

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

PUBLIC REALM PLANNING REPORT

Development:	Construction of a new single storey detached sheltered dwelling (108sq.m) in the existing garden; Accommodation includes 1 bedroom, bathroom, living, kitchen / dining rooms with storage and utility spaces all at one level; Adjustment to the existing landscape layout to allow for 1 additional parking space, accessed using the existing vehicle entrance; Removal of the existing on-site septic tank and the installation of 2 new proprietary wastewater treatment units and new surface water soakways.
Location:	Forgefield, Stocking Lane, Firhouse, Newtown, Dublin 16
Applicant:	Frank & Roslain Norton
Reg. Ref:	SD22A/0367 AI
Report Date:	04/09/2023
Recommendation:	GRANT WITH CONDITIONS
Planning Officer:	DARREN FAGAN
Land Use Zoning:	Objective RU - To protect and improve rural amenity and to provide for the development of agriculture

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 submitted landscape scheme for the above proposed development is in principle acceptable to the Public Realm Section.

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 CONDITIONS be applied to any proposed grant of permission:

1. Landscape Plans

The proposed landscaping scheme shown on Landscape Masterplan (Dwg. No. 503-PD_01) prepared Murphy & Sheanon shall be implemented in full, within the first planting season following completion of the development, in addition:

- a) The submitted Planting Plan (Dwg. No. 503-PD_01) shall be implemented in full by the applicant.

- b) All hard and soft landscape works shall be completed in full accordance with the submitted plans.
- c) All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of BS : 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).
- d) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012 “Trees in Relation to Design, Demolition and Construction – Recommendations”.
- e) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.
- f) The height of proposed berms/mounding shall be increased and proposed boundary planting bulked up in order to reduce the visual impact of the proposed development.

REASON: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, improve amenity and reduce the visual impact of the development, in accordance with the policies and objectives contained within the CDP 2022-2028.

2. Certificate of Effective Completion

A certificate of effective completion of the agreed landscape scheme shall be submitted to the Planning Authority by the appointed landscape architect/consultant for the scheme upon completion of the landscape works, such certificate to be prepared by a qualified Landscape Architect/Consultant.

REASON: To ensure that the development achieves a high standard of design, layout and amenity and makes provision for hard and soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive public realm in accordance with relevant policies in the CPD 2022-2028.

3. SUDS

- a) The applicant should demonstrate compliance with the SDCC SUDS Design & Evaluation Guide 2022, and Policies GI3, GI4, GI5, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1, and 12.11.3. of the South Dublin County Development Plan 2022 - 2028 in relation to sustainable drainage systems.

- b) SUDs Management - The applicant is requested to submit a Management and Maintenance Plan for the proposed soakaway in order to demonstrate that the proposed soakaway has reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.
- 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 CDP 2022-2028**

4. Tree Protection Plan

The submitted tree protection plan shown on Drawing No. 103 prepared by CMK Hort & Arb Ltd. shall be implemented in full by the applicant.

REASON: To protect the trees, shrubs and hedgerows specified for retention in the interest of amenity.

Prepared By: Oisin Egan

Executive Parks Superintendent

Endorsed By: Laurence Colleran

Senior Executive Parks Superintendent