

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Public Realm Planning Report

Development: Demolition of an existing two storey detached dwelling (162sq.m) and associated out-buildings on site and the construction of 7 two storey (plus dormer level); 5 bedroom houses comprised of 3 detached houses and 4 semi-detached houses on a site area of c. 0.3ha; all associated site development works, car parking, open spaces and landscaping etc; proposed access to the development will be via the existing vehicular entrance on the Lucan-Newlands Road / Esker Hill.

Location: Clonbrone, Lucan Newlands Road, Esker Hill, Lucan, Co. Dublin, K78 Y5C2

Applicant: Nacul Developments Ltd

Reg. Ref: SD22A/0390 C. AI

Report Date: 03/10/2023

Planning Officer: Deirdre McGennis

Recommendation: **GRANT WITH CONDITIONS**

Public Realm Comments:

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

The proposed amendments to the landscaping scheme, GI and SUDS proposals are much improved and are in principle acceptable to the Public Realm Section. The applicant has addressed the main points raised in the Clarification of Additional Information request from a Public Realm point of view.

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 CONDITIONS be applied to any proposed grant of permission:

1. Landscape Plans

The proposed landscaping scheme shown on Landscape Plan (Dwg. No. 21378_Clonbrone_PA_B_LP) & associated Green Infrastructure Strategy document prepared by Gannon & Associates shall be implemented in full, within the first planting season following completion of the development, in addition:

- a) All hard and soft landscape works shall be completed in full accordance with the submitted plans.
- b) 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).
- c) 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”.
- d) 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.
- e) 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. Retention of Landscape Architect & Certificate of Effective Completion

The Landscape Architect shall be retained by the developer for the duration of the project, to pay periodic site visits to ensure that construction works will not compromise the agreed and approved landscape development, to ensure adequate protection of the existing trees approved for retention and to supervise the implementation of the landscape plans from start to finish.

A certificate of effective completion for the agreed and approved landscape scheme shall be submitted to the Planning Authority upon completion of the landscape works, such certificate to be prepared by the qualified Landscape Architect for the project.

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 Implementation

The submitted SuDS scheme shall be implemented within a timescale to be agreed and approved by the Planning Authority and thereafter managed and maintained in accordance with the approved details.

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. SUDS Management Plan

A comprehensive SUDS Management Plan shall be submitted to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan shall 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.

5. Landscape Maintenance and Management

Prior to any occupation of the development, a scheme for the maintenance and management of the landscape scheme for the lifetime of the development shall be submitted to the Planning Authority for approval. All works shall be maintained in accordance with the agreed scheme. The scheme shall include the following:

- i) methods for the proposed maintenance regime;
- ii) detailed schedule;
- iii) details of who will be responsible for the continuing implementation
- iv) details of any phasing arrangements

REASON: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area in accordance with the policies and objectives of the County Development Plan 2022-2028.

6. Tree Survey

No work shall be commenced on site until an updated detailed tree survey of the site comprising a plan and schedule indicating the precise location, species, spread, height and condition of each tree accurately plotted and showing those trees to be retained and those to be felled with a reason for felling has been submitted to and approved in writing with the Public Realm Section.

The following are required by the Public Realm Section and shall be contained within the Tree Survey Report submitted by the applicant:

- i. Tree Survey should be carried out in accordance with BS 5837: 2012
- ii. Tree Survey must be undertaken by a qualified arboriculturist;
- iii. Plans should be at 1:500, 1:200 or lower scale;
- iv. A 1:200 or 1:500 scale plan(s) showing the location of all existing trees on or adjacent to the site (both tree trunk and extent of crown spread), along with all existing hedgerows, prominent shrubs and woodland (plotted with at least boundary trees shown). Trees should be individually numbered (e.g. T1,T2, etc).
- v. Details of tree specifications: species, age range, health/ condition, height, diameter at 1.5m above ground level (DBH) and existing ground level at the base of the tree;
- vi. The desirability for retention (including the landscape potential), from an arboricultural point of view, of each tree, or group of trees, designated as per the requirements of BS 5837 (1991) Section 5.2.2, and any tree surgery that would need to be undertaken.

REASON: To provide for the retention and protection of existing trees in the interests of visual amenity and biodiversity, in accordance with relevant policies of the CDP 2022-2028

7. Tree Protection

No work shall be commenced on site until a detailed tree protection plan for all existing trees to be retained & protected during construction works in accordance with *BS 5837:2012, Trees in relation to design, demolition and construction* has been submitted to and approved in writing with the Public Realm Section. Prior to the commencement of any work, or any materials being brought on site, existing trees to be retained are to be protected with temporary fencing. This shall be maintained in good and effective condition until the work is completed. The protective fencing is to coincide, as far as is practical, with the root protection area (RPA), unless otherwise agreed. all weather notices shall

be securely fixed to the fence words such as 'construction exclusion zone - no access'. The following measures are particularly important:

- a. Materials are never to be stacked within the root spread of the tree;
- b. No oil, tar, bitumen, cement or other material is to be allowed to contaminate the ground;
- c. No fires shall be lit beneath or in close proximity to the tree canopy;
- d. Trees to be retained should not be used as anchorages for equipment or for removing stumps, roots or other trees, or for other purposes;
- e. No notices, telephone cables or other services should be attached to any part of the tree;
- f. Cement mixing should not be carried out within the canopy/protected area of the tree;
- g. Soil levels are to be maintained as existing within the root spread of the tree. Any alteration to soil levels in an area up to one and a half times the diameter of the tree.

REASON: To provide for the retention and protection of existing trees in the interests of visual amenity and biodiversity, in accordance with relevant policies of the CDP 2022-2028.

8. Green Infrastructure Report

The recommendations contained within the submitted Green Infrastructure Report prepared by Gannon & Associates shall be implemented in full by the applicant.

REASON: Ensuring that new development meets minimum standards for the provision of GI, in accordance with relevant policies of the CDP 2022-2028

Prepared By:

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Executive Parks Superintendent

Endorsed By:

Laurence Colleran

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