiversity value and amenity value of the SUDS proposals for the catchment in the residential areas.
- Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development including drainage / attenuation calculations for same.
- The applicant shall show further proposed SuDS features for the development such as green roofs, grass areas, channel rills, swales, permeable paving and other such SuDS and show what attenuation capacity is provided by such SuDS. Bio retention tree pits should be designed so that they enable tree pits to both support healthy tree growth while at the same time to help treat and attenuate water coming from hard landscaping areas.
- Natural Suds measures should be detailed to remove/ reduce the requirement for underground attenuation tanks in line with the development plan objectives.
- Tree Pits to incorporate SuDS bioretention features and sufficient growing medium. SuDS details need to show how the water drains from the road/pavement hard surface into the SUDS tree pit, clearly outlining how SuDS features within the tree pits will function. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.

REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies under Section 8.4.0 Sustainable Urban Drainage Systems of the CDP 2016-22 in particular G5 Objective 1 and G5 Objective 2.

6. <u>Environmental Impact Assessment Report</u>

The recommendations and mitigation measures contained within the Environmental Impact Assessment Report shall be implemented in full by the applicant.

REASON: To protect and enhance areas of biodiversity, in accordance with policies IE7 Objective 5, G3 Objective 2, G4 Objective 2, HCL15 Objective 3, and other policies relating to Biodiversity within the CDP 2016-2022.

7. <u>Tree Protection</u>

All tree protection measures outlined in the submitted Arboricultural Assessment Report and associated Tree Protection Plan shall be implemented in full by the applicant. In addition, no development shall commence on site, including works of demolition or site clearance until:

a) All trees to be retained shall be protected by secure, stout exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837 (2012) – Trees in Relation to Design, Demolition and Construction;

b) Any works within the branch spread of the trees shall be by hand only. No materials, supplies, plant or machinery shall be stored, parked or allowed access beneath the branch spread or within the exclusion fencing. Any trees that are damaged or felled during construction work must be replaced with semi mature trees of the same or similar species.

c) a site meeting has taken place with the Project Landscape Architect, Site Foremen, the appointed Arborist and a Parks Superintendent form the Public Realm Section in order to ensure that all required tree and protection measures are in place prior to commencement of site works.

Reason: To ensure the safety and well-being of the trees on the 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.

8. <u>Tree Protection and method statement pre-commencement</u>

No operations shall commence on site in connection with the development until a detailed Arboricultural Method Statement (AMS) in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations has been submitted to and approved in writing by the Local Planning Authority and the protective fencing is erected as required by the AMS. The AMS shall include full details of the following:

a) Timing and phasing of Arboricultural works in relation to the approved development.

b) Detailed tree felling and pruning specification in accordance with BS3998:2010 Recommendations for Tree Works.

c) Details of a tree protection scheme in accordance with BS5837:2012: which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site which are shown to be retained on the approved plan

d) Details of any construction works required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme

e) Details of the location of any underground services and methods of installation which make provision for protection and the long-term retention of the trees.

f) Details of any changes in ground level, including existing and proposed spot levels required within the root protection area as defined by BS5837:2012

g) Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the arboricultural method statement

REASON: To ensure the continued wellbeing of the trees in the interests of the amenity and environmental quality of the locality.

9. <u>Tree Bond and Arboricultural Agreement</u>

Prior to the commencement of any permitted development or any related construction activity or tree felling on the site, the applicant shall lodge a Tree and Hedgerow Bond to the value of **€208,424.80** with the Planning Authority. This is to ensure the protection of trees on and immediately adjacent to the site to make good any damage caused during the construction period.

The bond lodgement shall be coupled with *an Arboricultural Agreement*, with the developer, empowering the planning authority to apply such security, or part thereof, to the satisfactory protection of any tree/hedgerow or trees/hedgerows on or immediately adjoining the site, or the appropriate and reasonable replacement of any such trees/hedgerows which die, are removed or become seriously damaged or diseased within a period of three years from the substantial completion of the development. Any replacement planting shall use large semi-mature tree size(s) and species or similar as may be stipulated by the planning authority.

An *Arboricultural Assessment Report and Certificate* is to be signed off by a qualified Arborist after the period of 3 years of completion of the works. Any remedial tree surgery, tree felling works recommended in that Report and Certificate shall be undertaken by the developer, under the supervision of the Arborist. 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 hedges/trees proposed for retention are alive, in good condition with a useful life expectancy.

<u>REASON</u>: to ensure the protection, safety, prudent retention and long-term viability of trees to be retained on and immediately adjacent to the site.

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Prepared By: Oisin Egan

Executive Parks Superintendent

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Endorsed By: Laurence Colleran

Senior Executive Parks Superintendent