

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

PUBLIC REALM PLANNING REPORT

Development: Installation of new railing to front of building including pedestrian gate; installation of new access control system to car park; 2 new standalone illuminated identity signs; revisions to landscaping and associated site development and facilitating works.

Location: Airton Road, Tallaght, Dublin 24

Applicant: Trulife Limited

Reg. Ref: SD22A/0413

Report Date: 30/11/2022

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:

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

The Public Realm Section has no objections in principle to the installation on new railings to the front of the building and provision of pedestrian access gate provided that the railings but especially their footings/foundations do not impact on the tree roots of the adjacent tree trees.

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:

1. Tree Protection Measures

No development shall take place until a scheme for the protection during construction of the adjacent street trees on the site, in accordance with BS 5837:2012 - Trees in relation to construction - Recommendations, has been submitted by the applicant. The scheme shall show the extent of root protection areas and details of ground protection measures and fencing to be erected around the trees, including the type and position of these. The protective measures contained with the scheme shall be implemented prior to the commencement of any construction works. Within the root protection areas, the existing ground level shall be neither raised nor lowered and no materials, plant, machinery or surplus soil shall be placed or stored thereon. If any foundations for the proposed fencing are required within the fenced areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

Reason: To ensure the safety and well-being of the trees, in accordance with relevant policies of the CDP 2022-2028.

2. Root Protection

No development shall be carried out until a method statement identifying the root protection areas of all trees on and around the site and giving details of any works to be carried out within the root protection areas of the trees and the method to avoid damage to the trees during these works has been submitted to the Local Planning Authority.

Reason: To ensure the safety and well-being of the trees, in accordance with relevant policies of the CDP 2022-2028.

Prepared By: Oisin Egan
Executive Parks Superintendent

Endorsed By: Laurence Colleran
Senior Executive Parks Superintendent