

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Public Realm Planning Report

Development: Two storey four bedroom detached house to side of 29 Ballyroan Heights Rathfarnham Dublin 16.

Location: 29 Ballyroan Heights, Rathfarnham, Dublin 16

Applicant: J McDonagh

Reg. Ref: SD22A/0295

Report Date: 19/08/2022

Planning Officer: NEAL MURPHY

Recommendation: **GRANT WITH CONDITIONS**

STATUTORY LOCAL POLICY

SOUTH DUBLIN COUNTY DEVELOPMENT PLAN, 2022-2028

SECTION 3.3.6 PROTECTION OF TREES AND HEDGEROWS

Policy NCBH11

SECTION 3.4.3 LANDSCAPES

Policy NCBH14

SECTION 4.0.1 GI AND CLIMATE ACTION

Policy GI1: Overarching

SECTION 4.2.1. BIODIVERSITY

Policy GI2: Biodiversity

SECTION 4.2.2. SUSTAINABLE WATER MANAGEMENT

Policy GI3: Sustainable Water Management

Policy GI4: SUSTAINABLE DRAINAGE SYSTEMS

POLICY GI5: CLIMATE RESILIENCE

SECTION 4.2.4 RECREATION AND AMENITY (HUMAN HEALTH AND WELLBEING)

Policy GI6

SECTION 4.2.5 LANDSCAPE, NATURAL, CULTURAL AND BUILT HERITAGE

Policy GI7

SECTION 8.7.1 PRINCIPLES GUIDING PUBLIC OPEN SPACE PROVISION

Policy COS5: Parks and Public Open Space – Overarching

SECTION 8.7.4 DELIVERY OF PUBLIC OPEN SPACE AND CONTRIBUTIONS IN LIEU

SECTION 8.7.5 QUALITY OF PUBLIC OPEN SPACE

SECTION 8.7.6 PLAY FACILITIES

SECTION 12.4.3 RIPARIAN CORRIDORS:

Public Realm Comments:

The Public Realm Section would have some concerns regard the potential impact of the new driveway entrance on the existing street tree in the adjoining grass margin. It is not clear from the drawings submitted if the proposed new entrance driveway will have an impact on the adjoining grass margin and the existing street tree planting in this grass verge.

The proposed new driveway entrance should be located a min. 3 meters away from the base of the street tree and all relevant measures should be put in place to protect the tree during construction works including the erection of suitable tree protection fencing and undertaking hand digging in the vicinity of tree roots when required.

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 added to any proposed GRANT of permission:

1. Protection of Street Trees in Grass Margins

The applicant is to ensure the protection of the existing street tree to be retained through the installation of suitable tree protection fencing in order to protect the existing tree during any construction works pertaining to retention of the gate. Commencement of development should not

be permitted without adequate protective fencing being in place. This fencing, enclosing the tree protection area 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 areas indicated on plan.

REASON: In order to ensure adequate protection for the street trees in the adjoining grass margin during the construction of development, and in the interests of the visual amenity of the area in accordance with relevant policies in the South Dublin County Council Development Plan 2022-2028.

2. Tree Bond

A maximum of two weeks from the date of Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site, a Bond or bank draft to the value of **€1,500** shall be lodged with the Planning Authority as a security for the protection of the existing street tree in the grassed margin along the northern boundary of the site during the course of the development works.

The release of the bond will be considered a minimum 12 months after the completion of all site works, at the discretion of the Landscape/Public Realm Section. This will involve assessment of whether the tree specified for retention have been preserved in their prior condition and have suffered no damage and the developer has complied with the requirements of the Planning Authority in relation to tree protection.

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 relevant policies in the South Dublin County Council Development Plan 2022-2028.

3. Sustainable Drainage System (SuDS)

The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. 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 4.2.2. SUSTAINABLE WATER MANAGEMENT and other relevant policies in the South Dublin County Council Development Plan 2022-2028.

4. Boundary

Boundary treatment shall be similar in design and construction in order to match existing and neighbouring boundaries. Details shall be submitted and agreed with Planning Department Section prior to the commencement of development.

REASON: In the interests of visual amenity in accordance with relevant policies in the South Dublin County Council Development Plan 2022-2028.

Prepared By: Oisin Egan

Executive Parks Superintendent

Endorsed By: Laurence Colleran

Senior Executive Parks Superintendent