

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/0969/21

Reg. Reference: SD21A/0129 **Application Date:** 24-May-2021

Submission Type: New Application **Registration Date:** 24-May-2021

Correspondence Name and Address: McLoughlin Architecture Unit 4B, Elm House,
Millennium Park, Naas, Co. Kildare

Proposed Development: Two storey extension (floor area 199sq.m) containing 1 classroom at ground floor level; 1 classroom and an assisted shower room at first floor level to the rear of existing two storey school building (floor area 2,767sq.m); new roof window to existing roof surface of adjacent stairwell, together with all associated site works.

Location: Gaelscoil Naomh Pádraig, Castle Road, Lucan, Co. Dublin

Applicant Name: The Board of Management

Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Area: Stated as 0.951 hectares

Site Description:

The subject site is located to the west of the Esker Meadows residential estate and contains Gaelscoil Naomh Pádraig. Access to the site is from Castle Road to the east. There are a number of schools adjacent to each other at this location.

Proposal:

- Two storey extension (floor area 199sq.m) containing 1 classroom at ground floor level; 1 classroom and an assisted shower room at first floor level to the rear of existing two storey school building (floor area 2,767sq.m); new roof window to existing roof surface of adjacent stairwell, together with all associated site works.

Zoning:

Zoning Objective 'RES' to protect and / or improve residential amenity.

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Consultations:

Roads Department:	No objections.
Irish Water:	Additional information requested.
Water Services:	Additional information requested.
Parks:	Additional information requested.

SEA Sensitivity Screening:

No overlap indicated.

Submissions/Observations/Representations:

None received.

Recent Relevant Planning History:

SD16A/0227 Amendments to previous permission (Reg. Ref .No. SD14A/0071), not built consisting of: (1) minor alteration to internal layout, doors and fenestration; (2) changes to the roof design to form a valley between the new and existing roofs; (3) removal of previously permitted raised skylight along ridge and the insertion of 4 new Velux rooflights to match existing; (4) the relocation of 2 Velux rooflights previously permitted. **Permission Granted**

SD14A/0071 Extension of the existing general purpose room to the south by 10.5m to provide a new classroom of 110sq.m. and 24.1sq.m. storage and WC's along east wall; new roof to match existing hip roof with raised sky light along ridge and 2 no. Velux type roof lights to match existing. **Permission Granted**

SD05A/0446 1389.74sq.m. extension to existing 8 classroom school, consisting of 8 new classrooms, new 200sq.m. general purpose hall, new entrance, staff room, admin office, resource room, ancillary spaces and associated site works. **Permission Granted**

SD05A/0273 Three prefabricated classrooms, two resource rooms and associated site works. **Permission Granted**

SD03A/0792 To double the 0.1 hectares of Astro-turf Pitch incorporating a 4m high perimeter fence and flood lighting for use during school hours and up to 10pm in the evening. **Retention Permission and Permission Granted**

Recent Relevant Enforcement History

None.

Pre-Planning Consultation

None relevant to this proposal.

Relevant Policy in South Dublin County Council Development Plan 2016-2022

Section 3.11.0 Social Infrastructure and Section 11.3.12 Educational Facilities

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Applications relating to schools and school sites should be assessed with regard to the requirements of *'The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities (DES & DEHLG, 2008).'*

'Ensure that school sites are fit for purpose in terms of their location, access to services and the provision of space for recreational and sports activities which can help to support an effective learning and development environment for children, in line with the Department of Education and Science requirements.'

Policy C9: Community Infrastructure – Primary & Post-primary Facilities

Policy C9 (a)

It is the policy of the Council to work in conjunction with the relevant education authorities to promote and support the provision of primary and post-primary schools in the County.

C9 Objective 5:

To support and facilitate the extension of existing school facilities, based on identified needs, subject to appropriate safeguards in relation to traffic management and the amenities of the area.

Section 3.14.0 Community Infrastructure Delivery

Section 6.3 Walking and Cycling

Policy TM3 Walking and Cycling

Section 6.4.4 Car Parking

Policy TM7 Car Parking

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

Section 7.3.0 Flood Risk Management

Policy IE3 Flood Risk

Section 7.5.1 Waste and Resource Policy and Legislation

Policy IE5 Waste Management

Section 9.3.1 Natura 2000 Sites

Policy HCL12 Natura 2000 Sites

Section 11 Implementation

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*Policy IE6 Environmental Quality
Section 11.4.1 Bicycle Parking Standards
Table 11.22: Minimum Bicycle Parking Rates*

*Section 6.4.4 Car Parking
Policy TM7 Car Parking*

*Section 7.1.0 Water Supply & Wastewater
Policy IE1 Water & Wastewater*

*Section 7.2.0 Surface Water & Groundwater
Policy IE2 Surface Water & Groundwater*

*Section 7.3.0 Flood Risk Management
Policy IE3 Flood Risk*

*Section 7.5.1 Waste and Resource Policy and Legislation
Policy IE5 Waste Management*

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Relevant Government Guidelines

*Provision of Schools and the Planning System, A Code of Practice for Planning Authorities
Department of Education and Science (2008).*

*General Design Guidelines for Schools (Primary & Post-primary), Department of Education and
Science (2007).*

*Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 –
2020, Department of Transport, (2009).*

National Cycle Manual, National Transport Authority (June 2011).

Design Manual for Urban Roads and Streets, Department of Transport (2013).

*The Planning System and Flood Risk Management Guidelines for Planning Authorities,
Department of the Environment, Heritage and Local Government and OPW (November 2009).*

*Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities,
Department of the Environment, Heritage and Local Government, (2009).*

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Assessment:

The main issues for consideration are:

- Zoning and council policy
- Visual amenity
- Residential amenity
- Parks
- Access and car parking,
- Environmental Health,
- Services and drainage,
- Screening for Appropriate Assessment (AA).
- Screening for Environmental Impact Assessment (EIAR).

Zoning and Council Policy

The site is located in an area which is zoned 'Zoning Objective 'RES': 'To protect and / or improve residential amenity. The development of an extension to school is open for consideration. Given the use of the site is as an existing school, it is considered the principle of the proposal is acceptable in this instance.

Visual Amenity

The proposed extension would be located to the north of the site on an area that is currently incidental grass. There are some trees in this location, which backs onto an area of open space associated with the school to the rear. It is noted that the majority of other land surrounding the school is taken up by courts and pitches. No playing pitches would be impacted by the proposal.

The proposed extension is two storey and it would connect to the existing building by corridors at ground and first floor. There would be a cut in at ground floor, allowing for a window to be inserted on the existing building. The first floor would overhang this.

The extension would be approximately 9m high, lower than the existing main building. There would be no windows to the rear – windows would only be present on the side elevation.

The proposal would be render and would blend with the existing school.

Given the above, it is considered that the proposed development is acceptable in terms of visual amenity.

Residential Amenity

The proposed extension would not extend the school closer to existing residential development.

Parks

The Public Realm Section would have some concerns regarding the impacts of the proposed development on the existing trees/woodland along the north-western boundary. Additional

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Information has been requested. The Planning Authority considers that in this instance the information should be sought in conjunction with the information required by Irish Water and the Water Services Department (see below).

Access and Car Parking

The Roads Department has stated there are no objections. This is acceptable.

Services and Drainage

Water Services has requested Additional Information regarding attenuation and has also requested revised plans setting out an acceptable distance from a surface water pipe. The report stated "*The proposed development is approximately 2m back from existing 1800mm surface water sewer north of site. There should be a minimum 7m setback distance from proposed development to the centre-line of existing 1,800mm surface water sewer.*"

This 7m setback distance is required to prevent loading from building onto existing pipe and also allow sufficient access for maintenance purposes of 1,800mm surface water sewer".

The report also states that diverting existing 1,800mm surface water sewer will not be acceptable due to the strategic importance of this pipe and large size of same.

No objections have been raised on grounds of flood risk.

Irish Water has requested a letter of feasibility for diverting existing 600mm diameter foul sewer.

Given the nature of the information required, it is considered that **additional information** should be requested in this instance.

Screening for Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

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Other Considerations

Development Contributions

- school extension: 199sq.m.
- Assessable Area: 0sq.m (Education Use)

SEA Monitoring Information

- Extension: 199sq.m.
- *Land Type*- Brownfield/Urban Consolidation
- *Site Area (Ha.)* – 0.951ha

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 and the overall design and scale of the development proposed it is considered that additional information is required on a number of matters to ensure that the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. The applicant is requested to submit a pre-connection enquiry with Irish Water regarding proposed development especially with regard to diverting existing 600mm diameter foul sewer. The applicant is requested to obtain a letter of Confirmation of Feasibility of proposed development from Irish water and submit same to Planning Authority.
2. The proposed development is approximately 2m back from existing 1800mm surface water sewer north of site. There should be a minimum 7m setback distance from proposed development to the centre-line of existing 1,800mm surface water sewer. This 7m setback distance is required to prevent loading from building onto existing pipe and also allow sufficient access for maintenance purposes of 1,800mm surface water sewer.
The applicant is requested to submit a revised drawing in plan and cross-sectional view showing a minimum setback distance of 7m from proposed development to the existing 1,800mm diameter surface water sewer North of site. Note that diverting existing 1,800mm surface water sewer will not be acceptable due to the strategic importance of this pipe and large size of same.
3. The applicant is requested to submit a report to clarify if proposed development will use an existing or new surface water attenuation system. If an existing surface water attenuation system is to be used for attenuation then show in report attenuation design calculations of both the existing and proposed development.

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4. There are concerns with the lack of information submitted in relation to the existing trees within the site and the impact the proposed development will have on these existing trees. The applicant is requested to submit a detailed tree survey report for the trees within the proposed development area. This tree survey shall be undertaken by a suitably qualified arborist. The report shall provide detailed information on the condition and health of the existing trees and it shall also clearly detail what impacts the development will have on the trees but also potentially the tree roots.

The applicant is requested to submit and agree a comprehensive Tree Report with SDCC Public Realm Section. This shall comprise of a detailed Tree Survey and Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement, all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. The report shall be carried out by an independent, qualified Arborist and shall include all of the following:

- Tree Survey Plan: all trees and hedges on and adjacent to the subject site (i.e. within falling distance thereof) shall be accurately plotted, tagged and shown on a scaled drawing of a topographical survey of the site
- Tree Survey Schedule: a summary of the surveyed trees and hedges, giving a breakdown of their tag nos., species, size, age, condition and useful life expectancy.
- Arboricultural Impact Assessment: a thorough, detailed and realistic analysis and assessment of the likely impacts of the proposed development on the surveyed trees and hedges; along with a summary table of the tree population and quantification of impacts/losses etc. (total number surveyed and total numbers/percentage to be retained and felled respectively).
- Design Iteration- Adjustments, Revisions to Proposed Site Layout: subsequent to and arising from the Impacts Assessment, the applicant's design team [especially arborist, consulting architect(s) and engineer(s)] shall demonstrate in their submission, that it has sufficiently explored and investigated layout alternatives, to achieve an optimal solution that meets South Dublin County Councils Tree Strategy and its Development Plan standards in respect of tree preservation and tree retentions, as appropriate
- Tree Constraints Plan: a scaled site plan (1:500@A1) showing the impacts of all surveyed trees in relation to the site layout of the proposed development.
- Tree Protection Plan: a scaled site plan (1:500@A1) of the proposed development, clearly showing and distinguishing (by colour coding) those trees and hedges to be retained and protected and those to be removed ; showing alignments of Tree Protection Fencing and areas to be excluded from construction activities and compound(s), site office(s), plant, equipment and materials storage. Root Protection Areas (RPAs') of all trees and hedgerows to be clearly shown on this drawing.
- Arboricultural Method Statement: clear and practically achievable measures to be used during the construction period, for the protection and management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan.
- Summary Table: Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages.

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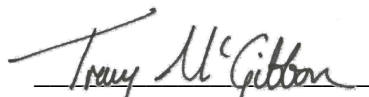
- Pre Development Photo's: Prior to the commencement of works the applicant shall submit pictures of the existing trees/hedgerows before works commence with the tree protective fencing. This shall include a location map of where each picture was taken from.
 - Arborist's name, arboricultural qualifications and contact details.
 - Date that the survey.
5. There are concerns with the lack of information submitted in relation to the to the potential impacts on Bats caused as a result of the proposed development. The applicant is requested to submit a bat survey for bat usage carried out across the entire site and immediately adjoining sites to assess roosting and feeding/foraging activities and assessing potential impact on these species arising from the proposed development. This is to be undertaken by a qualified and experienced bat expert at the appropriate time of the year for the survey of species.

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REG. REF. SD21A/0129

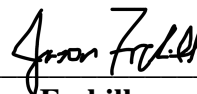
LOCATION: Gaelscoil Naomh Padraig, Castle Road, Lucan, Co. Dublin



**Tracy McGibbon,
A/Senior Executive Planner**

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date: 15/7/21



**Jason Frehill,
Senior Planner**