

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING REGULATIONS THEREUNDER

Decision Order Number: 0095	Date of Decision: 24-Jan-2022
Register Reference: SD21A/0317	Registration Date: 19-Nov-2021

Applicant: Fr. Damian Faron

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

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 19-Nov-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 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 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 m³ and what surface water attenuation is provided in m³.
 - 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.

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/0317

Date: 25-Jan-2022

Yours faithfully,

Brian Connolly
for **Senior Planner**