

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Public Realm Planning Report

Development:	Single and two storey extension to the rear with pitched gable end roof and two dormers; new single storey extension with hip roof to the front; demolition of the existing shed to the rear; new vehicle access to the front with dished footpath; attic conversion for storage incorporating gable end distorted window at the side; dormer window and 'Velux' roof lights to the rear.
Location:	52, St. Joseph's Road, Greenhills, Dublin, 12
Applicant:	Darren Farrell
Reg. Ref:	SD22B/0131 AI
Report Date:	13/07/2022
Planning Officer:	AOIFE O'CONNOR MASSINGHAM
Recommendation:	GRANT WITH CONDITIONS

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.

The additional information submitted by the applicant is in principle acceptable to the Public Realm Section.

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 applicant provide the following:

1. Implementation of Landscape Plans

The submitted Landscape and Paving Plans (Dwg. No. A100-DR-A-D12-002) shall be implemented in full, within the first planting season following completion of the development (completion of works on site).

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

Prepared By: Oisín Egan

Executive Parks Superintendent

Endorsed By: Laurence Colleran

Senior Executive Parks Superintendent