

## **SOUTH DUBLIN COUNTY COUNCIL**



### **INTERNAL MEMORANDUM**

#### **Public Realm Planning Report**

**Development:** The development will consist of Demolition of existing garage to side and adjoining single storey outbuildings (Total 70sqm). Construction of a two-storey extension to side (Total 63sqm) to include ancillary works to existing roof. Provision of 02No. Bay-windows to front at ground and first floor (Total 2.8sqm). Open porch to front, Single Storey extension to rear (Total 70sqm) and all associated internal modifications. 2No. Single Storey outbuildings (Pool Room & Mechanical Plant) to rear garden (Total 112sqm). Widening of existing vehicular entrance, and all associated site works for the above

**Location:** 22A, Main Road, Tallaght, Dublin 24

**Applicant:** **Dumitru Cepoi**

**Reg. Ref:** **SD22B/0261**

**Report Date:** 29/08/2022

**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**

**COMMENTS:**

The submitted additional information provided by the applicant is in principle acceptable to the Public Realm Section, however considering the applicant removed much of the existing tree and boundary planting along the northern boundary the applicant is therefore requested to provide a detailed landscape plan which proposes significant replacement boundary planting to compensate for the loss of the existing vegetation. This proposed vegetation should be predominantly native and pollinator friendly and provide for planting at a scale suitable for an urban garden yet at the same time provide screening for the proposed development.

**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 Condition be attached:**

1. Prior to commencement of development, a comprehensive boundary treatment and landscaping scheme shall be submitted to planning authority for approval. Details shall include:
  - a) a scaled plan showing vegetation to be retained and trees and plants to be planted:

- b) proposed hardstanding and boundary treatment:
- c) a schedule detailing sizes and numbers of all proposed trees/plants
- d) Sufficient specification to ensure successful establishment and survival of new planting.

**Reason: In the interest of amenity, ecology and sustainable development.**

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

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