

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

PUBLIC REALM PLANNING REPORT

Development: The provision of 1 new dwelling house, entrance and all associated site works to the rear of the existing dwelling. Proposed new dwelling to be accessed via new entrance from Palmers Park.

Location: 6, Boden Villas, Taylors Lane, Ballyboden, Dublin 16

Applicant: Ken Keegan

Reg. Ref: SD22A/0028 AI

Report Date: **05/09/2022**

Recommendation: **GRANT WITH CONDITIONS**

Planning Officer: CAITLIN O'SHEA

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

South Dublin County Council’s Tree Management Policy “Living with Trees” 2021-2026

The overall aims of the Tree Management Policy are to ensure the safety of Council trees, maintain and encourage biodiversity, maintain and improve landscape quality, and through these elements, improve the quality of life for residents and visitors to South Dublin now and in the future. We will achieve this by:

- ensuring that the Council has a clear programme of tree maintenance, management and planting;
- maintaining and improving the tree canopy cover for the future;
- appropriate siting and species selections for all new trees;
- promoting the importance of trees in shaping the distinctive local character and appearance of South Dublin’s urban landscape; recognizing the significant aesthetic, landmark, ecological, social and economic value that trees provide;
- effectively communicating, educating and engaging with the local community on trees and their importance;
- allocating sufficient resources to allow for best practice tree management
- providing clarity over why decisions and actions are taken;
- balancing the risk and nuisance to persons and property against the other aims; and recognising the value of trees as a tangible asset

COMMENTS:

In relation to the above proposed development, this section has reviewed the application and has the following comments.

The submitted information including the proposal to move the proposed vehicular access to the site further northward in order to avoid the existing tree in the grass margin is in principle acceptable to the Public Realm Section.

Protection of Existing Trees

To ensure the protection of the existing trees in the adjacent grass margin suitable tree protection fencing must be erected prior to all construction operations occurring on site. This tree protection fencing must be in accordance with BS 5837:2012.

Trees are an intrinsically valuable part of the environment, particularly in an urban setting. They provide environmental, social, economic, health, amenity and functional benefits. Street trees assist in maintaining and enhancing biodiversity in the urban environment and provide habitat for a wide range of bird and animal life. They also assist in providing wildlife corridors for migratory species. In addition, the retention of existing street trees and planting of new trees can assist in moderating the effects of climate change. Therefore, every effort should be made to retain and protect existing trees and hedgerows from the potential negative impacts of development.

Landscape Plan

A landscape scheme shall be provided which helps to integrate the development into the local landscape and through suitable planting provides visual screening, mitigation of negative visual effects and which improves local biodiversity and green infrastructure links.

Riparian Zone/Set back

The applicant is advised that the Parks Section has concerns in relation to the impact of the proposed development on biodiversity, in particular, the set back from the river and its impact of existing vegetation. In this context the applicant is requested to submit the following:

A re-designed site layout plan with minimum of 10m from the bank of the watercourse located along the southern boundary of the proposed development in accordance with **Section 12.4.3 Riparian Corridors** of the South Dublin County Development Plan 2016-2022.

The Public Realm Section has assessed the proposed development in accordance with the policies and objectives of the County Development Plan 2022-2028 and with best practice guidelines and recommends the following:

1. Landscape Plan

The site shall be landscaped in accordance with a comprehensive scheme of landscaping which includes boundary planting; details of which shall be submitted to the Planning Authority. In addition to the Landscape Plan, the applicant should provide a fully detailed landscape plan with full works specification. The landscape proposals to be prepared by a suitably qualified landscape architect.

The planting plan should provide the following information:

- Location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate
- Implementation timetables

CONDITION

REASON: In the interests of visual amenity and integrating the development into the landscape in accordance with relevant policies in the CDP 2022-2028.

2. Protection of Existing Trees

To ensure the protection of trees to be retained with the site the applicant shall implement all the recommendations pertaining to tree retention, tree protection and tree works, as detailed in the submitted Arboricultural Report and Tree Protection Plan prepared by The Tree File. The arborist shall carry out a post construction tree survey and assessment on the condition of the retained trees. A completion certificate is to be signed off by the arborist when all permitted development works are completed and in line with the recommendations of the tree report. The certificate shall be submitted to the planning authority for written agreement upon completion of the works.

CONDITION

REASON: To ensure and give practical effect to the retention, protection and sustainability of trees during and after construction of the permitted development in accordance with relevant policies in the CDP 2022-2028

3. 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 **€7,500** 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 CDP 2022-2028.

4. Post construction Tree Report

To ensure the protection of the trees to be retained in the adjacent grass margin, the developer shall implement all the recommendations pertaining to tree retention as outlined within the submitted tree report. The developer shall retain the services of its arboricultural consultant throughout the life of the site development works to ensure the protection of all trees listed for retention. The arborist shall carry out a post construction tree survey/assessment on the condition of the retained trees. A completion certificate is to be signed off by the arborist when all works are completed and in line with the submitted original landscape drawings

5. Riparian Zone/Set back

The applicant is advised that the Parks Section has concerns in relation to the impact of the proposed development on biodiversity, in particular the set back from the river and loss of hedgerow. In this context the applicant is requested to submit the following: A re-designed site layout plan with minimum of 10m from the bank of the watercourse located along the southern boundary of the proposed development in accordance with **Section 12.4.3 Riparian Corridors** of the South Dublin County Development Plan 2022-2028.

REASONS: In the interests of amenity, ecology and sustainable development in accordance with relevant policies in the CPD 2016-2022.

Prepared By: Oisin Egan

Executive Parks Superintendent

Endorsed By: Laurence Colleran

Senior Executive Parks Superintendent