

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Public Realm Planning Report

Development:	Garage conversion; Removal of the existing chimney stack; Construction of ground floor extension at rear; First floor extension at front and side of dwelling; New hipped canopy structure over porch and window; New roof light; Widen vehicular entrance and all associated site works
Location:	38, Old Bawn Park, Dublin 24
Applicant:	Anthony Broderick & Stephanie James-Broderick
Reg. Ref:	SD22B/0361
Report Date:	16/09/2022
Planning Officer:	Ciaran Stanley
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

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.

Protection of Existing Street Tree

The Public Realm Section would have some concerns regarding the proximity of the proposed works associated with the dishing of the footpath to facilitate the widening of the existing driveway entrance to the existing street tree and its roots. The proposed area (grass margin) to be dished in order to accommodate the widening of the existing entrance should be reduced to the minimum area possible in order to avoid any potential damage to the tree roots in addition in order to ensure the protection of the existing street trees in the adjacent grass margin, suitable tree protection fencing must be erected prior to all construction operations occurring on site. If the entrance driveway entrance cannot be moved outside of the root protection area (RPA) - (the root protection area is usually a calculated area of ground that lies immediately under a tree and just beyond the extent of its crown. It is intended to help avoid damage to the tree's rooting system), then a method of "No Dig" construction should be used within the Root Protection Area (RPA) in order to ensure that roots will not be severed during the construction work and the soil in the area of the exclusion zone will not be compacted, enabling oxygen to continue to diffuse into the soil beneath. Prior to commencing any construction on site, protective fencing should be erected around the street tree to form an exclusion zone. This tree protection fencing must be in accordance with BS 5837: 2012.

No dig driveway

In order **not** to damage the roots of the existing mature street, the Public Realm Section requires that a **no-dig** solution should be used in the construction of the new entrance driveways within close proximity of existing street trees. A "no dig" method of driveway construction shall be used in accordance with BS 5837:2012 - Trees in relation to construction - Recommendations. 'No dig' construction is accomplished through the use of a perforated cellular confinement system in the sub-base layer. Cellular confinement systems reduce the overall depth of construction by introducing a cellular structure which dissipates downward loads by a horizontal transfer through the cell structure. This process in conjunction with the perforated cell wall also imports structural integrity to free draining aggregates which would otherwise be unacceptable in road construction. A robust, shallow and free-draining sub-base is achieved, which allows vehicular access whilst allowing water and oxygen to permeate down to the tree roots.

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. Tree Bond

A tree bond of €1,500 (one thousand five hundred euros) shall be lodged with the Planning Authority to ensure the protection of the existing street trees located 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. **CONDITION**

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 of the CDP 2022-2028.

2. Protection of Street Tree in Grass Margin

In order to ensure the protection of the existing street tree adjacent to the entrance of this proposed development, suitable tree protection fencing should be installed in order to protect the existing tree during construction works. Protective tree fencing must be erected prior to all construction operations occurring on site. Fencing to be in accordance with BS 5837. This fencing, enclosing the tree protection areas 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 area. **CONDITION**

REASON: To ensure the safety and well-being of the trees on and adjacent to the subject site that are to remain after building works are completed, in accordance with relevant policies of the CDP 2022-2028.

3. No dig driveway

No work shall commence on site until such time as a method statement for the "No dig" method of driveway construction for the new proposed vehicular entrance has been submitted to the Planning Authority. The existing street immediately adjoining the existing driveway shall be protected from

damage as a result of the works on site, to the satisfaction of the Public Realm Section in accordance with it relevant British Standards (e.g. BS5837:2012) for the duration of the development. In the event that the tree become damaged during construction, the Public Realm Section shall be notified, and remedial action agreed and implemented. In the event that the tree dies or is removed without the prior consent of the Public Realm Section, it shall be replaced within the first available planting season, in accordance with details agreed with the Public Realm Section. **CONDITION**

REASON: To ensure the safety and well-being of the trees on and adjacent to the subject site that are to remain after building works are completed, in accordance with relevant policies of the CDP 2022-2028.

Prepared by Oisín Egan

Executive Parks Superintendent

Endorsed By: Laurence Colleran

Senior Executive Parks Superintendent