

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Department: **Parks & Landscape Services / Public Realm**

Date: **11/08/2022**

Conor Doyle
Area Planner
Planning Department

Development: The development will consist of the demolition of the existing rear extension. To construct a two bedroom granny flat at rear and a single storey side and rear extensions. A new side vehicular entrance and dishing at Castle Park.

Location: 1, Castle Drive, Clondalkin, Dublin 22

Applicant: Ms Xingfeng Zheng & Mr. Bangfu Rong

Reg. Ref: **SD22B/0288**

Recommendation: **Refusal** (*Should permission be granted a developer contribution would be required for a replacement street tree*).

Main issue:

Impact on green infrastructure and biodiversity: Creating a vehicular entrance at the proposed location would require the removal of a mature street cherry tree on Castle Park.

RELEVANT SDCC COUNTY DEVELOPMENT PLAN POLICIES

Green Infrastructure Policy 2

- **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 9:** To preserve, protect and augment trees, groups of trees, woodlands and hedgerows within the County
- **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.

Should the development be granted permission, Public Realm section would require the following conditions:

1. Removal Existing Mature Street Tree

The applicant shall:

- a) undertake the removal of the existing mature cherry street tree on Castle Park during the construction works for the new driveway
- b) shall bear the costs of tree works/removal
- c) Inform SDCC Public Realm Operations in advance of removing the tree.

2. Street Tree Contribution

Prior to the commencement of any permitted development or any related construction activity or tree felling on the site, the applicant shall lodge contribution for the planting of replacement street tree to the value of €1,500 with the Planning Authority.

3. Tree Works On SDCC Lands

Prior to the commencement of development the applicant shall submit written agreement outlining that the applicant understands that the development is proposed adjacent to a line of street trees that are an important feature within the landscape. Apart from the approved removal of the cherry tree for the driveway, the developer must ensure that the construction and operation of the proposed development does not conflict with the safety of existing street trees. Any tree works that is required prior, during or post completion will be completed by a suitably qualified arborist. The applicant shall bear the cost of any tree works. Any proposed works shall be agreed with SDCC Public Realm Section prior to the commencement of development.

REASON: to ensure the protection, safety, prudent retention and long-term viability of trees to be retained on and immediately adjacent to the site.

Fionnuala Collins
Assistant Parks Superintendent

Endorsed By: Laurence Colleran
Senior Executive Parks Superintendent