

## SOUTH DUBLIN COUNTY COUNCIL



### INTERNAL MEMORANDUM PUBLIC REALM PLANNING REPORT

**Development:** The development will consist of an extension to the rear of the existing dwelling. This extension will be single storey and located at a half level above the ground floor of the existing dwelling to respect the site contours. The extension will have a four sided pitched roof with a central roof light and be linked to the existing house via a flat roofed element. This application includes for attendant works of drainage and landscaping to facilitate the above

**Location:** Cottbrook, Castlekelly, Bohernabreena, Co. Dublin, D24 YY42

**Applicant:** Alida Stewart & John McGrane

**Reg. Ref:** SD22B/0465 AI

**Report Date:** **13/06/2023**

**Planning Officer:** AOIFE O'CONNOR MASSINGHAM

**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 general terms the Public Realm Section has no objections in principle to this proposed development.

**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. Submitted Landscape Plan**

The submitted Landscape Plan (Dwg. No. P-03) and supporting Green Infrastructure Report and Landscape Report shall be implemented in full by the applicant.

**REASON: In the interests of visual amenity and to ensure that new development meets minimum standards for the provision of GI, in accordance with Section 12.4.2 Green Infrastructure and Development Management and other relevant policies of the CDP 2022-2028.**

**2. Submitted Drainage Plan**

The submitted Drainage Plan (Dwg. No. P150) prepared by Clancy Moore shall be implemented in full by the applicant.

**REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with relevant policies and objectives contained within the current County Development Plan.**

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

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