

Comhairle Chontae Atha Cliath Theas

PR/1639/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0129 **Application Date:** 24-May-2021
Submission Type: Additional **Registration Date:** 01-Dec-2021
Information

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 Padraig, 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.

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

Section 3.11.0 Social Infrastructure and Section 11.3.12 Educational Facilities

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

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Policy HCL12 Natura 2000 Sites

Section 11 Implementation

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

Section 11 Implementation

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).*

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

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.

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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 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.

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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.

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

Request Further Information.

Further Information

Further Information was requested on 15 July 2021

Further Information was received on 1 December 2021

Consultations:

Water Services: No objections, subject to conditions

Irish Water: No objections, subject to conditions

Public Realm: No objections, subject to conditions.

Planner Note: As a result of the AI request, the applicant has altered the location of the proposed extension, as such, the assessment is revisited in terms of visual and residential amenity.

Visual and Residential Amenity

The extension is now proposed to be relocated to the east of the existing school building and is closer to existing residential development. However, the distance is approx. 27.5m, which is still

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a significant distance. The distance was previously approx. 33m. It is noted that there is a lane/road between the proposal and the residential properties, which is locked and disused. There are no residential windows facing the proposed development. There are first floor windows associated with the proposal but these do not overlook the adjacent residential. It is considered that the proposal will not adversely impact on the residential amenity of the area.

The proposal would not generally be visible, however, it has been designed in keeping with the existing buildings and is considered to be acceptable. The proposal would provide 2 classrooms and associated toilets/stairs. The revised proposal is considered acceptable in terms of impact on residential and visual amenity.

Item 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.

Applicant's Response:

The location of the extension has been changed.

Assessment:

Irish Water has raised no objections to the proposed location, subject to conditions. This is considered acceptable.

Item 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.

Applicant's Response:

The location of the extension has been changed.

Assessment:

Water Services has raised no objections to the proposed location, subject to conditions. This is considered acceptable.

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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.

Applicant's Response:

There is no surface water attenuation system. The proposed extension is constructed on an existing impermeable area. There is no increase in surface water runoff generated by the proposed development or discharged from the proposed development. Given the location of significant public services within the site boundaries it is not possible to construct a gravity stormwater attenuation system on the surface water network.

Assessment:

Water Services has raised no objections, subject to conditions and have stated "*There is no surface water attenuation or SuDS (Sustainable Drainage Systems) proposed for the development. Surface water attenuation and SuDS are required for proposed development. SuDS helps attenuate surface water, improves water quality and biodiversity*". Subject to conditions, the proposal is considered acceptable.

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

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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.

Applicants Response:

The applicant has submitted a Tree and Vegetation Survey, Assessment, Management and Protection Measures report and has submitted revised proposals to relocate the proposed extension to the front of the school.

Assessment:

Notwithstanding the report from the Public Realm Department, the Planning Department notes that the proposed extension has now been relocated to the front of the school and trees are no longer impacted by the proposed development. This is greatly welcomed and acceptable.

There are no objections, subject to conditions. The proposal is considered acceptable in this regard.

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Item 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.

Applicants Response:

The applicant has submitted a bat survey.

Assessment:

Public Realm has stated:

"Recommended bat mitigation measures to be implemented".

There are no objections, subject to conditions. The proposal is considered acceptable in this regard.

Other Considerations

Development Contributions

- school extension: 160sq.m.
- Assessable Area: 0sq.m (Education Use)

SEA Monitoring Information

- Extension: 160sq.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, the additional information submitted and the overall design and scale of the development proposed, it is considered that the proposal is acceptable and 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 a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s)

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specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 1 December 2021, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. Surface Water.
(a) Prior to commencement of development, the applicant shall submit a revised report and drawing to show what surface water attenuation and SuDS are proposed for the development. If a soakaway is proposed then percolation tests shall be carried out as per BRE Digest 365 Standards and report submitted. Such a soakaway if proposed shall be designed as per BRE Digest 365 Standards.
Examples of SuDS to use are and not limited to:
 - Green Roofs
 - Rain Gardens
 - Permeable Paving
 - Grasscrete
 - Channel rills
 - Planter boxes.
 - Detention basins green areas
 - Other such SuDS
(b) Proposed development shall be constructed in accordance to Technical Guidance Document Part H of Building Regulations 2010.
REASON: In the interest of public health and to ensure adequate surface water facilities.
3. Water Services.
(a) The Developer shall ensure that there is complete separation of the foul and surface

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water drainage for the proposed development.

(b) Any new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(c) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

REASON: In the interest of public health and to ensure adequate drainage.

4. Irish Water Connection Agreement.

Prior to the commencement of development the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.

REASON: In the interest of public health and to ensure adequate water/wastewater facilities.

5. Bats.

All recommendations outlined in the Malone O Regan Bat Survey Report (dated September 2021) shall be implemented.

REASON: To ensure the protection of the natural Heritage of the site.

6. Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

7. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and

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Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

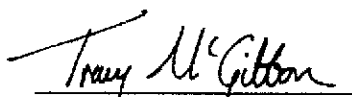
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REG. REF. SD21A/0129

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

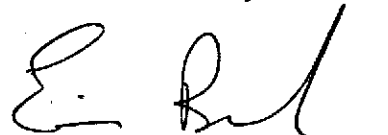


**Tracy McGibbon,
A/Senior Executive Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date:

17/12/21



Eoin Burke, Senior Planner