Lucan Community College Extension

Public Lighting Planning Report

REP008

BDP Project No. : P5000643

Rev: -

Date: 24/09/2019

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DOCUMENT CONTROL SHEET

Rev.	Author(s)	Date of Revision
-	Brian West	24/09/2019

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1. INTRODUCTION

The following report outlines findings of an initial site inspection commissioned to investigate the existing street lighting installation and other electrical services installations at Lucan Community College.

The new lighting design shall:

- Promote easy movement of pedestrians and cyclists, provide a general feeling of security and wellbeing
- Create an inviting and attractive night time environment that encourages people to visit and make use of the facilities.
- Be robust, low energy and maintainable.
- Cool and warm colour temperatures will be used to differentiate between cycle and pedestrian paths.

2. REQUIRED ILLUMINATION LEVELS

The proposed Public Lighting design has been developed in accordance with a number of different standards and codes of practise, including BS 5489:2013, BS EN 13201:2015 and local County Council specific road lighting guidelines. All new lighting installations shall also comply with the National Rules for Electrical Installations ET101:2008 and ESB National Code of Practice for Customer Interface 4th Edition 2008.

The SLL (Society of Light and Lighting) have developed a Lighting Handbook in order to consolidate the various standards and codes of practise into one physical document.

BDP have developed and refined our designs in accordance with this publication. SLL Lighting Handbook contains the following recommendations with respect to light levels appropriate to an external environment.

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Ref No	Type of area, task or activity	$\bar{E}_m$ lx	U_o	GR_L	R_a	Remarks
3.5.1	*Walkways exclusively for pedestrians*	*5*	*0.25*	*50*	*20*	Where there are other hazards present higher values of $\bar{E}_m$ are required. For example in water and sewerage treatment works 20 lx, on building sites 20–50 lx and in petroleum and chemical works 50 lx
3.5.2	*Traffic areas for slowly moving vehicles (max. 10 km/h), e.g. bicycles, trucks and excavators*	*10*	*0.40*	*50*	*20*	
3.5.3	*Regular vehicle traffic (max. 40 km/h)*	*20*	*0.40*	*45*	*20*	*At shipyards and in docks, GR_L may be 50*
3.5.4	*Pedestrian passages, vehicle turning, loading and unloading points*	*50*	*0.40*	*50*	*20*	For reading labels and signs: $\bar{E}_m$ 50 lx

BS 5489: 2013 further refines the above by describing illumination requirements associated typical town centre roads.

Road Type	Lighting Class	Maintained Average Illuminance	Maintained Minimum Illuminance	Uniformity
Roads Where: • Night-time public use is likely to be high • Or the crime risk is likely to be high • Or the traffic Usage is likely to be high	C2	20.00	8.00	0.4

In order to achieve the above requirements, the proposed LED luminaires have been spaced between 10-15 meters apart. This is dependent on a number of factors including overshadow from foliage, street orientation, junction location and pedestrian crossing locations.

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3. LUMINAIRES

The proposed luminaires shall consist of IP66, robust 6.0-metre high column mounted high specification LED luminaires, with carefully controlled optics to focus the light where required.

Typical Column Mounted LED Streetlight with a range of optics to allow precise control of light

4. LIGHT POLLUTION

Light intensity and distribution need to be carefully considered to ensure that upward light spill is minimised and that light distribution cut-offs from luminaires do not result in severe light trespass either onto the water or into the sky.

Luminaires, lamps, optics and equipment should be specified and located to minimise any unnecessary indirect upward light component in order to reduce light pollution. In addition light trespass and light spill will be, wherever possible, prevented. It is the intention for the new installation to minimise any light ingress.

Key Considerations:

The following steps have been undertaken to keep light pollution and effects of external lighting on the environment to the minimum:

- Where applicable mounting heights will be set at a uniform height to maintain consistency in light levels though out the design.
- The use of uplight will be contained to key features only and focused such as to have as little impact on the sky as possible.
- Angle of tilt will be restricted to maximum 30° to minimise source intensity glare.

- Minimal and simple light fittings will be used for a pleasing day and night time aesthetic. This has an important implication in terms of how well the lighting is received by users.
- Low level lighting will be either recessed or use appropriate glare shielding to minimise light source visibility.
- Over-lighting: This is avoided by designing to the minimum levels prescribed in the codes and standards, whilst maintaining safety and carefully selecting the most appropriate lighting equipment and lamp types.
- Luminaires will be specified for their photometric performance, with suitable distribution, efficiency and appropriate glare control (louvres, cowls or glare shields) for effective illumination of a particular task or space.
- Lamp selection will be determined by luminous output, longevity, colour appearance, colour stability and colour rendering (Ra>80).

Only manufacturers of quality LEDs, produced by well known, industry respected manufacturers will be specified.

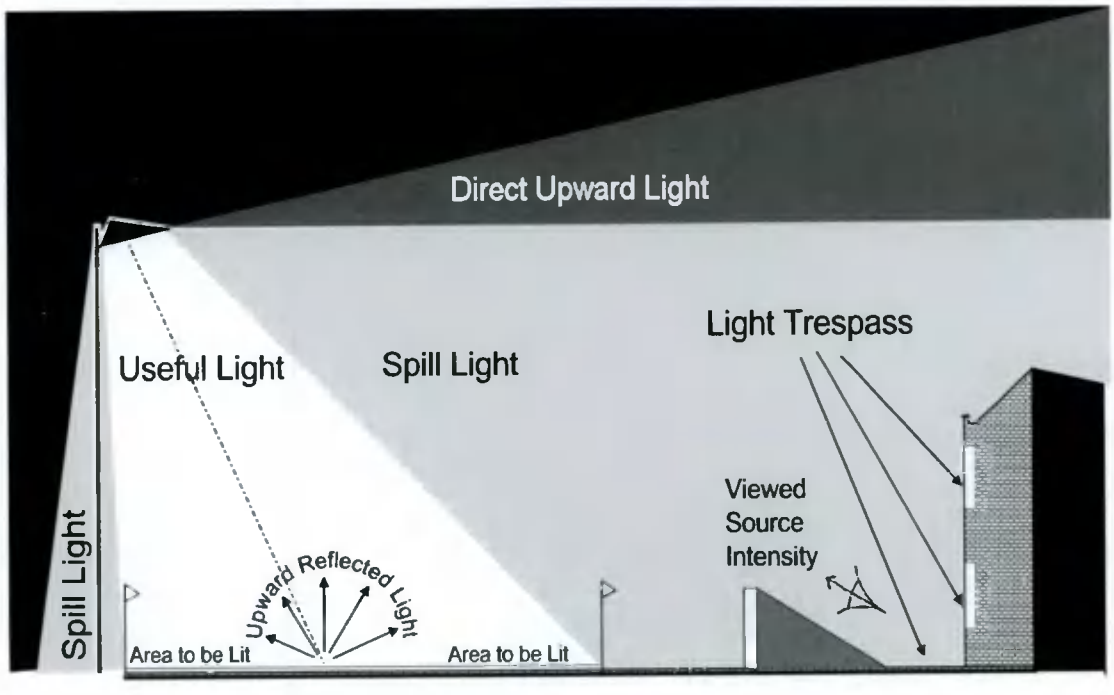

Fig 1. ILP GN01:2011 - Guidance Notes for the Reduction of Obtrusive Light

Ecology:

If not correctly designed artificial lighting can have a negative impact on the ecology of a site. This is usually caused by light spill from a site into the surrounding area.

Ecological issues have been a key consideration in the design of this area. The preliminary ecological assessment of the site has identified a number of species that may be present and has recommended further surveys to determine this. These include:

- Birds
- Insects
- Bats

All lighting shall be designed to minimise light pollution with particular attention to the sensitive nature of the site ecology. By minimising light spill we will ensure that any impact on surrounding wildlife habitats is mitigated.

These may include, but are not limited to, the review of the following:

- Type of light source
- Colour Temperature
- Height of the lighting
- Light levels
- Time of lighting

LED lighting is available in a number of colour temperatures. Older installations tend to use 'cool white' (blueish colour) at 5700°Kelvin. More recently, 4000°K has become more commonly used. 'Warm white' (more yellow/orange colour) at around 3000°K and as low as 2700°K can now be used with little reduction in lumen output. LED typically features no UV component and research indicates that while lower UV components attract fewer invertebrates, warmer colour temperatures with peak wavelengths greater than 550nm (~3000°K) cause less impacts on bats (Stone, 2012, 2015a, 2015b).

5. ENERGY SAVING

Energy saving in the form of dimming shall also be incorporated to reduce the lighting intensity during periods when there is little pedestrian or vehicular movement. Ever-improving technology has allowed for more flexibility in the variation of lighting level dependant on usage at any one time. As the usage is reduced, typically the lighting level can be reduced, unless there are over-riding reasons not to do so (such as high accident rate or crime rate).

LUCAN COMMUNITY COLLEGE
ESKER DRIVE, LUCAN,
Co. DUBLIN. K78 TF67

ALTERATIONS & EXTENSION

PLANNING REPORT

WEJCHERT ARCHITECTS

23 Lower Baggot Street,
Dublin 2. D02 K009.

March 2022

APPLICANT

Dublin and Dun Laoghaire Education & Training Board
No. 1 Tuansgate, Belgard Square East, Tallaght, Dublin 24. D24 X62W.
Contact: Bill Kavanagh, Buildings Officer
Buildings and Property Management
Telephone: 01 452 9600
Email: info@ddletb.ie

DESIGN TEAM

ARCHITECT

Wejchert Architects
23 Lower Baggot Street, Dublin 2. D02 K009.
Contact: Brian Glaholm, Associate
Telephone: 01 6610321
E-mail mail@wejchert.ie

PROJECT MANAGER

KSN Project Management
Beech House, Beech Hill Office Campus, Ireland. D04 V5N2.
Contact: David Garry
Telephone: 01 2776999
E-mail: dgarry@ksnpm.ie

QUANTITY SURVEYOR

McGahon Surveyors
15 Seatown Place, Dundalk, Co. Louth.
Contact: Joe Beggs
Telephone: 042 933 1192
Email: joe.beggs@mcgahonsurveyors.com

CIVIL & STRUCTURAL ENGINEER

Donnachadh O'Brien Associates Ltd
Unit 5, Elm House, Millennium Park, Naas, Co. Kildare.
Contact: Donnachadh O'Brien
Telephone: 045 984042
Email: donnachadh@dobrien-engineers.ie

MECHANICAL & ELECTRICAL ENGINEER

Building Design Partnership
Blackhall Green, Dublin 7.
Contact: Chris Croly
Telephone: 01 4740600
Email: chris.croly@bdp.com

HEALTH & SAFETY - PROJECT SUPERVISOR (DESIGN PROCESS)

Waterman Moylan Engineering Consultants
Block S, East Point Business Park, Dublin D03 H3F4.
Contact: Kieran O'Neill
Telephone: 01 664 8900
Email: k.oneill@waterman-moylan.ie

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Appendices

1.0 HISTORY

Lucan Community College was constructed in the latter stages of the twentieth century to accommodate 500 to 600 students and associated staff. With the subsequent and ongoing development of the general Lucan area, demand for places in the school has, for some time now, exceeded capacity. This is clearly illustrated by the construction of permanent and temporary accommodation extensions to the school.

The envisaged enrolment in the future will be at least 1005 students, with a corresponding increase in staff numbers also. The Dublin Dun Laoghaire Education and Training Board (DDLETB) in association with the Department of Education propose to address this accommodation issue by the construction of a significant extension to the school and by rationalising the existing school to maximise its potential and synergy with the extension. By addressing the accommodation issue in this way, it will be possible to remove all temporary buildings off site at completion of the works.

The existing school function is long established on the site. The overall site area of 3.23ha is adequate for the proposed development.

This planning application is a resubmission of an application made to South Dublin County Council in May 2017, and granted under Register Reference No. SD17A/0164, Decision Order No. 0794. There are no substantial changes made to the application documents and drawings since the 2017 application.
As advised by South Dublin County Council in December 2021, we are unable to extend the planning permission SD17A/0164 unless works are underway on site. This application is being submitted to maintain the planning permission on the site, due to the fact that substantial works are unlikely to have occurred on the site prior to the cessation of the 5 year permission period, due to end on 18th July 2022.
The Applicant is in the process of tendering for a Contractor to undertake the works on the site, but in the current construction environment there is no guarantee that works will be substantially underway by 18th July this year.

2.0 PROPOSED EXTENSION

The proposed extension, to be located to the south and east of the existing school, is to accommodate a Special Education Needs Unit, which will have a direct link to the main school, encouraging and facilitating interaction between all students. This SEN will have a direct external entrance, for more discreet access accompanied by an adjacent car park set-down space. The SEN Unit is designed in accordance with the Department of Educations' Technical Guidance and includes a directly accessible east facing secure play area.

The extension will also accommodate a 30x18m Multipurpose Hall with associated storage, changing rooms and a balcony fitness area. The Hall is fully connected to the school facilitating educational use, but is also designed in such a way that it can be isolated from the rest of the school for out of hours use by the school, community use or other groups. 4 no. ball courts are located adjacent to the Halls' external entrance. These ball courts are designed in such a way as to facilitate their use as overflow car parking for large events such as parent teacher meetings.

The extension will accommodate 8 no. classrooms, various specialist teaching spaces for technical and computer based subjects and ancillary functions all accommodated in two storey accommodation, which incorporates a rooflit central corridor as well as an accommodation stairs and lift for ease of movement between levels.

The location of the extension minimises its visual impact along Esker Drive and Adamstown Road, whilst maximising the interlinking potential between the existing school and the new extension by opening up covered links from the existing east and south elevations. The spaces between the buildings will become closed gardens, which will have the option of being utilised for teaching spaces in good weather as well as practical biology and ecology spaces throughout the school year.

The external finishes to the extension are proposed as self-finished render to selected colour(s) aluminium windows designed to maximise natural ventilation and lighting and incorporating clear glazing. The roof will be a proprietary standing seam metal sandwich panel system with rooflights.

The building will achieve an A3 BER rating and NZEB compliance. The south facing roof of the extension has been identified as an ideal and discrete location for potential solar / photovoltaic panel arrays in the future. These would be subject to an additional planning application, should the Applicant wish to install these on the building roof.

3.0 WORKS TO THE EXISTING SCHOOL

Work to the existing school is largely restricted to rearrangement of functional activities. Notwithstanding that, there are a number of alterations that do affect the existing elevations. These include:

a) Creation of a New Dedicated Pupil Entrance

When the school population increases to more than 1,000 the existing entrance to the school building will not be adequate to accommodate this increase at peak times. It is therefore proposed to create a new pupil entrance near the east end of the existing school, on the north elevation. This will be in the form of a full height glazed screen incorporating automatic doors. There will also be an inner set of doors to create a draught lobby. The new entrance connects directly to the existing east courtyard from which pupils can circulate throughout the school. The existing main entrance further west will become the dedicated teacher and visitor entrance.

b) Changes to the Existing P.E. Hall at the North West Corner of the Existing School

The proposals for the project inter alia intend to change the existing P.E. Hall (which is too small to meet Department of Education Guidelines) to a General Purpose Assembly Area with an associated

servery. In order to comply with current Fire Safety requirements, it is necessary to introduce additional fire exits in the north elevation. These will be incorporated with new glazed screens introduced to reflect the change of use. These new screens will incorporate opening sections for natural ventilation. It is also proposed to change high level glazed screens to incorporate opening sections, providing additional natural ventilation.

This change results in a need to relocate the existing servery (Room 61) which currently serves the existing G.P. Area (59) so that it will serve the new G.P. Area (65). The changing rooms that served the P.E. Hall will be converted to general toilets. The old G.P. Area (59) will then become a dedicated Music/Drama space with an adjoining raised area (60) which will act as a stage for performances.

c) Adjusting Windows in the South and North Elevations of the existing single storey extension to the South of the existing School

An analysis of the natural lighting and ventilation to 5 no. classrooms; 100, 101, 102, 103 & 104 has indicated that the existing windows fall well short of providing natural daylight and ventilation in line with current Department of Education guidelines. It is therefore proposed to modify the three windows in each classroom into one large window by removing the intermediate masonry piers, resulting in greatly enhanced rooms for educational purposes.

d) Linkages Between the Existing School to Proposed Extension

As stated earlier it is proposed to provide 2 no. covered link corridors between the existing school and the extension. The first from the east existing elevation is a continuation of an existing corridor (25). The second is created by the removal of a classroom (37) and interconnection with an adjacent existing social area (34).

e) Staff Room

The extended school will have a larger staff complement, and this creates a need for a larger staff room. This will be achieved by combining spaces 77, 76 & 76A into a larger staff room, incorporating both work areas and less formal social areas.

f) Existing Entrance Area

It is proposed to adjust the existing spaces, 2, 3, 4 & 7 to provide an enlarged General Office, a relocated Principal's Office and a Meeting Room, First Aid Room, and Photocopy space.

g) Existing Home Economics and Arts and Crafts Rooms

The existing Home Economics Room (28) will be retained as such while the existing Arts and Crafts Room (31) will be converted to a second Home Economics Room. To comply with current fire safety requirements, an external fire exit doorway will be added to each of these rooms through the base of existing window opes.

4.0 SITE WORKS

It is recognised that Lucan Community College and the adjacent primary school on Esker Drive create considerable traffic at peak periods. As a result a Mobility Management Plan was carried out along with a survey of pupils to establish how they travel to school. These studies are enclosed in the accompanying Civil and Structural Engineering Report prepared by Donnachadh O'Brien and Associates. The Civil & Structural Engineers for the project, Donnachadh O'Brien and Associates, held discussions with the Roads Department of South Dublin County Council and also commissioned a Road Safety Audit Stage 1 & 2, which is also enclosed in their report accompanying this application.

As a result of these analyses, it is proposed to make the existing entrance off Esker Drive an exit only point and create a new entrance only further east off Esker Drive. This creates one-way traffic circulation on the site (bar staff car parking) and adequate space for parent and bus set-downs (the number of which have been established from the surveys mentioned above) without causing traffic hold ups. There will be a dedicated set-down adjacent to the external SEN entrance.

The Brief calls for 92 car spaces for staff and visitors. These will be accommodated to the west of the new exit only gateway in a rearrangement of existing car parking. From the pupil survey it was established 4.0% of pupils (28) arrived by bicycle, but the school is encouraging this ratio to increase among the student body. It is proposed to provide 200 covered bicycle spaces.

As noted below and indicated on the phasing drawing 1400-026, it is proposed to provide temporary car parking for 28 cars to the east of the existing entrance during the construction works. These spaces will be removed at the end of the works and the area will be planted/lawn as indicated on the landscape plan.

The Brief calls for 6 no. ball courts. Four of these will be provided to the east of the extension and will double up as overflow car parking for special events such as parent teacher meetings and graduation days as well as for out of hours community events. The other two ball courts will be at the south west corner of the site. These will also be used for overflow car parking at times of extreme demand such as graduation day.

The total development significantly reduces the space available for playing fields. The space at the south-east corner of the site will be an informal kick about space. The space at the north east corner of the site will be developed as a bermed informally planted area as indicated on the landscape plan. As a result of the reduction in playing area and to exploit the potential of the adjacent playing fields/parkland to the south of the school, it is proposed to form pedestrian only gates in the south and east boundarys of the site. The gates will be under the sole control of the school and will be locked during out of school hours to limit trespassing.

The application is accompanied by drawing 1400-026 – Phasing Plan. Due to the restricted size of the site and the necessity to continue to operate the school safely throughout the construction works, the works will be carried out as a series of phases as described therein. Issues of relevance to the planning application are the relocation of some of the existing temporary buildings from within the footprint of the proposed extension to the carpark to the west of the school and the creation of a temporary carpark for 28 cars between the existing school and Esker Drive in Phase 1. Both of these temporary arrangements will be removed during Phase 4 at the completion of the overall works.

Finally we wish to gratefully acknowledge the pre-planning consultation by email with South Dublin County Council Pre-Planning and Planning sections, especially Eugenia Thompson and Elaine Jackson – see Appendix A for further reference.

5.0 OUTLINE SPECIFICATION

1.0 INTRODUCTION

The works located off Esker Drive, Lucan consists of the creation of a new vehicular entrance off Esker Drive while the existing entrance will become exit only, minor alterations to the elevations and arrangement of functions to the existing building, the construction of a new one/two storey extension of 5,620m² to accommodate a Special Education Needs Unit, a PE hall, teaching space and associated ancillary functions, the temporary relocation of one existing pre-fabricated building during the construction works, the removal of all pre-fabricated buildings at completion, the provision of temporary car parking during construction and the provision of 92 car spaces and 200 bicycle spaces, the execution of a new arrangement of site works to include 6 no. ball courts, a secure play area for the SEN Unit, and the creation of secure pedestrian links to the adjacent Local Authority park land/playing fields.

2.0 SPECIFICATION

2.1 Sub-Structure

Reinforced concrete strip foundations to the structural Engineers' design on lean concrete fill from the established bearing stratum. Solid concrete block rising walls. 150mm Power floated concrete ground bearing slab on selected radon/damp proof membrane with all joints and interfaces sealed on 50mm rigid selected insulation on sand blinding on consolidated hardcore backfill made up from a suitable bearing stratum.

2.2 Super Structure

2.2.1 External walls shall consist of 215 hollow/215 collar jointed, fairfaced, fine textured solid concrete block inner leaf, selected high performance rigid insulation, 50mm cavity, 100/215 concrete block outer leaf.

2.2.2 Internal walls shall be 215 hollow, 215 solid collar jointed, 100 solid, fairfaced, fine textured concrete block. Walls shall incorporate reinforced concrete columns and beams, reinforced concrete filled hollow block piers and reinforced U-block stiffeners the Structural Engineers details.

2.2.3 Where columns are indicated on the structural plans, these shall be fairfaced.

2.2.4 Wall ties shall be to the Structural Engineers' detail at 450 centres horizontally and vertically and 225 centres at opes.

2.2.5 DPCs shall be hi-load pitch polymer with all joints lapped and sealed and using preformed sections at corners, steps etc. DPCs shall be incorporated through all block work minimum 150 below ground floor finished floor level, under cills and copings and at windowheads and jambs. All cavity closers will be insulated with proprietary units to resolve any cold bridging.

2.2.6 Suspended floors shall be 200 precast concrete hollow core slabs with a 75mm structural screed/275 power floated R.C. slab supported on loadbearing blockwork/insitu RC beams and columns.

2.2.7 The roof shall consist of a proprietary 124 mm thick, 1000mm wide milled aluminium sandwich standing seam panel system on cold rolled purlins at 1200 centres, maximum on stepped in situ RC beams on load bearing concrete blockwork or on steel beams all to the Structural Engineers' details. The roof projects beyond the external wall at the eaves and gables and is supported by prefabricated galvanised steel brackets. The roof incorporates rooflights along the central corridor.

Fascias and soffits shall be in pre-painted 3mm post formed powdercoated aluminium panels fixed to galvanised steel frames. Gutters and downpipes shall be in powder coated cast aluminium.

2.3 External Walls Completions

2.3.1 External windows and vertical roof glazing shall be in powder coated aluminium, thermally broken frames with Low E double glazed units to provide a U-value of 1.4 W/m^2/deg.C. The windows are sized and configured to ensure that each room equals or exceeds the DES guidelines for average daylight and natural ventilation.

2.3.2 External cills shall be in post formed powder coated 3mm aluminium,

2.3.3 Internal cills and ope liners shall be in 25mm painted waterproof MDF on softwood grounds.

2.3.4 External doors shall be solid/louvred painted metal insulated doors to plantrooms and GP areas. The main entrance doors shall be double glazed automatic doors with powder coated aluminium frames. Exit doors and secondary entrance/exit doors shall be double glazed single action doors in powder coated aluminium frames and shall be fitted with heavy duty overhead closers

2.4 Internal Wall Completion

2.4.1 Internal doors shall be laminate faced flush panel doors in solid hardwood frames. The colour of doors, ironmongery and frames shall be in contrasting colours in the interests of the visually impaired.

2.4.2 Internal screens shall be selected appropriate clear safety glass in selected hardwood frames.

2.4.3 Fire rated doors and screens shall be certified/assessed to establish compliance with B.S. 476 Parts 20 & 22 to provide the specified resistance.

2.4.4 Moveable partitions shall be laminate faced and provide the following sound insulation: SEN Unit, Religion and Meditation Rooms: 45db.

2.4.5 Balcony rails where appropriate shall be 1125 high fairfaced reinforced concrete blockwork with stainless steel rails to give an overall height of 1400 mm.

2.4.6 Screens to voids in the first floor shall be full height and consist of laminated glass in hardwood frames.

3.0 STAIRS

3.1 Stair flights and landings shall be precast/insitu, fairfaced reinforced concrete.

3.2 Handrails and guardings to stairs shall be a stainless steel rail with painted mild steel balusters and painted mild steel welded mesh infill.

4.0 FLOOR FINISHES

4.1 Floors in circulation areas shall be welded sheet linoleum, in classrooms selected sheet/carpet tile and in G.P. Hall a proprietary wooden sports floor.

4.2 Floors in toilets, showers and wet areas in general shall be a slip resistant welded linoleum with welded skirtings or ceramic tiles. Shower trays shall be of flush type laid to fall to a gulley.

4.3 Offices, Staff Room and Special Education Rooms shall be finished in selected carpet.

5.0 WALL FINISHES

5.1 Internal walls are generally fairfaced fine textured concrete block. Blockwork in classrooms and functional areas will be finished in a mist coat and 2 no. coats emulsion soft sheen to a selected colour. Walls in corridor, stairs and the GP areas will be painted as above or dust sealed.

5.2 Feature areas will be highlighted by change of material or paint colour.

5.3 External walls will be finished externally with a proprietary self coloured render system with a scratch finish to a selected colour(s).

6.0 CEILING FINISHES

6.1 Ceilings in classrooms and other useable areas will be of selected perforated plasterboard, taped and jointed with solid plasterboard perimeter. Where possible the ceiling will float in the space and reveal the concrete soffit above as a thermal flywheel.

6.2 Ceilings in circulation areas and toilets will be a suspended perforated /plain ceiling which will facilitate access to services.

6.3 Ceilings on the first floor useable areas and corridor shall be selected perforated plasterboard with taped and sealed joints, a solid plasterboard border sealed to the surrounding structure and overlaid with a taped and sealed vapour barrier with 100 mm rockwool batts over to provide acoustic insulation.

6.4 The ceiling soffit in the GP areas shall be a proprietary perforated metal liner sheet sealed to perimeter structures and overlaid with sealed and taped vapour barrier with 100mm rockwool batts over and sealed at the perimeter.

7.0 MISCELLANEOUS

7.1 Toilet and shower cubicles shall be of a selected proprietary solid laminate system for partitions and doors.

7.2 Panelling to the rear of toilets cubicles is to be of demountable lift off post formed laminated faced panels on soft wood grounds to conceal all plumbing.

7.3 Sanitary fittings are to be vitreous china to B.S. 1218 and 1188 with dual flush low volume cisterns.

7.4 The shutter to the servery is to be one hour fire rated, fail closed, painted metal shutter.

7.5 The building will be completed to achieve at least $3m^3/m^2/hr@50$ Pa air tightness.

8.0 EXTERNAL WORKS

8.1 Roads will be finished in 40mm wearing course tarmacadam on a base course on hardcore to the Structural Engineers' details on kerbs to be 250 x 125 pre-cast units haunched and bedded in lean concrete.

8.2 Pedestrian areas and ballcourts to be of 25mm macadam wearing course on base course and sub base to Structural Engineers' specification with 125x50 precast concrete garden edge bedded and haunched in lean concrete.

8.3 2.4 metre high pre-painted welded mesh fencing incorporating gates as indicated to the site boundary and around ballcourts and to the SEN Unit secure play area. They will be screened where possible with selected planting.

8.4 The works shall include a 200 wide x 100 deep 20 Ø washed riverbed gravel strip around the base of the building retained by a 100 x 50 treated softwood kerb.

8.5 The work also include landscaping and planting as indicated on the landscape plan prepared by Dermot Foley, Landscape Architect. This also includes work to the existing courtyards where the raised areas will be removed in the interests of ease of movement and safety. Care will be taken to preserve and reincorporate existing memorials etc. in these courtyards in the final works.

APPENDIX A

Pre-Planning Consultation E-Mails

Paddy Fletcher

From: Paddy Fletcher
Sent: 13 September 2016 17:21
To: 'preplanning@sdublincoco.ie'
Cc: Ronan Monahan; Karl Fitzmaurice (Building Officer); donnachadh@dobrien-engineers.ie; 'Richard Kiernan'
Subject: FW: 1400 Lucan Community College, Esker Road, Lucan- proposed extension
Attachments: 1400--025.pdf; 1400-070 Lucan CC .pdf; 1400-071 Lucan CC First Floor .pdf; 1400-074 Lucan CC south and east elevations.pdf; 1400-075 Lucan CC North Elevation and section.pdf; DOBA1446 - Meeting with SDCC Roads; Lucan CC site survey.pdf; lucan site 2a.jpg; RE: 1400 Lucan Community College

Importance: High

Dear sir,
Further to our email below please note the following minor adjustments/additions:

- Current staff numbers are 82 which will increase to approximately 100
- Student numbers are currently 880 and this will increase to 1005.

Yours sincerely,

Paddy Fletcher

WEJCHERT ARCHITECTS

23 Lower Baggot Street, Dublin 2, D02 K009, Ireland

T: +353 (0)1 6610321
M: +353 (0)87 2326271
E: pfletcher@wejchert.ie
www.wejchert.ie

From: Paddy Fletcher
Sent: 13 September 2016 16:53
To: 'preplanning@sdublincoco.ie' <preplanning@sdublincoco.ie>
Cc: Ali Musavi <Ali@wejchert.ie>; Ronan Monahan <RMonahan@ksnpm.ie>; donnachadh@dobrien-engineers.ie; 'Richard Kiernan' <richard@dobrien-engineers.ie>
Subject: 1400 Lucan Community College, Esker Road, Lucan- proposed extension
Importance: High

Dear Sir,
Further to an exchange of emails with Derek Taylor of SDCC (copy enclosed) and a telephone conversation today with Regina Thompson today hereby apply for a preplanning consultation meeting with reference to Lucan Community College.
We enclose:

- A Location plan on which the school site on Esker Road, Lucan is highlighted.
- A site survey
- A site plan detailing the proposed extension and site layout.

Paddy Fletcher

From: Eugenia Thompson <ethompson@SDUBLINCOCO.ie>
Sent: 26 October 2016 09:13
To: Paddy Fletcher
Subject: RE: PP187/16

Hi Paddy sorry up to my eyes with files this week! I read all your comments when they came in - I think the only other comment I have is just to ensure any new creations of vehicular/pedestrian entrances are advertised in public notices.

Kind Regards
Eugenia Thompson – Area Planner

From: Paddy Fletcher [mailto:pfletcher@wejchert.ie]
Sent: 25 October 2016 18:37
To: Eugenia Thompson <ethompson@SDUBLINCOCO.ie>
Cc: Siobhan Duff <sduff@SDUBLINCOCO.ie>; Ronan Monahan <RMonahan@ksnpm.ie>; Karl Fitzmaurice (Building Officer) <KarlFitzmaurice@ddletb.ie>; donnachadh@dobrien-engineers.ie
Subject: FW: PP187/16
Importance: High

Eugenia,
I am not sure whether you would have received the email below as we are having difficulty with our emails here. If you have any issues or queries please do not hesitate to contact me.

Yours sincerely,

Paddy Fletcher

WEJCHERT ARCHITECTS

23 Lower Baggot Street, Dublin 2, D02 K009, Ireland

T: +353 (0)1 6610321
M: +353 (0)87 2326271
E: pfletcher@wejchert.ie
www.wejchert.ie

From: Paddy Fletcher
Sent: 19 October 2016 19:58
To: 'Eugenia Thompson' <ethompson@SDUBLINCOCO.ie>
Cc: Siobhan Duff <sduff@SDUBLINCOCO.ie>; Ronan Monahan <RMonahan@ksnpm.ie>; Karl Fitzmaurice (Building Officer) <KarlFitzmaurice@ddletb.ie>; donnachadh@dobrien-engineers.ie
Subject: RE: PP187/16

Ms. Thompson,

? Drainage issues on site contact Brian Harkin Drainage Section SDCC prior to any submission extension 4234

Our consultant C&S engineers Donnachadh O'Brien & Associates have had discussions with Brian Harkin and established how and where connections to public utilities can be made as well as SUDS proposals. The details agreed are the basis of a cost plan being currently prepared and will be incorporated into the planning application for the project.

? Provision for bicycle parking on site – cycle lane

It is proposed to provide 100 covered bicycle park spaces as part of the works as are indicated on our drawing 1400-P-025. Our client DDL ETB have found that provisions in excess of that are generally not used. Donnachadh O'Brien & Associates have carried out a survey of how pupils arrive to the school and discovered that 3.6% cycle to school which is equivalent to 36 pupils. In the light of that survey a proposal to provide 100 spaces appears more than adequate. As regards a cycle lane we consider that such a provision would be related to areas outside the school site and furthermore note that there do not appear to be any cycle lanes around the site with which to connect.

? State existing and proposed pupils and staff on site

Existing staff numbers at the school are a total of 87 – it is envisaged that this will increase to approximately 100 when the works are complete. Current pupil numbers are 880 which will increase to 1005 with the completion of the works.

? Clearly state existing and proposed floor area on site and clearly highlight temporary accommodation to be removed

We enclose a copy of our drawing 1400-P-027 which illustrates this. The existing school consists of the original school of 5017m2 and three temporary buildings marked A, B and C on the drawing with a total area of 810m2. The proposed extension over two stories is 5616m2. During the construction phase the temporary buildings will be retained in use to permit the school to continue functioning during the works. Block A will be relocated during construction as it is within the footprint of the proposed extension. At completion temporary Blocks A, B and C will be removed off site.

? Landscaping issues contact Michael Hannon, Parks & Landscaping Services Department SDCC extension 9238

We have spoken to Mr. Hannon and he has advised:

- **He would like a connecting gate between the school grounds and the public park to the south. This will be of advantage to the school as it will open up more grassed pitches and an all weather track which is to be installed we understand next year. A gate will be added to the proposal before it is lodged for planning. In the interest of security the gate should be locked during out of school hours.**
- **He has requested that a planning application be accompanied by a landscape plan and that there is informal consultation with him before that plan is finalised – this will be done when the planning application is being prepared.**
- **We have issued directly to Mr. Hannon a pdf of our proposed site plan.**

? Have regard to planning application SD16A/0299 across the road with regards to site layout/vehicular & pedestrian access points etc.

Having assessed the planning application referred to it appears that the traffic circulation is based on an in only gate off esker Road. This fits well with our proposals as discussed with Helena Fallon in that we propose to create a new in only entrance further East along Esker Road with the existing entrance being changed to an exit only point as per our enclosed site plan drawing 1400-P-025.

Kind Regards

Paddy Fletcher

From: Elaine Jackson <ejackson@SDUBLINCOCO.ie> on behalf of Planning - Pre-Planning <preplanning@SDUBLINCOCO.ie>
Sent: 14 September 2016 11:35
To: Paddy Fletcher
Subject: RE: 1400 Lucan Community College, Esker Road, Lucan- proposed extension
Attachments: Pre- planning form (Revised Apr 2016).docx

Mr. Fletcher,

I would like to acknowledge receipt of your email dated 13th September 2016.

Please be advised that all requests for pre-planning consultations require a completed application form. I have attached a form herewith, please complete and return to preplanning@sdublincoco.ie.

Regards

Elaine Jackson | Planning Registry | Land Use Planning & Transportation | South Dublin County Council

County Hall | Tallaght, Dublin 24 | Tel: +353 1 4149000 | Ext: 7161 | e-mail: ejackson@sdublincoco.ie

From: Paddy Fletcher [mailto:pfletcher@wejchert.ie]
Sent: 13 September 2016 17:21
To: Planning - Pre-Planning <preplanning@SDUBLINCOCO.ie>
Cc: Ronan Monahan <RMonahan@ksnpm.ie>; Karl Fitzmaurice (Building Officer) <KarlFitzmaurice@ddletb.ie>; donnachadh@dobrien-engineers.ie; Richard Kiernan <richard@dobrien-engineers.ie>
Subject: FW: 1400 Lucan Community College, Esker Road, Lucan- proposed extension
Importance: High

Dear sir,
Further to our email below please note the following minor adjustments/additions:

- Current staff numbers are 82 which will increase to approximately 100
- Student numbers are currently 880 and this will increase to 1005.

Yours sincerely,

Paddy Fletcher

WA
WEJCHERT ARCHITECTS

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T: +353 (0)1 6610321
M: +353 (0)87 2326271
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