

# Comhairle Chontae Atha Cliath Theas

**PR/0095/22**

## **Record of Executive Business and Chief Executive's Order**

**Reg. Reference:** SD21A/0317      **Application Date:** 19-Nov-2021  
**Submission Type:** New Application      **Registration Date:** 19-Nov-2021

**Correspondence Name and Address:** Louis Burke, Louis Burke Architects The Studio, 33A, Wasdale Park, Terenure, Dublin 6

**Proposed Development:** Demolish part of the modern extension constructed at the southern end of the original school building in order to construct a new single storey extension to accommodate a unit for children with special needs; ancillary works will include modifications to the original classroom block and the provision of new car parking spaces in the western forecourt area.

**Location:** St Joseph's Boys National School, Boot Road, D22PY13

**Applicant Name:** Fr. Damian Faron

**Application Type:** Permission

### **Description of Site and Surroundings:**

#### Site Area

Stated as 0.87 Hectares.

#### Site Description

St. Joseph's Boys National School is located on the eastern side of Boot Road, approximately 270m to the south of Clondalkin Village. The subject site is comprised of a 2 storey primary school building with a playground/sports ground to the rear. The school layout has been subject to a number of modifications over the year, which are further detailed in the Planning History section of this Report.

The site is bound to the west by Boot Road, to the south by a residential Cul-De-Sac known as St. Anthony's Avenue, to the east by Scoil Naoimh Íde National School and to the north by the Convent Court residential apartment block, beyond which lies Scoil Mhuire National School.

#### Site Visit

15<sup>th</sup> December 2021.

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### Proposal:

Planning Permission is sought for the following:

- The demolition of part of the modern extension at the southern end of the school building (44sq.m).
- Construction of a new single storey extension to accommodate a unit for Children with Special Needs.
- Modifications to the original classroom block. **From the drawings provided it is unclear to what extent the original classroom block is being modified, in this regard further information should be sought from the Applicant.**
- The provision of new car parking spaces in the western forecourt area. **It is unclear from the drawings provided how many additional car parking spaces are proposed.**
- All associated site works above and below ground.

### Zoning and Development Plan Map:

The site is subject to zoning objective 'RES' – 'to protect and/or improve residential amenity'.

### SEA Sensitivity Screening

No overlap indicated with layers of the SEA Monitoring System.

### Consultations:

- Roads Department: No report received at time of writing this Report.
- Parks & Landscape Services/Public Realm Section: Additional Information required.
- Drainage and Water Services: Additional Information required.
- Irish Water: No objection, subject to conditions.
- Department of Education: No report received at time of writing this Report.

### Submissions/Observations /Representations

Final date for submissions – 23<sup>rd</sup> December 2021.

None received.

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### **Relevant Planning History**

**SD15A/0018** – Permission for a First floor classroom extension to the north eastern side of St. Joseph's Boys School. **Decision: Grant Permission, subject to conditions.**

**SD11A/0195** - Permission granted for a single storey classroom extension and a single storey general purpose room and storeroom to be constructed on to the north and north-western sides of St. Joseph's Boys School. **Decision: Grant Permission, subject to conditions.**

**SD07A/0318** – Permission granted for a two-storey extension to assembly hall incorporating a stage area, meeting room and toilet facilities at ground floor level and 3 resource rooms and storage at first floor level. **Decision: Grant Permission, subject to conditions.**

### **Relevant Enforcement History**

None recorded.

### **Pre-Planning Consultation**

None recorded.

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

Section 3.11.0 Social Infrastructure

Policy C9 Primary and Post Primary School Facilities

Section 6.3.0 Walking and Cycling

Section 6.3.3 Green Schools

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 11.3.12 Educational Facilities

Section 11.4.2 Car Parking Standards

Table 11.23: Maximum Parking Rates (Non Residential)

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11.4.1 Bicycle Parking Standards  
Table 11.22: Minimum Bicycle Parking Rates  
Section 11.4.6 Travel Plans

### **Relevant Government Guidelines**

**Project Ireland 2040 National Planning Framework**, Government of Ireland, 2018.

**Regional Spatial and Economic Strategy, 2019 - 2031**, Eastern & Midlands Regional Assembly (2019).

**Section 5: Dublin Metropolitan Area Strategic Plan**, in Regional Spatial and Economic Strategy, 2019 – 2031.

**The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities**, Department of Education & Skills and Department of Environment, Heritage and Local Government (2008).

**Design Manual for Urban Roads and Streets**, Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

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

### **Planning Note**

The drawings and documents provided by the Applicant are deficient in certain information which prevents a detailed assessment of the proposed development.

- The Site Block Plan (Drawing No. 21.04.02) provided by the Applicant appears to show the proposed development in the context of the subject site. However, to assist the Planning Authority's understanding of the proposal and the changes to the existing scenario, it would be of assistance if the Applicant could provide an Existing Site Layout Plan at a scale of not less than 1:500 in accordance with Article 23(1)(b) of the Planning and Development Regulations 2001 (as amended).
- Drawing No. 21.04.02 (Site Block Plan) makes reference to access road re-alignment and relocation of a security gate. Given that no 'existing' site layout plan has been provided, it is difficult to assess the changes proposed to road alignment and security gate location.
- The detail on Drawing No. 21.04.04 (Layout Plan) is difficult to read. In this regard, the Applicant should be requested to provide an 'Existing' and 'Proposed' floor plans which

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clearly shows the proposed internal modifications to the existing classroom block and the proposed unit for Children with Special Needs. The drawings should include both internal and principal dimensions on all rooms to facilitate a complete assessment of the proposal.

- The proposed ramped entry treatment to the front and rear of the extension do not appear to be shown on the elevations provided by the Applicant.
- The development description outlined in the Statutory Notices makes reference to modifications to the existing classroom block. The full extent of these modifications is not abundantly clear from the documentation provided by the Applicant. In this regard the Applicant should be requested to clarify the exact modifications proposed and, if necessary, provide Existing and Proposed plans, elevations and sections to allow the Planning Authority to carry out a full assessment of the proposals.
- The development description outlined in the Statutory Notices makes reference to the 'provision of new car parking spaces in the western forecourt area', however these new spaces do not appear to be shown on the drawings provided by the Applicant.

The Planning Authority considers that the above deficiencies in the information provided can be addressed by way of a request for ADDITIONAL INFORMATION.

### **Assessment**

The main issues for assessment are:

- Zoning and council policy,
- Visual impact,
- Landscaping,
- Water Services and Drainage,
- Access and Roads,
- Appropriate assessment,
- Environmental Impact Assessment.

### ***Zoning and Council Policy***

The site is located in an area zoned 'RES' – 'to protect and improve residential amenity' in the South Dublin County Development 2016-2022. Education facilities are open for consideration on lands zoned 'RES'. The proposed development would provide for a unit for Children with Special Needs. The proposal would therefore represent a minor intensification of an established education use on the subject site and is therefore considered to be acceptable with regard to Council policy and in compliance with the zoning objective of the subject site.

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### ***Design and Visual Impact***

The proposed development involves the demolition of part of the modern extension at the southern end of the school building (44sq.m) and the construction of a new single storey extension to accommodate a unit for Children with Special Needs.

From the drawings provided by the Applicant it is difficult to read the principal dimensions of the proposal. The Planning Authority is generally supportive of the proposal, but further information is required as to the exact extent to carry out a complete assessment. The provision of 'Existing' and 'Proposed' floor plans, with internal dimensions on all rooms and principal dimensions on the outside of the building will facilitate a complete assessment of the proposal.

The proposal also appears to include 2 new access points to the school (one to the front and one to the rear), both of which have an accessible ramp. Whilst the provision of these accessible entrances is welcomed by the Planning Authority, they do not appear to be shown on the proposed elevational drawings. As such, details of the ramped entrances are required.

The development description outlined in the Statutory Notices makes reference to modifications to the existing classroom block. The full extent of these modifications is not abundantly clear from the documentation provided by the Applicant. In this regard the Applicant should be requested to clarify the exact modifications proposed.

The Planning Authority considers that **ADDITIONAL INFORMATION** is required to facilitate a complete assessment of the proposed development.

### ***Landscaping***

It appears that areas of mature trees and vegetation would be impacted by the proposal. The Parks & Landscape Services/Public Realm Section have assessed the proposed development and have raised a number of concerns, which can be summarised as follows:

- Impacts of the proposed development on trees and local biodiversity – A tree and hedgerow survey has not been provided.
- Potential impacts on bats (foraging routes).
- Lack of SuDS (Sustainable Drainage System) shown for the proposed development.

The Report of the Parks & Landscape Services/Public Realm Section has recommended that the following **ADDITIONAL INFORMATION** be requested from the Applicant:

- There are concerns with the lack of information submitted in relation to existing trees and hedgerows within the site. Further information is required to understand the impact of removing trees to accommodate the proposed building. The Applicant is requested to

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submit a Tree Survey, Impact Assessment and Tree Protection Plan for the trees within the proposed development area. This shall be undertaken by a suitably qualified Arborist. The Tree Survey 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 and their roots.

- There are concerns with the lack of information submitted in relation to bats. The Applicant is requested to assess if bat roosts are present. This is to be undertaken by a Bat Survey carried out by a qualified and experienced bat expert.
- The proposed development requires the removal of mature trees and shrubs to accommodate the building extension. The Applicant is requested to submit replacement tree planting proposals to mitigate and compensate for the loss of trees identified in the Tree Survey and Impact Assessment. These proposals shall include native and pollinator friendly species to support the local bat population. In this regard the Applicant should submit a detailed Landscape Plan and Planting Plan.

The Planning Authority would also be concerned about the removal of mature trees and vegetation to facilitate the proposal. The 'Site Block Plan' shows areas of 'new landscaping', however, with limited detail. Existing site surveys and landscaping proposals and mitigation should be provided via ADDITIONAL INFORMATION.

### ***Services and Drainage***

The Drainage and Water Services Department have assessed the proposed development and requested the following ADDITIONAL INFORMATION:

- The Applicant is requested to submit a drawing in plan and cross-sectional view showing the distance between foundation of proposed development and existing surface water drain south of same. There shall be no loading on existing surface water drain. Clarify in a report and drawing what access to existing surface water drain will be available to maintain same.
- There is no report or drawing showing surface water attenuation for proposed development. The Applicant is requested to submit a report and drawing showing how surface water will be attenuated for proposed development. Surface water can be attenuated by means of SuDS (Sustainable Drainage Systems). The report shall show what surface water attenuation is required in m<sup>3</sup> and what surface water attenuation is provided in m<sup>3</sup>.
- The Applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The Applicant shall show in a drawing and report what SuDS

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features are proposed for the development. Examples of SuDS include and are not limited to the following:

- Rain Gardens
- Green Roofs
- Water Butts
- Planter boxes
- Permeable Paving
- Grasscrete

### **Access and Roads**

The development description outlined in the Statutory Notices makes reference to the 'provision of new car parking spaces in the western forecourt area', however these new spaces do not appear to be shown on the drawings provided by the Applicant.

To facilitate a complete assessment of the proposed development the Applicant should provide an Existing Site Layout Plan and Proposed Site Layout Plan showing the additional car parking spaces and the access arrangements for the subject site. Information should also be provided regarding bicycle parking provision.

Drawing No. 21.04.02 (Site Block Plan) makes reference to access road re-alignment and relocation of a security gate. Given that no 'existing' site layout plan has been provided, it is difficult to assess the changes proposed to road alignment and security gate location.

The Planning Authority is satisfied that the additional car parking, road alignment and relocation of the security gate can be clarified by way of ADDITIONAL INFORMATION.

### **Screening for Appropriate Assessment**

The applicant has not provided information in relation to Appropriate Assessment. With regard to the nature and scale of the proposal, it is not likely that the proposed development would have a significant impact on any Natura 2000 sites, either individually or in combination with any other plan or project, and therefore a Stage 2 Appropriate Assessment would not be required.

### **Screening for Environmental Impact Assessment**

A mandatory EIAR is not required by Schedule 5 of the Planning and Development Regulations 2000 (as amended) for this development. Having regard to the nature and scale 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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### **Conclusion**

The Planning Authority is not opposed to the principle of the proposed development of this Planning Application. However, a number of deficiencies in the information provided by the Applicant have been identified. In this regard, **ADDITIONAL INFORMATION** is required to facilitate a complete assessment of the proposed development.

### **Recommendation**

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

1. The Applicant is requested to provide the following drawings to assist the Planning Authority with carrying out a complete assessment of the proposed development:
  - An Existing Site Layout Plan at a scale of not less than 1:500 in accordance with Article 23(1)(b) of the Planning and Development Regulations 2001 (as amended).
  - Amended 'Existing' and 'Proposed' floor plans which clearly show the existing layout of the school, the proposed internal modifications to the existing classroom block and the proposed unit for Children with Special Needs. The drawings should include internal dimensions on all rooms and principal dimensions on the outside of the building.
  - Amended elevational drawings showing the proposed ramps (including dimensions).
2. Insufficient information has been provided regarding the impact of the proposal on existing trees/vegetation and proposed landscaping and mitigation. It appears that the proposal would involve removing areas of existing mature trees/vegetation when it may be possible to retain these in certain areas. There are also concerns regarding the potential of the proposal to impact on local biodiversity and the bat population. Areas of 'new landscaping' are proposed, however, with limited detail. The Applicant is requested to submit the following information:
  - A Tree Survey, Impact Assessment and Tree Protection Plan for the trees within the proposed development area. This shall be undertaken by a suitably qualified Arborist. The Tree Survey 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 and their roots. The applicant should consider retaining existing mature trees/vegetation including in the north-west corner and south-west corner and boundary of the site.
  - A Bat Survey of the site undertaken by qualified and suitably experienced persons during the appropriate time of year.
  - A detailed Landscape Plan and Planting Plan detailing replacement tree planting to mitigate and compensate for the loss of trees identified in the Tree Survey and Impact Assessment. Existing mature trees/vegetation should be retained where appropriate. These proposals shall include native and pollinator friendly species to support the local bat population. Details of how the SuDS (Sustainable Drainage Systems) are incorporated

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into the landscaping proposals should be provided.

3. Further information is required to facilitate an assessment of the proposed Drainage and Water Services Infrastructure:
  - The Applicant is requested to submit a drawing in plan and cross-sectional view showing the distance between foundation of proposed development and existing surface water drain south of same. There shall be no loading on existing surface water drain. Clarify in an accompanying Drainage Report and drawing what access to existing surface water drain will be available to maintain same.
  - There is no report or drawing showing surface water attenuation for proposed development. The Applicant is requested to submit a report and drawing showing how surface water will be attenuated for proposed development. Surface water can be attenuated by means of SuDS (Sustainable Drainage Systems). The report shall show what surface water attenuation is required in m<sup>3</sup> and what surface water attenuation is provided in m<sup>3</sup>.
  - The Applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The Applicant shall show in a drawing and report what SuDS features are proposed for the development. Examples of SuDS include and are not limited to Rain Gardens, Green Roofs, Water Butts, Planter boxes, Permeable Paving and Grasscrete.
4. The applicant is requested to provide further information and drawings with regard to existing and proposed car and bicycle parking and access arrangements. Reference should be made to the parking rates detailed in Tables 11.22 and 11.23 of the South Dublin County Development Plan 2016-2022.

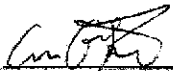
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**REG. REF. SD21A/0317**

**LOCATION: St Joseph's Boys National School, Boot Road, D22PY13**



**Caitlin O'Shea,  
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:**

26/1/22



**Eoin Burke, Senior Planner**