

## SOUTH DUBLIN COUNTY COUNCIL



### INTERNAL MEMORANDUM

#### Public Realm Planning Report

**To: Conor Doyle**

**SDCC Planning Officer**

**Development:** An end of terrace, two storey two bed house with pitched roof over with single storey flat roof extension to the rear, to side of existing dwelling; creation of new vehicular access and dished kerb; off-street car parking space.

**Location:** Plot Adjacent to 11, Neilstown Gardens, Clondalkin, Dublin 22, D22Y602.

**Applicant:** Angela Rooney

**Reg. Ref:** SD22A/0043

**Report Date:** **08/03/2022**

**Recommendation:** **GRANT WITH CONDITIONS**

#### **Main Concerns:**

1. Protection of the existing street tree.

#### **Statutory Local Policy**

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

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

Policy G1 Overarching

Policy G1 Green Infrastructure Network

Policy G6 New Development in Urban Areas

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

Section 9.0: Heritage, Conservation and Landscapes

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

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

- a) In order to ensure the protection of the existing street tree adjacent to the entrance of this proposed development, suitable tree protection fencing shall 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 shall be in accordance with BS 5837. The fencing 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**
- b) If works are to be undertaken within the root protection area (RPA) of the existing mature street tree, "No Dig" construction should be used 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.

**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**

**2. 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 tree 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 tree proposed for retention is 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.

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**Prepared By: Fionnuala Collins**  
**Assistant Parks Superintendent**

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**Endorsed By: Laurence Colleran**  
**Senior Executive Parks Superintendent**