

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
**Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)**

**McLoughlin Architecture**  
**Unit 4B, Elm House**  
**Millennium Park**  
**Naas**  
**Co. Kildare**

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING REGULATIONS THEREUNDER**

<b>Decision Order Number: 0969</b>	<b>Date of Decision: 15-Jul-2021</b>
<b>Register Reference: SD21A/0129</b>	<b>Registration Date: 24-May-2021</b>

**Applicant:** The Board of Management

**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 Padraig, Castle Road, Lucan, Co. Dublin

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 24-May-2021 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

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.
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.
- 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.

**NOTE:** The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

**Note:** The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

**Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked "ADDITIONAL INFORMATION" and that the Planning Register Reference Number given above is quoted on the covering letter.**

Signed on behalf of South Dublin County Council

**Register Reference:** SD21A/0129

**Date:** 16-Jul-2021

Yours faithfully,

  
for **Senior Planner**