



**SOUTH DUBLIN COUNTY COUNCIL**

**INTERNAL MEMORANDUM**

Department: Parks & Landscape Services / Public Realm Section

Date: 20/07/2022

Evan Walsh

**Planning Department**

**Development:** The provision of an amended junction and new link road from the existing Clonlara Road to the currently undeveloped lands with Enterprise and Employment zoning objective South of the Camac River and North of the N7 National Route. Interim measures are included within the application to block access to the new road until such time as the undeveloped lands are developed. All associated landscaping, infrastructure and site development works to facilitate the development.

**Location:** Townlands of Moneenalion Commons Upper, Brownsbarn and Collegeland, Baldonnell Business Park, Dublin 22

**Applicant:** MLEU Dublin 3 Limited and Charles Greene

**Reg. Ref:** **SD22A/0270**

**Recommendation:** Grant with Conditions

**Site Area**

0.263 ha

**Zoning**

Objective EE: To provide for enterprise and employment related uses.

**Main Concern:**

1 Impact on existing trees, hedgerows and biodiversity.

**Relevant Sections, Policies and Objectives of the SDCC Development Plan 2016-2022:**

**Chapter 7 Infrastructure & Environmental Quality (IE).**

**Section 7.2.0 Surface Water & Groundwater**

**Policy 2 (IE 2) Surface Water & Groundwater**

*'It is the policy of the Council to manage surface water and to protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive. '*

**IE 2 Objective 5:**

*'To limit surface water run-off from new developments through the use of Sustainable Urban Drainage Systems (SUDS) and avoid the use of underground attenuation and storage tanks.'*

**IE 2 Objective 3:**

*'To maintain and enhance existing surface water drainage systems in the County and promote and facilitate the development of Sustainable Urban Drainage Systems (SUDS), including integrated constructed wetlands, at a local, district and County level, to control surface water outfall and protect water quality.'*

**Chapter 8 Green Infrastructure**

**Section 8.1.0 Green Infrastructure Network**

**G2 Objective 1:** To reduce fragmentation of the Green Infrastructure network and strengthen ecological links between urban areas, Natura 2000 sites, proposed Natural Heritage Areas, parks and open spaces and the wider regional Green Infrastructure network

**G2 Objective 2:** To protect and enhance the biodiversity value and ecological function of the Green Infrastructure network.

**G2 Objective 5:** To integrate Green Infrastructure as an essential component of all new developments.

**G2 Objective 9:** To preserve, protect and augment trees, groups of trees, woodlands and hedgerows within the County by increasing tree canopy coverage using locally native species and by incorporating them within the design proposals and supporting their integration into the Green Infrastructure Network.

**G2 objective 11:** To incorporate appropriate elements of Green Infrastructure e.g. new tree planting etc. into existing areas of hard infrastructure wherever possible.

**G2 Objective 13:** To seek to prevent the loss of woodlands, hedgerows, aquatic habitats and wetlands wherever possible including requiring a programme to monitor and restrict the spread of invasive species

### **Section 8.3.0 Public Open Space Hierarchy and Landscape Setting**

**G4 Objective 2:** To connect parks and areas of open space with ecological and recreational corridors to aid the movement of biodiversity and people and to strengthen the overall Green Infrastructure network.

### **Section 8.4.0 Sustainable Urban Drainage Systems**

Sustainable Urban Drainage Systems (SUDS) drain surface water in an environmentally friendly way by replicating natural systems in managed environments. SUDS systems seek to collect, store and clean surface water using natural systems and to release it back into the environment in a slow and controlled way, thereby reducing the risk of fluvial and pluvial flooding. Key features, such as integrated constructed wetlands, permeable surfaces, filter strips, ponds, swales and basins are easy to manage, environmentally friendly and aesthetically attractive.

**G5 Objective 1:** To promote and support the development of Sustainable Urban Drainage Systems (SUDS) at a local, district and county level and to maximise the amenity and biodiversity value of these systems

**G5 Objective 2:** To promote the provision of Green Roofs and/or Living Walls in developments where expansive roofs are proposed such as industrial, retail and civic developments

### **Section 9 Heritage Conservation and Landscapes**

**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 use its powers to ensure that where it is conducive with the objectives of the County Development Plan, and other planning objectives there is maximum retention of trees on new development sites.
- In the processing of planning applications, the Council will seek the retention of trees of high amenity / environmental value taking consideration of both their individual merit and their interaction as part of a group or broader landscape feature.

- On construction sites all work must be in accordance with British Standard 5837 (2012): Trees in Relation to Design, Demolition and Construction – Recommendations.
- The Council will promote the replacement of trees removed to facilitate approved planning and development of urban spaces, buildings, streets, roads, infrastructural projects and private development sites.

**The Public Realm Section has assessed the additional information for the proposed development in accordance with the County Development Plan 2016-2022 and best practice guidelines and recommends the following conditions should permission be granted:**

**1. Tree Protection**

The applicant shall implement all the recommendations pertaining to tree retention, tree protection and tree works, as detailed in the Tree Protection Plan as per Cunnane Stretton Reynolds Drawing no. 18417C\_T\_103, as submitted on and Arboricultural Report as submitted on 13<sup>th</sup> June 2022. Tree Protection measures to extend to any hedgerows on site.

Prior to the commencement of development, the arborist shall submit photographs and confirmation that fencing for retained trees meets BS5837:2012 “Trees in Relation to Design, Demolition and Construction – Recommendations” for the written agreement of the Public Realm Section.

All works on retained trees shall comply with proper arboricultural techniques conforming to BS 3998:2010 Tree Work – Recommendations. The clearance of any vegetation including trees and scrub shall be carried out outside the bird-breeding season (1st day of March to the 31st day of August inclusive) or as stipulated under the Wildlife Acts 1976 and 2000.

The arborist shall carry out a post construction tree survey and assessment on the condition of the retained trees. A completion certificate is to be signed off by the arborist when all permitted development works are completed and in line with the recommendations of the tree report. The certificate shall be submitted to the planning authority for written agreement upon completion of the works.

Reason: To ensure the protection of trees to be retained on site in the interests of climate adaptation, proper planning and sustainable development.

**2. Landscape Plan**

The site shall be landscaped (and earthworks carried out) in accordance with the detailed comprehensive scheme of landscaping which accompanied the planning application submitted, unless otherwise agreed in writing with the Public Realm Section prior to commencement of development.

**REASON:** In the interest biodiversity, amenity and sustainable development.

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**Fionnuala Collins**

**Assistant Parks Superintendent**

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**Endorsed By: Laurence Colleran**

**Senior Executive Parks Superintendent**