

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Public Realm Planning Report

Development:	2 storey, 2 bedroom, end of terrace house to side of existing dwelling; a new vehicular access from Kilcarberry Close; all related works
Location:	5, Kilcarberry Close, Clondalkin, Dublin 22
Applicant:	Robert Flanagan
Reg. Ref:	SD22A/0300
Report Date:	19/08/2022
Planning Officer:	SARAH WATSON
Recommendation:	Grant with Conditions

Conditions

1. Proposed Reduction of grass margin to facilitate an additional driving entrance

The Public Realm Section would not be in favour in allowing a resident to remove or reduce a grass margin which are in the public domain to accommodate the provision of an additional entrance. We believe this will negatively impact/impinge on the existing street tree. Street Trees are an extremely element of local green infrastructure and every effort should be made to protect and retain our existing street trees in urban areas.

2. 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 in line with BS 5837. This fencing, enclosing the tree protection area must be installed prior to any development 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. **NCBH11 Objective 3**

3. Tree Bond

A tree bond of €1,500 (one thousand five hundred euros) for the street tree shall be lodged with the Planning Authority to ensure the protection of the existing street tree in the grass margin during the course of the development works. The bond will only be refunded upon receipt by SDCC Public Realm Section of a satisfactory post-construction arboricultural assessment, carried out by a qualified arborist and provided that the trees proposed for retention are alive, in good condition with a useful life expectancy.

REASON: In the interest of tree protection and the proper planning and sustainable development of the area.

Hannah Johnston

Graduate Landscape Architect

Endorsed By: Laurence Colleran

Senior Executive Parks Superintendent