



South Dublin County Council,
County Hall,
Tallaght,
Dublin 24, D24YNN5

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24th January 2022

Re: The construction of a three-storey Post-Primary School building, associated car parking, access road, construction of external ball courts, landscaping, connection to public services and all associated siteworks.

REF: SDZ21A/0013 – CLARIFICATION OF ADDITIONAL INFORMATION

Dear Sir/Madam

We act on behalf of our client the Department of Education and Skills and wish to respond to the Council's request for Clarification of additional information under Council Ref. no. SDZ21A/0013. issued on 13th January 2022.

- 1. The response to Item 1 of the further information is not satisfactory to the Planning Authority. The site boundary (red line) has not been amended to include the lands to the north of the subject site. The applicant is once again advised that the Clonburris SDZ 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). This identifies a playing pitch area as part of this larger Post Primary type school site. The applicant is requested to, by way of clarification of additional information, submit a revised site boundary (red line) to include the lands to the north. The applicant is invited to liaise with the Planning Authority in relation to this item. An updated letter of consent in relation to these lands should also be sought and submitted. This amendment would also require the readvertisement of the statutory notices.***

Please see attached Letter from the Department of Education in relation to this item. We would also note that the Department of Education has liaised with South Dublin County Council on this matter prior this clarification being submitted.

We trust that the enclosed will meet with your approval, and we look forward to receiving your response.

In the meantime, should you have any comments or queries or wish to discuss the enclosed in further detail, please do not hesitate to contact us.

Yours sincerely,

Tim Healy,

For and on behalf of.

REDDY ARCHITECTURE + URBANISM, CORK





21 January 2022

South Dublin County Council,
Land Use, Planning and Transportation Department,
County Hall,
Tallaght,
Dublin D24 YNN5

**Re: Planning Register Reference SDZ21A/0013 – proposed development at
Kishogue Cross, Griffeen Avenue, Lucan, Co. Dublin**

To whom it concerns,

I refer to letter dated 28th July 2021 requesting additional information in respect of Planning Application register reference SDZ21A/0013 and I set out hereunder the response from the Department of Education to Item no. 1 of this request.

Item no. 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.

In response to the above point, please see below narrative:

The Department of Education remain committed to providing a playing pitch as part of this overall school development. However, due to the decision of South Dublin County Council to utilise part of the original school site for strategic attenuation as part of the





Surface Water Strategy for the wider development of the area, it is not possible to include this pitch in the initial school development plans. The development of a pitch will form part of a future planning application if and when the surface water attenuation works to lands to the North of the subject site are completed and the land restored to an appropriate level.

Therefore, for the purposes of this planning application, the redline boundary has not been revised to include the playing pitch noted in RFI Item no. 1. However, the Department is committed to providing a grassed playing pitch for the school on this adjacent site once ownership has transferred to the Department and the underground attenuation facility is installed and completed by the Local Authority.

Yours sincerely,

Tom Plunkett
Principal Officer
Major Projects Section
Department of Education.

