

Comhairle Chontae Atha Cliath Theas

PR/0198/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0332 **Application Date:** 09-Dec-2021
Submission Type: New Application **Registration Date:** 09-Dec-2021

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

Proposed Development: Construction of a single storey two classroom and resource room prefabricated building on the eastern side of the main school building; ancillary works will include the removal of a storage shed and container and forming a link to the proposed structure through the main building including a new access door from the central playground; one of the classrooms in the existing prefabricated building on the west side will be relocated to the new structure and the area within that building will revert to resource room use.

Location: Ballyroan Boys National School, Ballyroan Road, Dublin 16

Applicant Name: Ciaran Ahern (Chairperson, Board of Management)

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.65 hectares

Site Description:

The application site contains Ballyroan Boys National School. The site currently comprises a two-storey school building with several temporary prefab structures.

Ballyroan Road and the Owendoher River bounds the site to the south east.

Site visited:

10 January 2022

Proposal:

5-year permission is sought for the following:

- Single storey prefabricated building comprising two classrooms, toilets and a resource room (189sq.m) located on the east side of the existing school building
- Removal of a storage shed and container

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- Creation of a link between the proposed structure and existing school, including a new access door from the central playground
- Change of use of existing classroom in prefabricated building at west of site to use as a resource room

Construction of a single storey two classroom and resource room prefabricated building on the eastern side of the main school building; ancillary works will include the removal of a storage shed and container and forming a link to the proposed structure through the main building including a new access door from the central playground; one of the classrooms in the existing prefabricated building on the west side will be relocated to the new structure and the area within that building will revert to resource room use.

Zoning:

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

Consultations:

Surface Water Drainage – Further information recommended

Irish Water – No objection, conditions recommended

Roads – Further information recommended

Parks – Further information recommended

Environmental Health – No objection, conditions recommended

Submissions/Observations /Representations

Submission expiry date – 21/01/2022

No submissions or observations received

Relevant Planning History

SD18A/0278: Permission granted for construction of first floor classroom and resource room extension over the existing classroom and ancillary areas on the western side of the existing school buildings. The works will involve the conversion of the existing ground floor resource room into an accessible toilet.

SD12A/0213: Permission granted for demolition of part of the single storey shelter building to the western side in order to construction of a single storey classroom and single storey resource room extension.

SD12A/0110: Permission granted for extensions and modifications to existing school building comprising:

- Two storey 'in-fill' extension to the front/northeast of the existing school building (between existing 'general purpose hall and library' block to immediate northwest and 'principal's

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room/bookstore/administrative room/classroom' block to immediate southeast), maintaining front building line of existing adjacent general purpose hall/library, with mono-pitch roof maximum 7.9m in height,

- Two storey extension to side/southeast of existing school building, projecting c.4m from existing side building line of school, maintaining front building line of existing adjacent 'principal's room/bookstore/administrative room/classroom' block (to immediate southeast), with mono-pitch roof maximum 8.5m in height.

SD11A/0162: Permission granted for construction of single storey resource room extension to the southern end of the existing prefabricated building at the southwest corner.

SD08A/0840: Permission granted for a single storey 80m² prefabricated classroom building to replace an existing similar building on site. **Significant Further Information:** a single storey prefabricated classroom building to replace existing similar buildings. The floor area of the development is increased from 80sq.m. to 239sq.m. to include the area coloured blue on the application drawings previously considered exempt development.

Relevant Enforcement History

S7290: Potential building in excess of height granted. Case closed as construction complied with permission.

Pre-Planning Consultation

None recorded for subject site.

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

Section 3.11.0 Educational Facilities

Community Infrastructure (C) Policy 9 – Primary and Post-Primary Facilities

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.

C9 Objective 6:

To ensure schools are located so as to promote walking and cycling, including the provision of adequate secure bicycle storage in all schools.

C9 Objective 11:

To facilitate the development of all new schools and extensions planned as part of the Government's School Building Programme 2016-2021.

10.1.1 South Dublin Spatial Energy Demand Analysis (SEDA)

E2 Objective 6:

To require, where feasibly practical and viable, the provision of PV solar panels in new public buildings (eg Council buildings, school buildings, hospitals, health centres, community centres,

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sports facilities, libraries, Garda stations etc), for electricity generation/storage and/or water heating so as to reduce energy costs, minimise carbon emissions and reduce our dependence on imported fossil fuels.

E2 Objective 8:

To require, where feasibly practical and viable, the provision of green roofs for all new public buildings (Council buildings, school buildings, hospitals, community centres, sports facilities, libraries, Garda stations etc), to assist in flood alleviation, insulation and improved biodiversity, and to actively promote these measures where appropriate in new commercial and industrial buildings.

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).

Section 11.4.1 – Bicycle Parking Standards

Section 11.4.2 – Car Parking Standards

Section 11.4.3 – Car Parking for Electric Vehicles

Section 11.4.5 – Traffic and Transport Assessments

Section 11.6.0 – Infrastructure and Environmental Quality

Section 11.6.3 – Environmental Hazard Management

Section 11.7.0 – Energy

Section 11.8.0 – Environmental Assessment

Relevant Government Guidelines

The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities, DES & DEHLG (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, OPW (November 2009).

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 assessment concern the following:

- Zoning and Council policy

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- Residential and visual amenity
- Roads
- Parks
- Services, Drainage and the Environment
- Environmental Health
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The subject site is zoned RES, with the zoning objective *'To protect and/or improve Residential Amenity'*. 'Education' uses are 'Open for Consideration' under this zoning objective, and the site has a long-established school use.

Policy C9 of Community Infrastructure Primary and Post-primary Facilities - Objective 5 states it is an objective of the Plan, *'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.'*

It is noted that there is significant policy support within the County Development Plan to provide for additional school places. In this regard, the principle of providing additional local educational facilities to meet local shortfalls is generally consistent with the zoning objectives and policies of the County Development Plan.

Residential and visual amenity

The proposed single-storey prefabricated unit would be located on the eastern side of the existing school building, between the school and the mature tree lined site boundary. The prefab would have a pitched roof and would be a maximum of 4.8m high, with internal ceiling heights of 3m. The prefab would be of a similar style and construction to other units located on the site. The unit would provide space for 2 classrooms, a resource room and toilets. A link would be created between the existing school building and the prefabricated unit to provide access. It is proposed to relocate a classroom from an existing prefab on the western side of the school to the proposed building and make the existing classroom a resource room. The proposed works are considered acceptable in principle.

The eastern side of the school building currently comprises staff car parking, bicycle parking, a storage container and shed. It is proposed to remove the storage container and shed, approximately 5 staff car parking spaces and 15 bicycle parking spaces. The removal of the storage container and shed is considered acceptable. The loss of car and bicycle parking is addressed later in this report under the Roads section.

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The prefab building would be 1.5m from the existing school building. There is a concern about the impact that this would have on the daylight achieved in the 2 classrooms on the eastern side of the existing school building that would face onto the proposed building. Each proposed classroom would be served by 1 window on the east elevation, with windows also proposed for the resource room and the toilets. Given the mature trees located proximate to the proposed building, there would also be a concern about how much daylight would be achieved in the classrooms served by the east facing windows. The applicant should be requested to submit a daylight/sunlight report showing the level of daylight provided to existing and proposed classrooms as a result of this development, and how daylight to existing classrooms may be impacted by the construction of the prefab at this location. This should be submitted by way of **additional information**.

Given the location of the unit within the site, it is not considered that there would be any impacts on the privacy or amenity of neighbouring properties, given the distance and mature vegetation between the proposed prefab and any nearby sensitive buildings.

Having regard to the above it is considered that the proposal would be acceptable in terms of residential and visual amenity.

Roads

The Roads Department has reviewed the application and has recommended **additional information** is sought in relation to the following:

1. *A Mobility Report that details the existing facilities and their access, shall be submitted to the planning authority. Report shall include:*
 - *total bicycle parking spaces (current and proposed)*
 - *total car parking spaces (current and proposed)*
 - *students and staff numbers*
 - *drawings*
 - *set-down areas (fully dimensioned)*
 - *parking (fully dimensioned)*
 - *accessibility to parking (current and proposed)*
1. *A Mobility Management Plan shall be submitted for the written agreement of the planning authority. A mobility manager shall be appointed to oversee and co-ordinate the implementation of the plan to the satisfaction of the planning authority. The broad thrust of the plan shall be to minimise private car use and encourage alternative options such as walking, cycling or car sharing. In addition, co-ordination of opening/closing times with the nearby schools shall be undertaken. The written commitment of the applicant to implement the agreed plan shall also be submitted. Reason: In the interest of traffic safety and to reduce the impact of the proposed development on the local road network.*

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2. *Revised layout of not less than 1:100 scale, showing swept path analysis (i.e. AutoTRAK) demonstrating how staff parking is achieved, and how fire tenders (large refuse vehicles if applicable) access/egress the site.*

The proposed development will result in the loss of approximately 5 staff car parking spaces and 15 bicycle parking spaces. It is considered appropriate to have a full understanding of the proposed bicycle and car parking arrangements for the school prior to making a final decision on the application, in the interests of encouraging sustainable transport and ensuring a traffic safe environment for pupils and staff of the school. It is therefore considered appropriate to request the recommended **additional information**.

In the event of a grant, the Roads Department has recommended a number of **conditions**, including that the development shall comply with standards for bicycle and car parking, contained in Tables 11.22 and 11.23 of the Development Plan 2016 – 2022. In addition, a **condition** is recommended that *'The applicant shall provide 5% of vehicular parking spaces for mobility impaired users, and 10% vehicular parking spaces to be equipped with electrical charging points.'* In addressing the further information items, the applicant should have regard to these recommendations and ensure proposals accord with these standards in so far as is possible. Any report submitted as **additional information** should address any areas where the development cannot comply with Development Plan standards or the recommendations of the Roads department. The **conditions** recommended by the Roads department are as follows:

1. *Bicycle parking to development plan standards shall be provided within the development. Cycling parking facilities shall be conveniently located, secure, easy to use, weather protected and adequately lit. Details of these facilities shall be submitted to the planning authority for written agreement prior to commencement of development. Reason: It is the policy of the planning authority to encourage modal change from private car use towards increased use of public transport, cycling and walking. Please refer to Table 11.22: Minimum Bicycle Parking Rates– SDCC County Development Plan 2016-2022*
2. *Car parking to development plan standards shall be provided within the development. Details shall be submitted to the planning authority for written agreement prior to commencement of development.*
3. *Prior to commencement of development, a Construction Traffic Management Plan shall be agreed with the roads department. The agreed plan, along with the written agreement of the roads department shall be lodged to the planning file. The written commitment of the developer to implement the agreed plan shall also be lodged to the file.*
4. *Prior to commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority.*

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5. *The applicant shall provide 5% of vehicular parking spaces for mobility impaired users, and 10% vehicular parking spaces to be equipped with electrical charging points, REASON: In the interest of sustainable transport.*

Having regard to the above, it is considered that **further information** should be sought.

Parks

The Parks Department has reviewed the application and has requested **additional information** as follows:

1. *Potential Impact of proposed development on existing mature trees located along the South Eastern Boundary of the Site.*

There are concerns with the lack of information submitted in relation to potential impacts of this proposed development on existing mature tree which are immediately adjacent to the south eastern boundary of the site. The applicant is requested to submit a detailed tree and survey report for the trees for this wooded area which will be impacted by the proposed development. This tree survey should be undertaken by a suitably qualified arborist. The report should provide detailed information on the condition and health of the existing tress and it should also clearly detail what impacts the proposed development will have on the trees but also potentially the tree roots.

2. *Potential Impact of proposed development on existing mature trees located along the South Eastern Boundary of the Site.*

The following information in relation to the mature trees located along the south eastern boundary of the subject site; shall be submitted by the applicant for the written approval of the Public Realm Section:

- (i) *Tree Survey*

No work shall be commenced until a detailed tree survey of the site comprising a plan and schedule indicating the precise location, species, spread, height and condition of each tree accurately plotted and showing those trees to be retained and those to be felled with a reason for felling has been submitted to and approved in writing by the Local Planning Authority.

REASON: To provide for the retention and protection of existing trees in the interests of visual amenity and biodiversity, in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016-2022.

- (ii) *Arboricultural Method Statement*

No development shall take place until a detailed Arboricultural Method Statement (AMS) has been submitted and approved in writing by the Local Planning Authority. The AMS shall include justification and mitigation for any tree removal proposed and details of how trees will be protected at all stages of the development. Recommendations for tree surgery works and details of any tree surgery works necessary to implement the permission will be required as will the method and

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location of tree protection measures, the phasing of protection methods where demolition or construction activities are essential within root protection areas and design solutions for all problems encountered that could adversely impact trees (e.g. hand digging or thrust-boring trenches, porous hard surfaces, use of geotextiles, location of site compounds, office, parking, site access, storage etc.). All works shall be carried out in accordance with the agreed AMS

REASON: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016-2022.

(iii) Arboricultural Impact Assessment

No development shall commence on site, including works of demolition or site clearance, until a full Arboricultural Implication Study (AIS) has been submitted to and approved in writing by the local planning authority. The report shall consider the exact relationship between the proposed development and any existing trees on the site, in line with the recommendations of BS 5837: 1991 (Code of Practice for Trees in Relation to Construction). The AIS should include collection of all data on all trees on the site, with reference to the British Standard and assess all interfaces between the development and trees, their root zones and their crowns and branches. Drawings should also be submitted to show the location of any protective fencing, site compounds, means of access etc. and the study should contain a method statement for arboricultural works which would apply to the site. The development shall be implemented in accordance with the approved AIS.

REASON: To safeguard the health and safety of trees during building operations and the visual amenities of the area generally in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016-2022.

It is considered appropriate to request the recommended **additional information** to enable a full assessment of the proposed development on existing mature trees at the site, and ensure these trees are suitably protected during any works.

Services, Drainage and the Environment

Water Services have reviewed the application and have recommended **additional information** as follows:

Surface Water

- 1.1 Submit a drawing showing the distance from proposed development to the top of bank of Owendoher River at the narrowest point. There shall be a minimum setback distance of 10m from the top of bank of Owendoher River to the boundary wall proposed development.*

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1.2 *Submit a report showing surface water attenuation calculations for proposed development. Show what surface water attenuation is provided and what attenuation is required in m3.*

Submit a drawing showing what SuDS (Sustainable Drainage Systems) are proposed for the development. Show what surface water attenuation capacity is of proposed SuDS. Examples of SuDS include, permeable paving, green areas, swales, filter drains, channel rills, planter boxes and other such SuDS.

If a soakaway is proposed submit a report to show percolation test results at location of site as per BRE Digest 365 Standards. Submit a drawing showing a soakaway in plan and cross-sectional view as per BRE Digest 365 Standards if a soakaway is proposed.

1.3 *Submit a drawing showing the surface water layout of development using the colour coding of surface water sewer (blue) as per Appendix G of the Greater Dublin Strategic Drainage Study Volume 2.*

Flood Risk

2.1 *Submit a report and drawing showing what if any flood risk there is for proposed development. Out line in report what if any flood risk mitigation measures are proposed for the development. The site is located in or adjacent to an area that is prone to 1 in 1,000 flood event as per OPW flood risk maps.*

Having regard to the comments on surface water from Environmental Services, it is considered that the further information should be requested.

Irish Water has reviewed the application and has stated no objection. Their report recommends standard **conditions** that all development must comply with Irish Water Standards codes and practices. These **conditions** are considered appropriate in the event of a grant of permission.

Environmental Health

Environmental Health has reviewed the application and has stated no objection subject to the following conditions:

1. *Noise*

To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that:

The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours

- *Before 07.00 hours on weekdays, Monday to Friday*
- *Before 09.00 hours on Saturdays.*
- *After 19.00 hours on weekdays, Monday to Friday.*
- *After 13.00 hours on Saturdays.*
- *Not permitted at any time on Sundays, Bank Holidays or Public Holidays.*

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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.

2. *Air Quality*

During the construction / 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.

Reason: To contain dust arising from construction / demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

It is considered appropriate to attach the above **conditions** in the event of a grant to ensure the protection of public health and to prevent nuisance being caused as a result of the works, especially if works are to be undertaken during term time.

Screening for Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services and the distance from Natura 2000 sites, it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

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 real 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.

Conclusion

Having regard to the policies and objectives of the Development Plan 2016 – 2022 and consultations received in relation to this application, it is considered necessary to request **additional information** in relation to the following items:

- The applicant should be requested to submit a daylight/sunlight analysis report, addressing concerns about the impact of daylight to existing classrooms, and showing adequate daylight would be achieved in the proposed prefab.
- The applicant should be requested to submit a Mobility Report that details the existing facilities and their access, shall be submitted to the planning authority.
- The applicant should be requested to submit a Mobility Management Plan shall be submitted for the written agreement of the planning authority.

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- The applicant should be requested to submit a revised layout of not less than 1:100 scale, showing swept path analysis (i.e., AutoTRAK) demonstrating how staff parking is achieved, and how fire tenders (large refuse vehicles if applicable) access/egress the site.
- The applicant should be requested to submit a detailed tree and survey report for the trees for this wooded area which will be impacted by the proposed development. This tree survey should be undertaken by a suitably qualified arborist. The report should provide detailed information on the condition and health of the existing trees, and it should also clearly detail what impacts the proposed development will have on the trees but also potentially the tree roots.
- The applicant should be requested to submit an Arboricultural Method Statement (AMS including justification and mitigation for any tree removal proposed and details of how trees will be protected at all stages of the development.
- The applicant should be requested to submit a Arboricultural Impact Assessment considering the exact relationship between the proposed development and any existing trees on the site, in line with the recommendations of BS 5837: 1991 (Code of Practice for Trees in Relation to Construction).
- The applicant should be requested to submit a drawing showing the distance from proposed development to the top of bank of Owendoher River at the narrowest point. There shall be a minimum setback distance of 10m from the top of bank of Owendoher River to the boundary wall proposed development.
- The applicant should be requested to submit a report showing surface water attenuation calculations for proposed development. Show what surface water attenuation is provided and what attenuation is required in m³. A drawing should also be submitted showing what SuDS (Sustainable Drainage Systems) are proposed for the development and what the surface water attenuation capacity is of proposed SuDS. If a soakaway is proposed submit a report to show percolation test results at location of site as per BRE Digest 365 Standards. Submit a drawing showing a soakaway in plan and cross-sectional view as per BRE Digest 365 Standards if a soakaway is proposed.
- The applicant should be requested to submit a drawing showing the surface water layout of development using the colour coding of surface water sewer (blue) as per Appendix G of the Greater Dublin Strategic Drainage Study Volume 2.
- The applicant should be requested to submit a report and drawing showing what, if any, flood risk there is for proposed development. Outline in report what, if any, flood risk mitigation measures are proposed for the development. The site is located in or adjacent to an area that is prone to 1 in 1,000 flood event as per OPW flood risk maps.

Recommendation

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

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1. There are concerns that the proposed prefab would have a negative impact on the level of daylight experienced by existing classrooms on the east side of the existing school building. In addition, there are concerns about the level of daylight that would be achieved in each of the classrooms of the proposed prefabricated building. The applicant is requested to submit a daylight/sunlight analysis report, addressing these concerns and confirming that an adequate level of daylight would be achieved by all classrooms.
2. The applicant is requested to submit a Mobility Report that details the existing facilities and their access. The Report shall include:
 - total bicycle parking spaces (current and proposed)
 - total car parking spaces (current and proposed)
 - students and staff numbers
 - drawings
 - o set-down areas (fully dimensioned)
 - o parking (fully dimensioned)
 - o accessibility to parking (current and proposed).
3. The applicant is requested to submit a revised layout of not less than 1:100 scale, showing swept path analysis (i.e. AutoTRAK) demonstrating how staff parking is achieved, and how fire tenders (large refuse vehicles if applicable) access/egress the site
4. There are concerns with the lack of information submitted in relation to potential impacts of this proposed development on existing mature trees which are immediately adjacent to the south eastern boundary of the site. The applicant is requested to submit the following further information:
 - (i) Tree Survey comprising a plan and schedule indicating the precise location, species, spread, height and condition of each tree accurately plotted and showing those trees to be retained and those to be felled with a reason for felling and such should be undertaken by a suitably qualified arborist. The report should provide detailed information on the condition and health of the existing trees and it should also clearly detail what impacts the proposed development will have on the trees but also potentially the tree roots.
 - (ii) Arboricultural Method Statement to include justification and mitigation for any tree removal proposed and details of how trees will be protected at all stages of the development. Recommendations for tree surgery works and details of any tree surgery works necessary to implement the permission will be required as will the method and location of tree protection measures, the phasing of protection methods where demolition or construction activities are essential within root protection areas and design solutions for all problems encountered that could adversely impact trees (e.g. hand digging or thrust-boring trenches, porous hard surfaces, use of geotextiles, location of site compounds, office, parking, site access, storage etc.).
 - (iii) Arboricultural Impact Assessment which shall consider the exact relationship between the proposed development and any existing trees on the site, in line with the

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recommendations of BS 5837: 1991 (Code of Practice for Trees in Relation to Construction). The AIS should include collection of all data on all trees on the site, with reference to the British Standard and assess all interfaces between the development and trees, their root zones and their crowns and branches. Drawings should also be submitted to show the location of any protective fencing, site compounds, means of access etc. and the study should contain a method statement for arboricultural works which would apply to the site.

5. The applicant is requested to submit a drawing showing the distance from proposed development to the top of bank of Owendoher River at the narrowest point. There shall be a minimum setback distance of 10m from the top of bank of Owendoher River to the boundary wall proposed development.
6. The applicant is requested to submit a report showing surface water attenuation calculations for proposed development. Show what surface water attenuation is provided and what attenuation is required in m³.
Submit a drawing showing what SuDS (Sustainable Drainage Systems) are proposed for the development. Show what surface water attenuation capacity is of proposed SuDS. Examples of SuDS include, permeable paving, green areas, swales, filter drains, channel rills, planter boxes and other such SuDS.
If a soakaway is proposed submit a report to show percolation test results at location of site as per BRE Digest 365 Standards. Submit a drawing showing a soakaway in plan and cross-sectional view as per BRE Digest 365 Standards if a soakaway is proposed.
7. The applicant is requested to submit a drawing showing the surface water layout of development using the colour coding of surface water sewer (blue) as per Appendix G of the Greater Dublin Strategic Drainage Study Volume 2.
8. The applicant is requested to submit a report and drawing showing what if any flood risk there is for proposed development. Outline in report what if any flood risk mitigation measures are proposed for the development. The site is located in or adjacent to an area that is prone to 1 in 1,000 year flood event as per OPW flood risk maps.

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REG. REF. SD21A/0332

LOCATION: Ballyroan Boys National School, Ballyroan Road, Dublin 16

jjohnston

**Jim Johnston,
Senior 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: 11/2/22


Eoin Burke, Senior Planner