

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

Tim Healy,
Reddy Architecture & Urbanism
Douglas Business Centre
Carrigaline Road
Douglas
Co.Cork

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

Decision Order Number: 1020	Date of Decision: 27-Jul-2021
Register Reference: SDZ21A/0013	Registration Date: 02-Jun-2021

Applicant: The Department of Education

Development: A 3 storey, 1,000 pupil post primary school (Roll no. 76454S) including a 4 classroom Special Educational Needs Unit with a gross floor area of 11,443sq.m including sports hall and all ancillary teacher & pupil facilities; bicycle parking; staff parking; vehicle drop off/set down 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 & stairs; signage; changes in level and all associated site development and excavation works above and below ground all on a site bounded to the east by the R136 Outer Ring, to the north by the existing site adjacent to south of Griffeen Avenue, to the west to existing site adjacent to Lucan East Educate Together National School and to the south to existing site adjacent to Adamstown Link Road. The proposed development is located within the Clonburris Strategic Development Zone Planning Scheme 2019 area.

Location: Kishogue Cross, Griffeen Avenue, Lucan, Co Dublin

Application Type: SDZ Application

Dear Sir /Madam,

With reference to your planning application, received on 02-Jun-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 advised that the Planning Scheme is clear in providing the lands as notated in Figures 2.5.1 and 2.8.7 for use as a Post-Primary School. This site was planned/ sized as part of the Planning Scheme preparation to accommodate a full-sized playing pitch. The intention of the Planning Scheme for the school site is outlined in the CGI contained within the Planning Scheme (Figure 3.3.16) shown below. This identifies a playing pitch area as part of this larger Post Primary type school site. The Planning Authority has recently approved a Surface Water Management Plan (SWMP) as part of the prior to commencement phasing requirements under Table 4.3. The SWMP modifies the Surface Water Strategy within the Planning Scheme and provides for strategic attenuation on the lands to the north of the subject site. The agreed SWMP outlines that it is possible to provide some or all of the required attenuation within a detention basin which could be multi functional as sports facilities or open space for the educational use. The Planning Authority is of the opinion that both surface water attenuation and a playing pitch can both be provided for on the lands to the north of the subject site. The applicant is requested to, by way of additional information, submit a revised red line boundary to include the playing pitch. The applicant is invited to liaise with the Planning Authority in relation to this item.
2. The letter of consent provided by the applicant has expired. The applicant is requested to provide an updated letter of consent to demonstrate sufficient legal interest to make the planning application.
3. The surface area types and sizes are not provided and only the hardstanding area is given. It is not acceptable to not provide a description with area sizes and run off coefficients for all areas such as buildings roads, permeable paving green areas and other areas in site. Based on limited information the proposed surface water attenuation of 1,300m³ is undersized by approximately 13%. The applicant is requested to submit a revised report showing surface water attenuation calculations for the development. The report shall show and describe all surface types such as buildings roads permeable paving, grass in m² and their respective run off coefficients. The applicant is also requested to submit a revised drawing showing the different surface types and sizes in m² on site. The applicant shall obtain agreement of the required surface water attenuation proposed for the development taking account of full details on different surface types and their respective run off coefficients.
4. The applicant is requested to clarify the following:
 - the surface water layout and connection of the 450mm surface water pipe to a 225mm surface water pipe,
 - clarify ownership of the existing 225mm surface water pipe outside of the site boundary,
 - Agree surface water layout with the Water Services Department.
5. There is a lack of SuDS (Sustainable Drainage System) shown for the proposed development. Natural SUDS features shall be incorporated into the proposed drainage system. The SUDS shall be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022. The applicant is requested to show further proposed

SuDS features for the development such as, grass areas, tree pits, channel rills, swales and other such SuDS and show what attenuation capacity is provided by such SuDS.

6. It is proposed to remove all trees and hedgerows located within the application site boundary in order to facilitate the proposed development. This will include the removal of 38 trees and five groups of trees/hedgerows and the part removal of three groups of trees/hedgerows. The current proposal will have a significant negative impact on existing trees, hedgerows and associated biodiversity within the development site area. Every effort should be made to retain existing trees and woodlands where possible as this network of existing trees and woodlands provides corridors for biodiversity and habitats for existing flora and fauna. The response should include:
 - (i) a revised layout to reduce the impact of the proposed development on the existing trees and hedgerows.
 - (ii) demonstrate that sufficient compensation for the the loss of trees/hedgerow/habitats will result on the foot of this development.
7. The Public Realm Section considers that the proposed development will have a significant impact on the existing green infrastructure and will result in the loss of significant existing hedgerows and tree within the development site. The applicant is requested to submit revised plans to include the following:
 - (i) Significantly reduce the impacts of the development on existing green infrastructure within the proposed development site
 - (ii) Demonstrate how natural SUDS features can be incorporated into the design of the proposed development
 - (iii) Submit green infrastructure proposals that will mitigate and compensate for the impact of the proposed development on this site. These proposals should include additional landscaping, SUDS measures and planting for carbon sequestration and pollination to support the local Bat population. The response should include revised layout and drawings.
8. There is a lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide a fully detailed landscape masterplan with full works specification and a fully detailed planting plan that accords with the specifications and requirements of the Council's Public Realm Section. The Landscape Plan shall include hard and soft landscaping including levels, sections/elevations and details, detailed design of SUDs features including swales, permeable paving, green roofs and integrated tree pits etc.
9. The applicant is requested to submit the following:
 - (1) A revised layout plan showing 6.0m reversing space behind perpendicular car parking spaces.
 - (2) A revised plan showing the provision of 5% of vehicular parking spaces for mobility impaired users, and 2 vehicular parking spaces equipped with electrical charging points at the staff car park.
 - (3) A revised layout showing the bicycle parking and pedestrian routes within the development.
 - (a) The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users.
 - (b) All external bicycle parking spaces shall be covered.
 - (c) Footpath layout shall provide adequate connectivity around the development and footpaths on the main road.

10. The applicant/developer is requested to submit the design and construction details of a Belisha beacon crossing at the Griffeen Avenue roundabout, to be constructed by the applicant/developer at their own expense.
11. Revised proposals (Site Layout Plan) are required to relocate the ESB substation to a less sensitive location on the overall site.
12. (i) The western (and part northern) boundary treatment comprises painted galvanised steel fence and rendered wall. It is not clear if what is being proposed is 'fencing' or 'sheeting' i.e. Type A Sections as notated on the 'Boundary Treatment' Drawing refers to the material as 'metal screening'. The Planning Authority welcomes fencing and not sheeting along the western and part northern boundaries to encourage perceived passive surveillance. Fencing will allow for the high visibility of both these elevations and contribute positively towards the creation of a streetscape at these locations. The applicant is requested to clarify the boundary treatments at both these locations and submit proposals for 'fencing' on dwarf walls and not 'metal screening'.
(ii) The applicant is requested to submit the rationale for the proposed 1.8m high solid wood fencing around the 'secure hard and soft play area' located centrally within the site.

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: SDZ21A/0013

Date: 28-Jul-2021

Yours faithfully,



for **Senior Planner**