



Planning Report

Project No: 19-073K

Griffeen Community College
Kishogue Cross,
Lucan,
Co. Dublin

2nd June 2021

REDDY ARCHITECTURE + URBANISM

TABLE OF CONTENTS:

- 1.0 Introduction**
- 2.0 Project Team**
- 3.0 Site Description and Context**
- 4.0 Planning History**
- 5.0 Pre Planning Consultation**
- 6.0 Proposed Development**
- 7.0 Layout**
- 8.0 Vehiclur Access and Parking**
- 9.0 Scale & Materials**
- 10.0 Landscaping**
- 11.0 Site Services and Drainage**
- 12.0 Development Standards**
- 13.0 Conclusion**

1.0 Introduction

This Report is prepared as part of the planning application for the proposed Post Primary School for lands at Kishogue Cross, Griffeen Avenue, Lucan, Co. Dublin.

The development consists of the provision of a 3 storey, 1,000 No. pupil Post Primary School (roll no. 76454S), including a 4 No. classroom Special Educational Needs Unit, with a gross floor area of 11,443sq.m, including a sports hall and all ancillary teacher and pupil facilities. The development will also include the provision of bicycle parking; staff parking; vehicle drop off/setdown areas; internal access roads; hard and soft play areas, piped infrastructure and ducting; plant; landscaping and boundary treatments; PV panels; external courtyards; disabled car parking spaces; ESB substation, ramps and stairs; signage; changes in level and all associated site development and excavation works above and below ground.

The school will be occupied by Griffeen Community College, which is currently using a number of classrooms located at the nearby Kishogue Community College on a temporary basis.

2.0 Project Team

The Department of Education and Skills

Portlaoise Road,
Tullamore, County Offaly
R35 Y2N5

Project Manager

KSN Project Management
KSN House,
4 Clonskeagh Square,
Clonskeagh,
Dublin 14.

Architect

Reddy A+U
Carrigaline Road,
Douglas, Co. Cork

Civil and Structural Engineer

Waterman Moylan
Block S, EastPoint Business Park,
Alfie Byrne Road,
Dublin D03 H3F4

M&E Engineer

AXISENG

47 Mount Street Upper,
Dublin 2,
D02 AC95

Landscape Architect

Murphy Sheanon

2 Richmond lodge

Richmond Green

Carrickbrennan Road

Monkstown, Co. Dublin

Fire Consultant

Atkins

Atkin House

150-155 Lakeview Drive

Airside Business Park

Swords, Co. Dublin

3.0 Site Description and Context

The development lands are located within the Clonburris Strategic Development Zone Planning Scheme 2019 area as approved by An Bord Pleanála in May 2019. The site is located in Zone KNW-S1

The site is an irregular rectangular shape with clearly defined East boundaries to the public roadway R136. The west boundary adjoins land which adjoins an existing Primary School. An 18.8m wide strip of land will be left between the proposed school site and the Lucan ETNS boundary to facilitate a future link road. The south and north boundaries are not defined. The area to the north of the site between the boundary and Griffeen Avenue has been designated as a future attenuation pond by South Dublin County Council. The existing Lucan East Educate Together National School (ETNS) is adjacent to the site. This school is accessed off the Kishogue Cross roundabout via an arterial roadway approximately 125 metres long. The arterial road is a curved splined shape with a gated entrance to the ETNS.

The boundaries to the site include low level stone walls with metal railings and stone pillars with metal mesh fences. There are mature native mixed hedgerows. There are low level stone walls and a high level metal railings on the public path and cycle ways to the east.

Bus Stops are located to north of the site on Griffeen Avenue, and to west of site along R136. The site is well served for cyclists with designated cycle lanes on both sides of Griffeen Avenue to the north and

R136 to the east of the site. There is also a cycle lane on the opposite side of the arterial road serving the primary school.

The site is reasonably level with a slight rise mid site and extending towards the western boundary and ETNS.

There are high level 38KV timber and metal electrical pylons which traverse the site in a northeast to southwest direction which will be rerouted.

Kishogue Community College is located approx.. 500m to the southeast of the site. Griffen Community College are currently using a number of classrooms in this building on a temporary basis.



Aerial view Site outlined in red

Site Photographs



Photo 1 - View of Existing entrance to Primary School from Griffeen Avenue



Photo 2 - View of site looking southwest, southeast corner of site



Photo 3 - View of existing entrance of site looking east, existing primary school building visible



Photo 4 - View of site looking southwest from Griffeen Avenue

4.0 Planning History

The most recent and relevant planning applications affecting the site are the following.

Ref. SD20A/0111 - Temporary staff car parking of c.0.13ha. to accommodate 35 staff car parking spaces and associated site works while the Phase 1 Griffeen Valley ETNS building is being remediated. This temporary staff car parking will be located on a site measuring 2.32 ha. overall.

Applicant The Minister for Education and Skills

Date Received 06/05/2020

Decision Date: 16/07/2020

Decision: GRANT PERMISSION

Ref. SD09A/0149 - Mixed use residential, retail, commercial, creche & community development consisting of the construction of 973 no. residential units, all with private gardens, balconies or terraces, (55 no. 1 bed apartment units; 481 no. 2 bed apartment and duplex apartment units; 276 no. 3 bed apartment and duplex apartment units; 63 no. 3 bed houses; 98 no. 4 bed houses); 6089sq.m. of commercial space; 2569sq.m. of retail space; a 408sq.m. creche; a 503sq.m. community building and a 80sq.m. management suite. The site is divided into 3 zones - A, B, and C. Zone A is located to the south of the site and is bounded to the south by the Dublin-Kildare Rail Line, to the east by the Outer Ring Road and to the west by the Adamstown Link Road and will accommodate 429 no. residential units; 6089sq.m. of commercial floor space; 2501sq.m. of retail floor space and a 80sq.m.

management facility in buildings ranging in height from 5 to 8 storeys. Zone B is located to the west of the site and is bounded to the east by the Adamstown Link road and to the north and west by Oldbridge and Tullyhall residential neighbourhoods and will accommodate 237 no. residential units ranging in height from 2 to 4 storeys. Zone C is located to the north of the site and is bounded by Griffeen Avenue to the north, the Outer Ring Road to the east and Oldbridge residential neighbourhood to the west and will accommodate 307 no. residential units, a 503sq.m. community building, 68sq.m. of retail floor space and a 408sq.m. creche in buildings ranging in height from 2 to 6 storeys. The proposal provides infrastructure involving the construction of a new road, to be called Station Road, from the Adamstown Link Road to the Fonthill Link Road including a bridge underneath the Outer Ring Road and single storey retail space within the underbridge structure; the widening of the Adamstown Link road to facilitate a new four arm junction at the Adamstown Link Road and the new Station Road; vehicular and pedestrian access points off the new Station Road; the formation of a vehicular access point from the Griffeen Avenue roundabout; the formation of a pedestrian crossing on the Adamstown Link Road; a single storey stand alone energy centre measuring 523 sq.m.; temporary surface car park for 101 no. cars to facilitate use of the railway station at the initial phases of development; a total of 1493 no. permanent car parking spaces (684 no. at basement level, 101 no. at ground level and 708 no. on the surface), 350 of which are to be used as a park & ride; extensive landscape works including provision of attenuation ponds, allotments, neighbourhood and pocket parks and play areas; and all associated infrastructure and site development works above and below ground required to facilitate the development on a 19.5 hectare site bounded to the east by the Outer Ring Road and to the north by Griffeen Avenue; the Adamstown Link Road traverses the site and the Kildare-Dublin Rail Line is located to the south of the site; the existing neighbourhoods of Griffeen, Oldbridge and Tullyhall are located to the west and north-west of the site. An Environmental Impact Statement (EIS) has been submitted with the application and will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the planning authority. Significant Additional Information: the revised proposal includes for the construction of 898 no. residential units (64 no. 1 bed apartment units, 388 no. 2 bed apartment and duplex apartment units, 295 no. 3 bed apartment and duplex apartment units, 61 no. 3 bed houses, 90 no. 4 bed houses). The proposal also includes 6259sq.m. of commercial floor space, 2516sq.m. retail floor space, a 515sq.m. community building, a 390sq.m. creche facility and a 140sq.m. management facility. Infrastructure involving the construction of a new road called Station Road connecting Adamstown Link Road to the Fonthill Link Road, including a bridge underneath the Outer Ring Road and single storey retail space associated with underbridge; the widening of the Adamstown Link Road to facilitate a new four arm junction at Adamstown Link Road and the new Station Road; two vehicular and pedestrian access points off the new Station Road to the site; the formation of a vehicular access point from the Griffeen Avenue roundabout; the formation of a pedestrian crossing on the Adamstown Link Road; a single storey stand alone energy centre measuring 523sq.m.; temporary surface car park for 106 no. cars to facilitate use of the rail station at the early stages of construction; a total of 1459 no. permanent car parking spaces (756 no. at

basement and 703 no. on the surface). Of the 1459 no. permanent car parking spaces to be provided, 350 no. are to be used as park and ride; extensive landscape works, including the provision of attenuation ponds, allotments, neighbourhood and pocket parks and all associated infrastructure and site development works above and below ground required to facilitate the development.

Applicant Shelbourne Development Ltd.
Date Received 14/04/2009
Decision Date: 05/02/2010
Decision: GRANT PERMISSION

5.0 Pre Planning Consultation

A pre-planning consultation was held with South Dublin County Council on 16th April 2020.

The following were present from South Dublin County council - Julie Cummins, Eoin Burke, William Byrne, Suzanne Furlong, Oisín Egan and Ronan Toft

The proposed development was generally positively received. This meeting helped to refine and improve upon proposals presented.

6.0 Proposed Development

The proposed development consists of the construction of a 1000 pupil Post-Primary School and ancillary site development works and access. The application aims to provide a high quality school building, to serve the immediate need of Griffeen Community College and the future population of the Clonburris SDZ and surrounding area. The development accords with the policies and objectives of the Clonburris Planning Scheme.

The proposed school is 2-3 storeys in height and includes the following

- 37 General Classrooms
- 20 Specialist Classrooms - Technology, Art, Home Ec, Science etc
- Library
- PE Hall and changing facilities
- Staff Room and ancillary offices
- General Purpose/Dining Hall
- 4 Class Special Educational Needs Wing

The design of the school is based on best practice guidelines as well as the following Department of Education Technical Guidance Documents:

TGD 020: General Design Guidelines for Primary and Post-Primary Schools

TGD 021-2: Design Guidelines for Sanitary Facilities

TGD 022: Primary School Design Guidelines TGD 026: Planning & Design Guidelines Specialist Accommodation for Pupils with Special Education Needs.

The Architectural Design has been assessed with regard to Fire Safety and Daylight Analysis.

7.0 Layout

The Site Layout is very much informed by the SDZ Planning Scheme in terms of layouts, orientation, building frontages and interfaces with future road developments. In order to present a defined street frontage, the school massing consists of a 2 and 3 Storey structure running North-South facing on to the proposed future link road. The PE Hall is located at the north east of the Building to facilitate out of hours use. The Main Entrance to the school is via the North Elevation which opens in the GP area. This is the heart of the school and all the other wings of the school radiate from this central location. The GP Area also looks on to the generous south facing courtyard and kickabout spaces.



Massing Study of Proposed School Development

8.0 Vehiclur Access and Parking

It is proposed to construct a one-way pick-up/drop off zone within the Site Boundary to the north of the site with 21 spaces for setdown. There is also a zone for Bus Setdown at this location.

There are a total of 40 Car spaces provided to the North East of the site for staff and visitor parking, with 2 designated accessible parking spaces nearer the school adjacent to the Setdown area. To encourage pedestrian and cycle transport modes, the vehicular access is a one-way road for drop-off and the parking is for Staff only.

Pedestrian and cycle access to the school is provided via the existing access road to Lucan East ETNS which has a cycle path to one side and footpaths on both sides of the road. There is an additional pedestrian access to the East from the R136 side. Provision for future pedestrian/cyclist access to the west via the future link road has been provided with gates to the western boundary of the site. Provision for a total of 540 Secure covered bicycle parking has been made to be located near the car parking to the north east of the school building. All bicycle parking will be designed in

accordance with the requirements of the National Cycle Manual, NTA (2011). Shower and changing facilities will be provided to students and staff.

For more details, please refer to the Engineering Assessment Report and Transport & Traffic Assessment prepared by Waterman Moylan Consulting Engineers.

9.0 Scale & Materials

In terms of materiality the school building will be predominantly finished with a white self-coloured render and dark grey brick. Panels of brightly coloured rainscreen cladding will break the volumes of the school building and create a distinctive and dynamic façade to the building, appropriate to its proposed use and context. In some areas the colours of the panels will be chosen to match with the Logo of the Griffeen Community College. The PE Hall to the North West of the site will be finished in a dark blue colour to give the school a stronger identity at this prominent location.

Signage zones have been identified on the enclosed architectural drawings on the northern and western elevations of the building and at the main entrance to the north west.



Sample of Dark Brick Proposed



Exmple of Palette of Materials Proposed

The flat roofs to the South West and Eastern Blocks of the building will provide a green roof.

The school is predominantly 3 Storeys in height, which is consistent in terms of scale with the objectives of the Clonburris Planning Scheme. All materials

10.0 Landscaping

A detailed landscape plan has been submitted by Murphy Sheanon Landcape Architects showing soft Landscaping, and paved areas to the school, providing useable spaces for the school, defining entrances, play areas, ball courts, and parking throughout the site with additional trees and hedges to break up the site and educe the visual impact of the buildings. Extensive areas of groundcover and native tree planting will effectively bed the new school into the surrounding landscape.

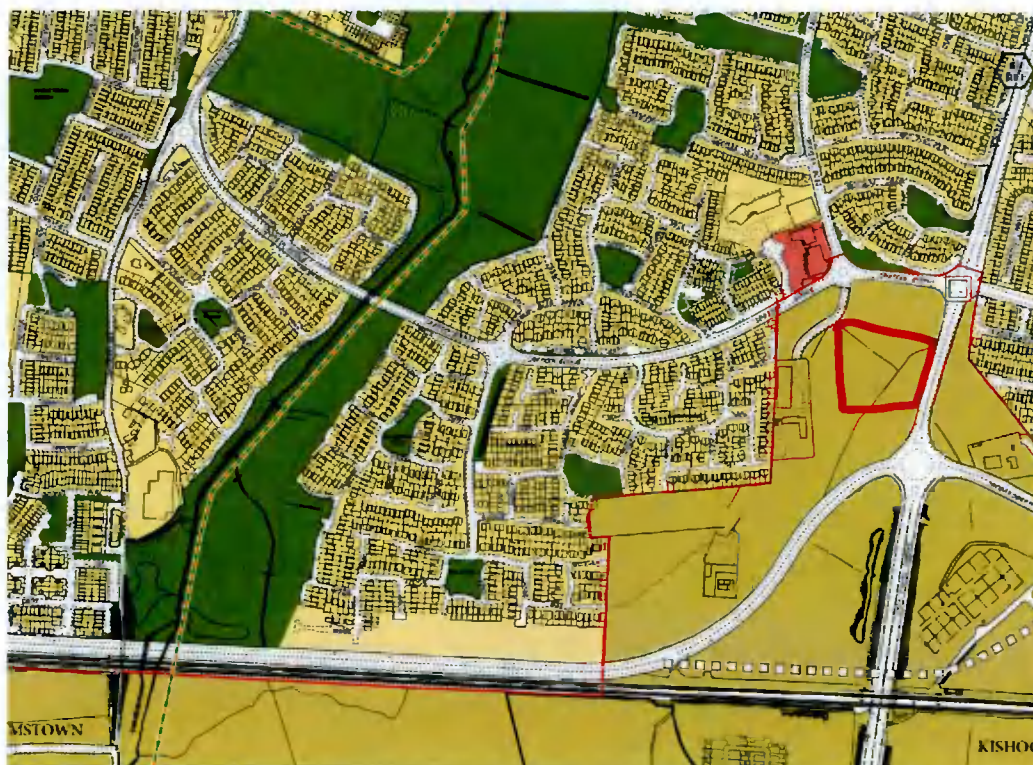
11.0 Site Services and Drainage


Please Refer to attached engineering services and drainage layouts prepared by Waterman Moylan Engineers for details of Foul and Surface drainage, as well as Water services and supply.

12.0 Development Standards:

Land Use Zoning - The application site is Zoned "SDZ" in the South Dublin County Development Plan 2016-2022 and is designated to be part of the Clonburris Strategic Development Zone. The land use object for the SDZ zoning reads,

"To provide for Strategic development in accordance with approved planning schemes"



 Objective SDZ To provide for strategic development in accordance with approved planning schemes

Clonburriss SDZ Planning Scheme - The site is located in Zone KNW-S1

The site has been identified as a location for a Post Primary School. As part of the SDZ Masterplan proposal it is envisaged to create a link road between the schools to connect to future development along Adamstown Avenue. The proposed development provides for a 1000 pupil post primary school in line with the requirements of the SDZ Planning Scheme.

Figure 3.3.15 | Kishoge North West



Table 3.3.7 | Kishoge North West

Area character type	Medium density residential development. The lands will also accommodate an existing primary school and a proposed post primary school	
Net development area	11.16ha	
No of units (Target)	566	
Net Density	Sub Sector	Density Range
	KNW-S1	42-52
	KNW-S2	55-65
	KNW-S3	55-65
	<small>* See also Table 2.1.5 for full range of density</small>	
Affordable/Social dwellings	To be negotiated in accordance with relevant legislation and SDC Housing Policy	
Building height	Sub Sector	Building Height
	KNW-S1	2-6 storey
	KNW-S2	2-6 storey
	KNW-S3	2-6 storey
	<small>* See also Figure 3.3.2 Building Height Concept</small>	
Public open space	12,800 sqm	

13.0 Conclusion

The proposed development aspires to build an attractive and sustainable school building that will provide an important service to the immediate and wider communities of. The design, scale, height and layout of the proposal realizes the aspiration with the aim of improving the amenity of the site and the surrounding location.

It is our opinion that the proposals which are subject of this application should be supported by the Planning Authority on the grounds that:

- The proposed development will provide a Post-Primary School in accordance with the Clonburris SDZ Planning Scheme.
- The proposed development is compliant with the policies and objectives of the current South Dublin County Development Plan, and thus is proper planning for this area.
- The proposed development is consistent with the SDZ Planning Scheme.
- The proposed development is complimentary to its immediate environs within Clonburris.

For all the reasons and arguments set out in the report we respectfully invite the council to grant planning permission for the proposed development as submitted.