

## SOUTH DUBLIN COUNTY COUNCIL



### INTERNAL MEMORANDUM PUBLIC REALM PLANNING REPORT

**Development:** Two storey, one bedroom family flat to the side; alterations to existing garage elevation; pedestrian access gate to the side garden wall; all associated site works.

**Location:** 279, Orwell Park Grove, Dublin 6w

**Applicant:** Hugh Feighery

**Reg. Ref:** SD21B/0618 AI

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

**Planning Officer:** CIARAN STANLEY

**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 general terms the Public Realm Section has no objections in principle to this proposed development but wish to make the following comments:

**Removal of Side Entrance**

The Public Realm Section welcomes the fact the applicant has removed the side gate from the proposed scheme.

**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 CONDITIONS be applied to any proposed GRANT of permission.**

**1. Sustainable Drainage System (SuDS)**

No development shall take place until details of the implementation; maintenance and management of the sustainable drainage scheme have been submitted to and approved by the Planning Authority. The applicant shall submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Sample SuDs devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

**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**

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**Prepared By: Oisin Egan**  
**Executive Parks Superintendent**

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