

Comhairle Chontae Atha Cliath Theas

PR/0589/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0078 **Application Date:** 15-Mar-2022
Submission Type: New Application **Registration Date:** 15-Mar-2022

Correspondence Name and Address: Brian Glaholm, Wejchert Architects 23, Lower Baggot Street, Dublin 2

Proposed Development: Alterations to the existing single storey school building and the building linked two storey extension to the south and east. The proposed development includes the creation of a new vehicular entrance off Esker Drive with the existing entrance becoming exit only; minor alterations to the elevations and arrangements of functions to the existing single storey school building; the construction of a new one and two storey extension of 5620sq.m to accommodate a Special Education Needs Unit; a PE hall; teaching spaces and associated ancillary functions; the temporary relocation of one existing pre-fabricated building during the construction works; the removal of all pre-fabricated buildings upon completion; the provision of a temporary car parking during construction; the provision of 92 permanent car park spaces and 200 bicycles spaces; the revision of the site layout to now include 6 ball courts; a secure play area for the SEN unit; and the creation of 2 secure pedestrian gates linking the school lands to the adjacent local authority park land and playing fields.

Location: Lucan Community College, Esker Drive, Lucan, Co. Dublin

Applicant Name: Dublin & Dun Laoghaire Education Training Board

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 3.23 Hectares on the application.

Site Visit: 20th of April 2022.

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Site Description

The subject site is the existing Lucan Community College on the corner of Newcastle Road (R120) and Esker Drive. The site consists of the post-primary school buildings (including pre-fabricated), surface car parking and outdoor playing pitches. There is mature vegetation along the southern and eastern boundaries. To the south and east of the site is open space and recreational facilities. To the west of the site, across Newcastle Road, is Lucan Shopping Centre. To the north, across Esker Drive, is Scoil Aine Naofa and two storey housing.

Proposal

Permission is being sought for the alterations to the existing single storey school building and the building linked two storey extension to the south and east. The proposed development includes the following works:

- the creation of a new vehicular entrance off Esker Drive with the existing entrance becoming exit only;
- minor alterations to the elevations and arrangements of functions to the existing single storey school building;
- the construction of a new one and two storey extension of 5620sq.m to accommodate a Special Education Needs Unit; a PE hall; teaching spaces and associated ancillary functions;
- the temporary relocation of one existing pre-fabricated building during the construction works; the removal of all pre-fabricated buildings upon completion; the provision of a temporary car parking during construction;
- the provision of 92 permanent car park spaces and 200 bicycles spaces;
- the revision of the site layout to now include 6 ball courts; a secure play area for the SEN unit; and
- the creation of 2 secure pedestrian gates linking the school lands to the adjacent local authority park land and playing fields.

Zoning

The subject site is subject to zoning objective 'RES': *'To protect and/or improve residential amenity'* under the South Dublin County Development Plan 2016-2022.

Consultations

Water Services – additional information requested.

Irish Water – no objection subject to conditions.

Roads Department – no objection subject to conditions.

H.S.E. Environmental Health Officer – additional information requested.

Public Realm – no objection subject to conditions.

Heritage Officer – no report received.

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Transport Infrastructure Ireland – letter received.
National Transport Agency – no report received.
Irish Aviation Authority – no report received.
Department of Education & Science – no report received.

SEA Sensitivity Screening – no overlap is recorded in the SEA monitoring system.

Submissions/Observations /Representations

No third party submissions received.

Transport Infrastructure Ireland submitted a letter stating that they have no observations to make. This letter is noted.

Relevant Planning History

Subject site

ED18/0001

Replacement of the existing concrete tile roof finish to the existing school. **Declared exempt.**

SD17A/0164

Permission to alter the existing building and to build and extension. 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 5,616sq.m 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 permanent car spaces and 100 bicycle spaces, the execution of a new arrangement of site works to include 6 ball courts, a secure play area for the SEN unit and the creation of a secure link to the adjacent Local Authority parkland/playing fields. **Permission granted.**

SD15A/0117

Construction of a stand-alone, pre-fabricated single storey building consisting of 6 classrooms, an office and communal corridor, with connections to the existing foul water drainage system, the provision of an on-site surface water disposal system and the creation of two pedestrian boundary access gates with pathways from the existing adjacent sports facility car park to the south of the site; one to give access to Lucan Community College and one to give access to the public foot-path adjacent to the west boundary of the site, together with all other ancillary and associated site works. **Permission granted.**

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SD14A/0086

1 single storey temporary unit that will include 3 no. classrooms, toilet facilities, home economics and technology room and permission to enlarge the existing door opening on the western elevation. **Permission granted.**

SD10A/0144

Two prefab classrooms and office at rear (south side). **Permission granted.**

SD04A/0034

For railings at boundary of Lucan Community College. **Permission granted.**

Relevant Enforcement History

None identified in APAS.

Pre-Planning Consultation

PP187/16 (on previous permission Reg. Ref. SD17A/0164 for similar development)

Two storey extension to the rear and east side of the existing building.

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

3 Community Infrastructure

Section 3.11.0 Educational Facilities

Section 3.11.1 Primary & Post-primary Facilities

Policy C9 Primary & Post-primary Facilities

Policy C9 (a)

It is the policy of the Council to work in conjunction with the relevant education authorities to promote and support the provision of primary and post-primary schools in the County.

Policy C9 (b)

It is the policy of the Council to engage with the Department of Education and Skills and to support the Department's School Building Programme by actively identifying sites for primary and post primary schools at suitable locations, based on forecast need.

C9 Objective 1:

To engage with the Department of Education and Skills and support the Department's School Building Programme by actively identifying sites for primary and post primary schools, based on forecast need.

C9 Objective 2:

To support and facilitate the provision of additional post primary schools in Kingswood (Tallaght); Lucan; Saggart/ Citywest; Newcastle/ Rathcoole; and Ballycullen/ Firhouse/ Knocklyon areas.

C9 Objective 5:

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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 7:

To promote and support schemes that facilitate the shared use of sufficient school facilities, particularly at planning stage, such as sports halls, ball courts and all-weather pitches for community use outside of school hours and support the co-location of pre and after-school childcare facilities on new primary school developments.

C9 Objective 8:

To promote the provision for accommodation for special education and Autism Spectrum Disorder (ASD) classes in more schools; and to seek that applications relating to the development of new schools and/or school extensions should include provision for accommodation for Special Education and ASD classes where a demonstrated local need exists, as confirmed with the Department of Education and Skills.

C9 Objective 9:

To ensure all proposals for new schools make adequate and sufficient provision for both 'drop off' and parking spaces for staff and parents with a view to safe and manageable traffic flows.

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.

C9 Objective 12:

To ensure the provision of adequate indoor and outdoor school sports facilities for all new and existing schools in the County, based on identified need and in line with the final population of the school.

Section 3.14.0 Community Infrastructure Delivery

Section 3.15.0 Universally Accessible Community Facilities

Policy C13 Accessibility

6 Transport & Mobility

Section 6.3.0 Walking And Cycling

TM3 Objective 2:

To ensure that connectivity for pedestrians and cyclists is maximised in new communities and improved within existing areas in order to maximise access to local shops, schools, public transport services and other amenities, while seeking to minimise opportunities for anti-social behaviour and respecting the wishes of local communities.

TM3 Objective 5:

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To provide that planning permissions granted for the development of all new schools or for existing schools where 25% or greater expansion in classrooms is proposed, should include a requirement for the provision of cycle paths from the school to join the nearest cycle network, where feasible.

Section 6.3.2 Local Permeability Improvements

Section 6.3.3 Green Schools

Section 6.4.4

7 Infrastructure & Environmental Quality

Policy IE1 Water & Wastewater

Policy IE2 Surface Water & Groundwater

Policy IE5 Waste Management

Policy IE7 Environmental Quality

8 Green Infrastructure

Policy G1 Overarching

Policy G2 Green Infrastructure Network

Policy G5 Sustainable Urban Drainage Systems

Policy G6 New Development in Urban Areas

9 Heritage, Conservation & Landscapes

Policy HCL1 Overarching

Policy HCL15 Non-Designated Areas

11 Implementation

Section 11.2.7 Building Height

Section 11.3.12 Educational Facilities

Section 11.4.1 Bicycle Parking Standards

Table 11.22 Minimum Bicycle Parking Rates

Section 11.4.2 Car Parking Standards

Table 11.23 Maximum Parking Rates (Non Residential)

Section 11.4.6 Travels Plans

Section 11.6.1 Water Management

Section 11.6.3 Environmental Hazard Management

Section 11.6.5 Waste Management

Section 11.7.1 Energy Performance in Existing Buildings

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

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Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

Provision of Schools and the Planning System, A Code of Practice for Planning Authorities Department of Education and Science (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).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).

Assessment

The main issues for assessment relate to:

- Planning History;
- Zoning and Council Policy;
- Residential and Visual Amenity;
- Landscaping;
- Access and Parking;
- Services and Drainage;
- Environmental Health;
- Environmental Impact Assessment; and
- Appropriate Assessment.

Planning History

The applicant states that the subject application is a resubmission of the Reg. Ref. SD17A/0164 permission granted in 2017. Reg. Ref. SD17A/0164 is set to expire without substantial works being undertaken on the site. The new application is largely the same as the previous application apart from some changes to:

- Landscaping – amendments across the site layout.
- Bicycle parking – increase of 100 no. to a total of 200 no. (as conditioned under the previous application) and
- 2 no. new pedestrian accesses to adjacent lands – the addition of the eastern pedestrian access.

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The proposed development has been assessed in full and the amendments from the previous permission noted.

Zoning and Council Policy

The subject site is located within zoning objective 'RES': *'To protect and/or improve residential amenity'* under the South Dublin County Development Plan 2016-2022. Under this zoning objective 'Education' is Open for Consideration'. The proposed development is for alterations and extensions to an existing education use.

It is Council policy, Policy C9 Objective 5 of the County Development 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 therefore considered that the proposal is acceptable in principle subject to detailed assessment against the principles of proper planning and sustainable development, and the relevant policies, objectives and standards set out in the County Development Plan.

Residential and Visual Amenity

The proposed development includes the following works:

- the creation of a new vehicular entrance off Esker Drive with the existing entrance becoming exit only;
- minor alterations to the elevations and arrangements of functions to the existing single storey school building;
- the construction of a new one and two storey extension of 5620sq.m to accommodate a Special Education Needs Unit; a PE hall; teaching spaces and associated ancillary functions;
- the temporary relocation of one existing pre-fabricated building during the construction works; the removal of all pre-fabricated buildings upon completion; the provision of a temporary car parking during construction;
- the provision of 92 permanent car park spaces and 200 bicycles spaces;
- the revision of the site layout to now include 6 ball courts; a secure play area for the SEN unit; and
- the creation of 2 secure pedestrian gates linking the school lands to the adjacent local authority park land and playing fields.

Minor alterations to the elevations and arrangements of functions to the existing single storey school building

The proposed development would involve amendments to the existing main school building. These amendments are largely as a result of the new extension or in order to meet Department of

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Education Guidelines and fire safety requirements. This includes the creation of a dedicated pupil entrance on the northern elevation, consisting of a new full height double glazed screen incorporating automatic sliding doors. The existing entrance also on this elevation would be retained and used as a dedicated teacher and visitor entrance. The existing P.E. hall in the north west corner of the building would be amended to a general purpose assembly hall. Internal amendments and external fire exit doors are required to cater for this change. The high level windows on this section of the building would be replaced to provide for openings for ventilation.

Windows on the southern and northern elevations would be modified to address the current shortfall in ventilation and daylight requirements. Amendments are also required to provide linkages to the new extension, an increased staff space and entrance area, and other amendments to comply with fire safety requirements. Overall, the proposed elevational changes and internal modifications are not considered significant and would not have a significant impact in terms of residential and visual amenity. These are therefore acceptable to the Planning Authority.

Proposed one and two storey extension

The proposed development would provide for a 2 storey extension to the east and south of the existing main school building. The extension would be linked to the main school building by 2 no. internal links with a landscaped courtyard between the buildings. The new extension would accommodate a Special Education Needs Unit, multipurpose hall with associated storage, changing rooms and balcony fitness area, 8 no. classrooms, various specialist teaching spaces for technical and computer based subjects and ancillary functions. There would be a secure play area for the Special Education Needs Unit to the east of the extension.

In terms of design, the extension would be made up of a range of building and roof forms (largely mono-pitched and pitched) that are considered to be cohesive and complement the existing school buildings. The proposed external materials and finishes would be self-finished render to selected colour(s), aluminium windows and proprietary standing seam metal sandwich panel system for the roof. These would complement the existing buildings onsite and surrounding area. The overall design is considered to be appropriate and in keeping with the existing buildings.

At the closest points the proposed extension would be setback approx. 65.7m from the western boundary and approx. 25.7m from the northern (front) boundary. It would not sit forward of the existing front building lines of the existing main school building. At the closest points it would be located approx. 10.9m from the southern boundary and approx. 84.3m from the eastern boundary. The closest existing residential development is to the north of the site along Esker

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Drive. The proposed extension would be well setback from this development and would therefore not have a significant impact on existing residential amenity.

The tallest element of the proposed extension would be the multipurpose hall at approx. 13.5m in overall height. The remainder of the extension at one to two storeys would extend approx. 5.9m to 12.2m in height. The existing building is approx. 11.4m in overall height. The tallest elements of the proposed extension are located in the southern and eastern parts, away from the streetscape and existing residential development.

Given the scale, design and location of the proposed extension it is considered that it would not have a significant negative impact in terms of residential and visual amenity.

Removal of pre-fabricated buildings, new accesses and revision of site layout

The fields in the east of the site would be redesigned to provide for 4 no. ball courts (that can act as overflow car parking for out of hour use of the multipurpose hall), grassed kickabout area and landscaping. The pre-fabricated blocks in the south west of the site would be removed and replaced with further car parking and a further 2 no. ball courts (that could also be used as overflow car parking). The removal of these pre-fabricated structures is to be welcomed. A permanent detached block would remain in the south west of the site, to the south of the main school building.

The applicant states that the multipurpose hall and other facilities such as the ball courts have been designed so that they can be isolated from the rest of the school for out of hours use by the school, community use or other groups. Having regard to Policy C9 Objective 7, which is to promote and support shared use of school facilities for community use outside of school hours, this is to be welcomed. The H.S.E. Environmental Health Officer has raised concerns regarding noise from the ball courts at the northern part of the site. This is discussed further below in this report and can be addressed via **condition**.

Additional pedestrian accesses would be provided on the southern and eastern boundaries. The accesses would connect to the adjacent areas of open space (zoned Open Space). The applicant states that these gates would be under the sole control of the school and be locked during out of school hours to limit trespassing. These accesses should be agreed with SDCC by way of **condition**.

Phasing

The applicant has submitted a Site Plan (Phasing Plan). Phase 1 would largely involve removing or temporarily relocating (onsite) pre-fabricated structures and creating temporary car parking, pedestrian routes etc for during construction. Phase 2 involves the construction of the extension

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and other site works. Phase 2A would involve most works to the existing school building. The remainder of the proposed works would occur in Phase 3. It is acknowledged that this phasing is required to ensure that the school can still sufficiently function during works and is therefore acceptable.

Landscaping

The proposed development would involve the removal of a number of existing trees and vegetation on site. This includes for removal 2 existing tree lines along the eastern boundary and to the south east of the existing building. It was conditioned under the previous permission that the existing line of mature trees that make up the eastern boundary be retained. The proposed subject development shows this tree line removed and replaced. An arboricultural report and drawings have been submitted in support of this, however, it is noted that these are dated May 2017.

An updated arboricultural survey and report on existing trees onsite should be undertaken given the length of time since the previous. This can be addressed by way of **condition**. The Planning Authority would still have concerns regarding the removal of the eastern tree line and whether this can be justified. A bat survey and report of the site should also be submitted, particularly in regard to the existing vegetation onsite. Any recommendations from these reports should be taken into consideration.

The existing street trees along the outside of the site on the northern and western boundaries would be retained. There are 3 existing street trees that would have to be removed to make way for the new vehicular access. The submitted arboricultural drawings do not show these as being removed. The updated arboricultural report and drawings submitted via condition should accurately reflect this.

The applicant has indicated that all existing boundary treatments are to remain apart from where new accesses are proposed and along the eastern boundary. The existing palisade fencing along the eastern boundary would be removed and replaced with same. If the tree line along the eastern boundary is to be removed as part of the above recommended condition, details of the treatment of this boundary should be agreed by way of **condition**.

The Public Realm Section has reviewed the proposed development and has no objection subject to conditions:

SUDS

There is a lack of SuDS (Sustainable Drainage System) shown for the proposed development. It is proposed to attenuate storm water run-off using below ground attenuation system. Natural SUDS features shall be incorporated into the proposed drainage system. The SUDS shall be an

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integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022.

A SuDS strategy should be developed for the proposed development which takes account of quantity, quality, and amenity issues. The design of SuDS features is required to be of high quality to achieve a multifunctional space for amenity, biodiversity and surface water management. The proposed SuDS features should aid the maintenance of the existing greenfield runoff rates or potentially reduce the amount of surface water entering the piped surface water system.

The current proposed drainage system needs to be developed further in order to sustainably manage surface water through a natural hydrological regime or SUDS scheme within the development. The philosophy of SUDS is an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and habitat/biodiversity enhancement. SuDS that should be considered for the SHD development include:

- *Bio retention systems*
- *Infiltration systems*
- *Tree pits*
- *Channel rills*
- *Green area detention basins*
- *swales*

The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.

The Public Realm Section has assessed the proposed development in accordance with the policies and objectives of the County Development Plan 2016-2022 and with best practice guidelines and recommends the following:

1. Implementation of Landscape Plans

- a) The Landscape Plan Dwg. No. LU.01-DR-2001 and associated detailed plans shall be implemented in full, within the first planting season following completion of the development (completion of works on site).*
- b) All hard and soft landscape works shall be completed in full accordance with the approved Landscape Plan.*
- c) All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-*

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planting maintenance works shall be carried out in accordance with the requirements of BS : 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).

d) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012 "Trees in Relation to Design, Demolition and Construction - Recommendations".

e) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted

REASON: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

2. Retention of Arborist during Construction Works

The Project Arboriculturist shall be retained by the developer for the duration of the project, to pay periodic site visits as appropriate to ensure that construction works will not compromise the agreed and approved tree protection, to ensure general strict adherence of the developer with all recommendations laid out in the Arborists report and to offer any further advice to the developer on the matter of trees as may be required from time to time.

REASON: In the interest of the tree protection, retention and preservation, biodiversity and amenity.

3. Tree Bond

A maximum of two weeks from the date of the Commencement Notice and prior to the commencement of works on site, a Bond or bank draft to the value of €10,000 shall be lodged with South Dublin County Council as a security for the protection of the existing trees and hedgerows on site which are to be retained, as per the Arborists report, by Arborist Associates.

This bond will be released twelve months after the completion of all site works once it has been ascertained that all trees specified for retention have been preserved in their prior condition and have suffered no damage and the developer has complied with the requirements of the Planning Authority in relation to tree protection. If the trees show any deterioration twelve months after completion of development, the Council reserves the right to partially or fully sequester this bond in order to undertake compensatory planting elsewhere in the vicinity of this site, based on the Councils inspection and estimation of the damage caused.

REASON: In the interest of tree protection and the proper planning and sustainable development of the area.

4. Retention of Landscape Architect & Certificate of Effective Completion

The Landscape Architect shall be retained by the developer for the duration of the project, to pay periodic site visits to ensure that construction works will not compromise the agreed and

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approved landscape development, to ensure adequate protection of the existing trees approved for retention and to supervise the implementation of the landscape plans from start to finish.

A certificate of effective completion for the agreed and approved landscape scheme shall be submitted to the Planning Authority upon completion of the landscape works, such certificate to be prepared by the qualified Landscape Architect for the project.

REASON: To ensure the provision of a reasonable standard of landscape in accordance with the approved designs.

5. Tree Protection Plan

A tree protection plan for all trees, shrubs and hedgerows specified for retention shall be compiled by a qualified Arborist and shall be submitted to and agreed in writing with the planning authority prior to commencement of any work on site. No development works shall be carried out within any area of protection required by the Tree Protecting Plan. In particular there shall be no parking of vehicles, placing of site huts, storage compounds or topsoil heaps, storage of chemicals or lighting of fires within such protection areas.

REASON: To protect the trees, shrubs and hedgerows specified for retention in the interest of amenity.

6. SuDS

No development shall take place until details of the implementation; maintenance and management of a suitable SUDS scheme for the proposed development has been submitted to and approved by the Planning Authority. Those details shall include:

- (i) A drawing to show how surface water shall be attenuated to greenfield run off rates.*
- (ii) Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc*
- (iii) SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.*
- (iv) The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.*

REASON: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal, in accordance with policies under Section 8.4.0 Sustainable Urban Drainage Systems of the CDP 2016-22 in particular G5 Objective 1 and G5 Objective 2.

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The report from Public Realm is noted and should be **conditioned** as such. It is Council policy to limit surface water run-off through the use of SUDS and avoid the use of underground attenuation and storage tanks. Full consideration should therefore be given to providing above grounds SUDS.

Access and Parking

The proposal would involve an increase in current car and bicycle parking provision to 92 car parking spaces and 200 bicycle parking spaces. The proposed total number of classrooms would be 63. The County Development Plan requires 1 car parking space per classroom in Zone 1, and the proposed 92 would exceed this requirement. However, it is noted that the parking would be used by both parents and teachers and, as the applicant has stated, there would be events such as graduation, parent teacher meetings etc. where additional car parking would be required. The proposed car parking level is therefore acceptable to the Roads Department and Planning Authority in this instance.

The previous permission proposed a total of 100 bicycle parking spaces, however, by way of condition this was to be increased to 200 to encourage cycling. The subject application provides for a total of 200 bicycle parking spaces. The site layout has been revised from the previous permission to provide for dedicated pedestrian and cycle links from the entrance and exit to the covered bicycle parking area. The proposed amendments are to be welcomed and are in line with Policy C9 Objective 6 of the County Development.

Under the County Development Plan Mobility Management Plans are required for all new schools or for existing schools where 25% or greater expansion in classrooms is proposed. The applicant has submitted a Mobility Management Plan dated May 2017. As requested by the Roads Department a new Mobility Management Plan should be submitted and agreed via **condition**.

The Roads Department has reviewed the proposed development and has no objection subject to conditions:

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description

The development of an extension to an existing school in Lucan. The provision of a new vehicle entrance and the amendment of the existing entrance to one way. With increased vehicle and bicycle parking. A preliminary construction waste management has been submitted.

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Access & Roads Layout:

the existing entrance will be exit only and the proposed entrance will be entrance only. There is a vehicle set down within the grounds. An autotrack has been provided detailing the access of fire tenders and school busses. Two new bicycle gates are proposed with a dedicated cycle lane to the bicycle parking. A new pedestrian gate to the east of the development is proposed the roads department have no objection to the location of this gate.

Permeability:

The pedestrian and cycle permeability around the development are adequate. All footpaths should be 2.0m wide to aid mobility.

Car Parking:

It is proposed to have 96 permanent car parking spaces when the development is complete. A temporary car parking arrangements will be in place during construction. 5 mobility impaired spaces are proposed. There are no spaces identified as for EV charging.

Bicycle Parking:

200 bicycle parking spaces are proposed all will be sheltered.

No Roads objections subject to the following conditions:

- 1. The applicant shall provide 10% vehicular parking spaces to be equipped with electrical charging points, REASON: In the interest of sustainable transport.*
- 2. Prior to commencement of development, the applicant shall submit a developed Construction Traffic Management Plan for the written agreement of the Planning Authority.*
- 3. A mobility management plan is to be prepared within six months of grant of permission and is to be agreed with the Planning Authority.*
- 4. Prior to commencement a developed demolition and waste management report must be submitted to the planning authority.*
- 5. Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.*

The report from the Roads Department is noted and should be **conditioned** in the event of a grant of permission.

Services and Drainage

The proposed services and drainage are similar to what was previously proposed. Water Services has reviewed the proposed development and requests further information in relation to surface water:

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1.1 The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

1.2 The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:

- *Permeable Paving*
- *Green Roofs*
- *Blue Roofs*
- *Rain Gardens*
- *Planter boxes with overflow connection to the public surface water sewer.*
- *Grasscrete*

The report from Water Services is noted. It is considered that a SuDS Strategy for the site can be agreed by way of **condition**. Since the previous permission SDCC has published the Sustainable Drainage Explanatory Design & Evaluation Guide (2022), which provides further guidance to this effect.

Irish Water has reviewed the proposed development and has no objection subject to standard conditions. This includes connection agreements if connections are proposed. This report is noted and should be **conditioned** as such.

Environmental Health

The H.S.E. Environmental Health Officer has reviewed the proposed development and requests additional information in relation to noise:

The Environmental Health Department requires additional information regarding this application to fully assess its impact on nearby noise sensitive locations.

The location of the 4 combined basketball courts is in close proximity to nearby noise sensitive locations namely residential properties on Esker Drive. The basketball courts have the potential to generate noise potentially affecting the nearby properties. As such the Environmental Health Team request

- *A noise impact assessment, carried out by appropriately qualified acoustician and competent persons, must be submitted in order to assess the potential impact of noise from the basketball courts and sports hall. It is noted that in the application documents the sports hall and basketball courts will be used outside normal daytime school hours. The proposed hours of use are not however given and the process for managing access to the facilities is also not mentioned.*
- *The noise impact assessment must detail control measures to be implemented if identified including the management of the space and the hours to which the facilities will be permitted.*

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The report from the EHO is noted. In reference to the previous permission Reg. Ref. SD17A/0164, it is considered that this can be addressed by way of **condition**. The H.S.E. Environmental Health Officer has recommended the following condition(s) in this regard:

Noise levels arising from the use of the basketball courts and sports hall shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting a person in any premises in the vicinity.

The use of and access to the basketball courts must be managed in such a manner as to prevent noise levels generated by its use affecting nearby noise sensitive properties. A procedure must be put in place whereby nearby noise sensitive properties can raise noise issues directly to the school for assessment. If noise complaints are raised a noise impact assessment must be carried out by an appropriately qualified acoustician and competent persons. The noise impact assessment must detail control measures to be implemented based on its findings.

These condition(s) should be included in the event of a grant of permission.

Screening for 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 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.

Screening for Appropriate Assessment

No information has been submitted in relation to AA screening. The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established urban area and consists of amendments and extension to an existing school. Having regard to:

- the scale and nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

Development Contributions

Proposed extension to Lucan Community College 5,620sq.m

Proposed car parking spaces 92. Overprovision of 29 spaces.

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SEA monitoring

Building Use Type Proposed: Extension to existing school

Floor Area: 5,620sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 3.23 Hectares.

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022,
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that, subject to compliance with the conditions set out below, the proposed development would be in compliance with Council policy, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

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2. Irish Water Connection Agreement.
Prior to the commencement of development the applicant or developer shall, if necessary, enter into water and/or wastewater connection agreement(s) with Irish Water.
REASON: In the interest of public health and to ensure adequate water/wastewater facilities.
3. Drainage.
 - (a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
 - (b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.
 - (c) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.
4. Roads
 - (a) The applicant shall provide 10% vehicular parking spaces to be equipped with electrical charging points.
 - (b) Prior to commencement of development, the applicant shall submit a developed Construction Traffic Management Plan for the written agreement of the Planning Authority.
 - (c) A Mobility Management Plan is to be prepared within six months of grant of permission and is to be agreed with the Planning Authority.
 - (d) Prior to commencement a developed demolition and waste management report must be submitted to the Planning Authority.
 - (e) Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.REASON: To protect the amenities of the area, comply with the South Dublin County Development Plan 2016-2022, and in the interests of the proper planning and sustainable development of the area.
5. Tree/Hedgerow Survey
 - (a) Prior to the commencement of development, the applicant/owner shall submit the following for the written agreement of the Planning Authority:
 - (i) a fully detailed tree [and hedgerow] survey and site investigation by a suitably qualified Arborist, carried out in accordance with British Standard 5837: 2012 and shall comprise three colour drawings to 1:500 scale with a written report, as follows:
 1. A Tree Survey drawing showing all existing trees/hedges on site (including the trees to

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be removed as a result of the new vehicular access), showing all trees on site in their true and current condition, regardless of the proposed development (impartial assessment of trees on site).

2. An Arboricultural Implications Assessment drawing (AIA) with Arboricultural Method Statement (AMS) (indicates the effects of proposed development on existing trees).

3. A Tree Protection Plan showing the line of protective fencing for all trees and hedges to be retained. No development works shall be carried out within any area of protection required by the Tree Protecting Plan. In particular there shall be no parking of vehicles, placing of site huts, storage compounds or topsoil heaps, storage of chemicals or lighting of fires within such protection areas.

The following aspects of the trees or hedgerows shall be addressed as part of the Tree [and Hedgerow] Survey:

(a) Location, species, girth or stem diameter, accurately planned crown spread and reference number of all trees on and adjoining the site with a stem diameter of 100mm or greater;

(b) A numbered tree condition schedule with proposals for surgery and/or other works, where applicable;

(c) Existing levels including, where appropriate, sufficient detail to allow proper consideration of existing tree protection;

(d) Location, spread and other relevant details of existing hedgerows, hedges and other significant areas of vegetation;

(e) Location and dimensions of existing watercourses, drainage channels and other aquatic features with water, invert and bank levels as appropriate;

(f) Existing boundary treatments and forms of enclosure;

(g) Existing structures, services and hard surfaces;

(h) Indication of land use, roads or other means of access, structures and natural features on land adjoining the development site;

(i) Route of existing footpaths and public rights of way on and adjoining the site.

Fully detailed information must be given on the proposals and justification for removal/retention of these trees and measures proposed to protect them during the course of the development.

(b) The trees to be retained on site are to be clearly identified and protected by suitable fencing agreed with the Council's Public Realm Section and a scheme of clearly identifiable tree felling and surgery works based on the applicants' tree survey is to be carried out prior to the commencement of any excavation or construction works on site. The applicant, developer or owner is advised to consult with the Council's Public Realm Section in advance of lodging the required survey.

(c) Following written agreement for the above, if the eastern tree line is to be removed and replaced, prior to the commencement of development, the applicant/developer shall submit for the written agreement of the Planning Authority details of the proposed eastern boundary treatment.

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REASON: In the interests of amenity, compliance with Development Plan policy, and the proper planning and sustainable development of the area.

6. Bat Survey .

Prior to the commencement of development, the applicant/developer shall lodge for the written agreement of the Planning Authority a bat survey for bat usage carried out across the entire site and immediately adjoining sites to assess roosting and feeding/foraging activities and assessing potential impact on these species arising from the proposed development. No building, structure, feature or tree/hedgerow shall be altered, destroyed or removed prior to this assessment. The survey shall be undertaken by a qualified and experienced bat surveyor carrying professional indemnity insurance during the correct time of the year and under the weather conditions appropriate for a survey of such species. If bats are found to be present on the site or the immediately adjoining sites no development shall take place until the necessary permission/derogation licence has been obtained from the National Parks & Wildlife Service. Any recommendations from the report shall be appropriately incorporated into the development.

REASON: In the interests of bat protection as any interference with protected species such as bats and disturbance or destruction of their roosting sites, in particular, is a prosecutable offence under the EU Habitats Directive and S.I. No. 477 of 2011 (European Communities (Birds And Natural Habitats) Regulations 2011).

7. Implementation of Landscape Plans.

(a) Prior to the commencement of development, the applicant/developer shall submit for the written agreement of the Planning Authority, following consultation with SDCC's Public Realm Section if required, details of the proposed eastern and southern pedestrian accesses, including how the accesses would be managed in terms of opening hours.

(b) Save for any amendments required as a result of (a) above, the Landscape Plan Dwg. No. LU.01-DR-2001 and associated detailed plans shall be implemented in full, within the first planting season following completion of the development (completion of works on site).

(c) All hard and soft landscape works shall be completed in full accordance with the approved Landscape Plan.

(d) All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of BS : 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).

(e) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'.

(f) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging

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plants of similar size and species to those originally required to be planted

REASON: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

8. Retention of Arborist during Construction Works

The Project Arboriculturist shall be retained by the developer for the duration of the project, to pay periodic site visits as appropriate to ensure that construction works will not compromise the agreed and approved tree protection, to ensure general strict adherence of the developer with all recommendations laid out in the Arborists report and to offer any further advice to the developer on the matter of trees as may be required from time to time.

REASON: In the interest of the tree protection, retention and preservation, biodiversity and amenity.

9. Tree Bond

A maximum of two weeks from the date of the Commencement Notice and prior to the commencement of works on site, a Bond or bank draft to the value of €10,000 shall be lodged with South Dublin County Council as a security for the protection of the existing trees and hedgerows on site which are to be retained, as per the Arborists report, by Arborist Associates.

This bond will be released twelve months after the completion of all site works once it has been ascertained that all trees specified for retention have been preserved in their prior condition and have suffered no damage and the developer has complied with the requirements of the Planning Authority in relation to tree protection. If the trees show any deterioration twelve months after completion of development, the Council reserves the right to partially or fully sequester this bond in order to undertake compensatory planting elsewhere in the vicinity of this site, based on the Councils inspection and estimation of the damage caused.

REASON: In the interest of tree protection and the proper planning and sustainable development of the area.

10. Retention of Landscape Architect & Certificate of Effective Completion

The Landscape Architect shall be retained by the developer for the duration of the project, to pay periodic site visits to ensure that construction works will not compromise the agreed and approved landscape development, to ensure adequate protection of the existing trees approved for retention and to supervise the implementation of the landscape plans from start to finish.

A certificate of effective completion for the agreed and approved landscape scheme shall be submitted to the Planning Authority upon completion of the landscape works, such certificate to be prepared by the qualified Landscape Architect for the project.

REASON: To ensure the provision of a reasonable standard of landscape in accordance with the approved designs.

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11. SuDS

No development shall take place until details of the implementation; maintenance and management of a suitable SUDS scheme for the proposed development has been submitted to and approved by the Planning Authority, following consultation with SDCC's Public Realm Section and Water Services Department if required. Those details shall include:

- (i) A drawing to show how surface water shall be attenuated to greenfield run off rates.
- (ii) Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc
- (iii) SuDS Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.
- (iv) The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.

REASON: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal, in accordance with policies under Section 8.4.0 Sustainable Urban Drainage Systems of the CDP 2016-22 in particular G5 Objective 1 and G5 Objective 2.

12. Noise Impact

Noise levels arising from the use of the basketball courts and sports hall shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting a person in any premises in the vicinity.

The use of and access to the basketballs courts must be managed in such a manner as to prevent noise levels generated by its use affecting nearby noise sensitive properties. A procedure must be put in place whereby nearby noise sensitive properties can raise noise issues directly to the school for assessment. If noise complaints are raised a noise impact assessment must be carried out by an appropriately qualified acoustician and competent persons. The noise impact assessment must detail control measures to be implemented based on its findings.

REASON: In the interests of public health.

13. Signage.

No advertising sign(s) or structure(s) (including any signs installed to be visible through windows), banners, canopies, flags, or other projecting elements shall be erected except

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those, which are exempted development, without the prior approval of the Planning Authority or An Bord Pleanála on appeal.

REASON: In the interest of visual amenity, compliance with development plan policies and the proper planning and sustainable development of the area.

14. Minimise Air Blown Dust.

During the construction and or 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. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

15. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

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

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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.

16. Operational Noise.

(a) Noise due to the normal operation of the proposed development, expressed as LAeq over 15 minutes at the façade of any noise sensitive location, shall not exceed the daytime background level i.e. 0700 – 1900 by more than 10 dB(A) and shall not exceed the background level for evening and night time (currently 19:00 – 07:00) as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006 .

Clearly audible and impulsive tones at noise sensitive locations during evening and night as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be avoided irrespective of the noise level.

(b) Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any residence, adjoining premises or public place in the vicinity.

(c) All mechanical plant and ventilation inlets and outlets should be sound insulated and/or fitted with sound attenuators as necessary to ensure that the noise level as expressed as LAeq over 15 minutes at 1 meter from the façade of any noise sensitive location does not exceed the background level by more than 10 dB(A) for daytime and shall not exceed the background level for evening and night time (currently 19:00 – 07:00) as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006.

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, and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

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NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; please apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

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REG. REF. SD22A/0078

LOCATION: Lucan Community College, Esker Drive, Lucan, Co. Dublin



**Colm Harte,
Senior Executive Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 09/05/2022



**Mick Mulhern, Director of Land Use,
Planning & Transportation**