

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**

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|---------------------------------------|---------------------------------------|
| Decision Order Number: 0198 | Date of Decision: 11-Feb-2022 |
| Register Reference: SD21A/0332 | Registration Date: 09-Dec-2021 |

Applicant: Ciaran Ahern (Chairperson, Board of Management)

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

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 09-Dec-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. 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 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.

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/0332

Date: 16-Feb-2022

Yours faithfully,



for **Senior Planner**