

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Department: **Parks & Landscape Services / Public Realm** Date: **03/06/2022**

Conor Doyle
Planning Officer
Planning Department

Development: Retention of the change of use from residential to use as residential staff accommodation ancillary to the use of Lexington House Nursing Home; hard landscaping and the use of an area of rear garden as an overflow carpark to be incorporated in and accessed from Lexington House; a single storey detached storage shed to the rear of the existing house.

Location: 6, Bettysford Terrace, Monastery Road, Clondalkin, Dublin 22

Applicant: Glenaulin Nursing Home Holdings Ltd.

App. Type: Retention

Reg. Ref: SDZ22A/0107

Area: 0468 ha

Main Concern:

1. Impact on trees, hedgerows and biodiversity

RELEVANT SECTIONS, POLICIES AND OBJECTIVES OF THE SDCC DEVELOPMENT PLAN 2016-2022:

CHAPTER 8 GREEN INFRASTRUCTURE

Policy 6 New Development in Urban Areas

It is the policy of the Council to support the protection and enhancement of Green Infrastructure in all new development in urban areas, to strengthen Green Infrastructure linkage across the wider urban network and to achieve the highest standards of living and working environments.

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.

G6 Objective 2: To require new development to provide links into the wider Green Infrastructure network, in particular where similar features exist on adjoining sites.

CHAPTER 9 HERITAGE, CONSERVATION AND LANDSCAPES

Policy 15 Non-Designated Areas

It is the policy of the Council to protect and promote the conservation of biodiversity outside of designated areas and to ensure that species and habitats that are protected under the Wildlife Acts 1976 and 2000, the Birds Directive 1979 and the Habitats Directive 1992 are adequately protected.

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 ensure that tree planting on development sites is adequate and appropriate by requesting that landscaping proposals and plans to include tree planting proposals are submitted as part of a planning application. Careful consideration is given to the proposed tree planting for new developments, to ensure that they do not block light into existing dwellings/buildings, to ensure that they enhance the local ecology and add to biodiversity as appropriate to the site and also to ensure that they enhance the aesthetics of the site.

Comments

The Public Realm Section would not have approved this development without first seeing an arborists report on the impact of the development on existing trees. It appears that there has been development in the root zone of an existing mature trees and other trees may have been removed to facilitate the development involving soil sealing with hardstanding and buildings.

Regards

Fionnuala Collins
Assistant Parks Superintendent

Endorsed By: Laurence Colleran
Senior Executive Parks Superintendent