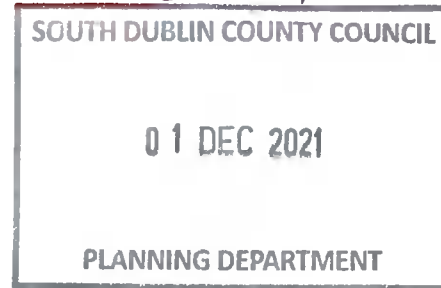


South Dublin County Council
Planning Department
County Hall
Town Centre
Tallaght
Dublin 24



25.11.2021

Re: Planning application for the provision of a two storey extension (floor area = 199sqm) containing 1no. Classroom at ground floor level and 1no. Classroom and an Assisted Shower Room at first floor level to the rear of existing two storey School Building (floor area = 2,767sqm), provision of a new roof window to existing roof surface of adjacent stairwell, together with all associated site works at Gaelscoil Naomh Padraig, Castle Road, Lucan, Co. Dublin for the Board of Management, Gaelscoil Naomh Padraig

Register Reference: SD21A/0129 – RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION

Dear Sir / Madam,

On behalf of our client, the Board of Management, Gaelscoil Naomh Padraig, we wish to reply to the Request for Further Information dated 16th July 2021 in relation to the abovementioned development on a point-by-point basis as follows;

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.

Response;

The locations of both this 600mm diameter foul sewer and the 1800mm diameter surface water sewer referred to in Item No. 2 below were not identified / picked up in the Ground Penetrating Radar Survey carried out on the School Site and as such, we were unaware of their presence / locations at the time of submitting the Planning Application.

As a result, and so as to avoid any diversion of / conflict with both of these existing foul and surface water sewers, it is now proposed to relocate the Proposed Extension to the south-eastern side of the Existing School Building (where no Irish Water Infrastructures are located) from the previously proposed north-western location.

Please refer to Drawing Numbers P001 RFI Rev A and P100 RFI Rev A for details of Proposed Revised Location.

Please also refer to Dooley Cummins Drawings for Revised Drainage Layouts, etc.

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.

Please refer to Response to Item No. 1 above which also addresses this item.

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.

Response;

Please refer to report enclosed from Dooley Cummins addressing this item.

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.





Response;

Please find enclosed Tree Vegetation Survey, Assessment, Management & Protection Measures Report prepared by Austen Associates.

It should be noted however, with the Proposed Extension having been relocated to the south-eastern side of the Existing School Building from the previously proposed north-western location, there is no longer any requirement to remove any existing trees from the School Site.

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.

Response;

Please find enclosed Bat Survey carried out by Malone O'Regan Environmental with the conclusion that no bats were observed roosting within the School Building and that the School Site is considered to be of low importance for roosting, commuting, and foraging bats.

This together with the fact that the Proposed Extension has been relocated to the south-eastern side of the Existing School Building from the previously proposed north-western location and the subsequent non-requirement to remove any existing trees from the School Site, the potential impact on any bats is negligible.

We trust that this meets with your approval, and on behalf of the Board of Management, Gaelscoil Naomh Padraig, we look forward to a favourable outcome to the planning application.

In the meantime, if you have any queries, please contact me directly.

Yours faithfully,

Mel McLoughlin
Tech. Dip. Con
Mc Loughlin Architecture

