

Comhairle Chontae Atha Cliath Theas

PR/0784/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0124 **Application Date:** 26-Apr-2022
Submission Type: New Application **Registration Date:** 26-Apr-2022

Correspondence Name and Address: Francis Noel Duffy 39, Stocking Wood Copse,
Rathfarnham, Dublin 16, D16 K5C3

Proposed Development: Extend the existing two storey building on site that provides after-school education to students in the area, where the new building will facilitate second and third level students; a new shared entrance serving both buildings; proposed extension is a two storey building, matching the scale and massing of the existing building; the building has been designed to achieve a Net Zero Whole Life Carbon standard and this in part is achieved by an external brick skin, a cross laminated timber structural system, harnessing of natural light and extensive use of photovoltaic solar panels; the building programme will provide a lecture theatre, a science laboratory, classrooms, a reading room, offices, a central atrium, and a kitchen facility; the flat roof will carry solar photovoltaic solar panels and a biodiversity outdoor classroom, and all associated site works; relocate the muga within the complex to the east of the existing building and provide additional outdoor sports equipment; all proposed boundary fencing will match the existing boundary treatment in size and material.

Location: Durkan Centre, Fortunestown Way, Jobstown, Dublin 24, D24 W284

Applicant Name: Citywise Education

Application Type: Permission

(CM)

Description of site and surroundings

The site accommodates the “Citywise Education & Outdoor Centre” which features a 2-storey education building and a multi-use games area (MUGA) to its west. Car parking is provided to the rear of the building and accessed via a vehicular entrance to the east of the building. To the east of this facility, a greenfield public open space, triangular in shape, has been included within the red line boundary of the development.

Comhairle Chontae Atha Cliath Theas

PR/0784/22

Record of Executive Business and Chief Executive's Order

The site is bound by residential development to the south and a childcare and community centre to the west. To the north, the site is proximate to Jobstown Park and Tallaght Leisure Centre.

Site Area – Stated as 6.3439 ha. (Measured as less than 1 Ha.)

Site Visit: 14/6/22

Proposal

- Extend the existing two storey building on site that provides after-school education to students in the area, where the new building will facilitate second and third level students; a new shared entrance serving both buildings;
- Proposed extension is a two storey building, matching the scale and massing of the existing building; the building has been designed to achieve a Net Zero Whole Life Carbon standard and this in part is achieved by an external brick skin, a cross laminated timber structural system, harnessing of natural light and extensive use of photovoltaic solar panels;
- The building programme will provide a lecture theatre, a science laboratory, classrooms, a reading room, offices, a central atrium, and a kitchen facility;
- The flat roof will carry solar photovoltaic solar panels and a biodiversity outdoor classroom, and all associated site works;
- Relocate the muga within the complex to the east of the existing building and provide additional outdoor sports equipment;
- All proposed boundary fencing will match the existing boundary treatment in size and material.

Zoning

The site is subject to land-use zoning objective 'RES' – "To protect and/or improve residential amenity."

SEA Screening

No overlaps indicated with the relevant layers.

Consultations Received

Environmental Services	Requests Additional Information.
Irish Water	No objection, subject to conditions.
Public Realm	Requests Additional Information.
Roads	Requests Additional Information.

Comhairle Chontae Atha Cliath Theas

PR/0784/22

Record of Executive Business and Chief Executive's Order

Observations/Representations/Submissions

None Received.

Planning History

None found.

Planning Enforcement

None.

Pre-Planning Consultation

PP094/21 – Preplanning discussion held with Colm Maguire, Executive Planner, on 8th December 2021.

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

Chapter 3 Community Infrastructure

Section 6.3.0 Walking and Cycling
Policy TM3 Walking and Cycling

Section 6.4.4 Car Parking
Policy TM7 Car Parking

Section 7.1.0 Water Supply & Wastewater
Policy IE1 Water & Wastewater

Section 7.2.0 Surface Water & Groundwater
Policy IE2 Surface Water & Groundwater

Section 7.3.0 Flood Risk Management
Policy IE3 Flood Risk

7.7.0 Environmental Quality
Policy IE6 Environmental Quality

Section 8.0 Green Infrastructure
Policy G5 Sustainable Urban Drainage Systems
Policy G6 New Development in Urban Areas

Section 9.3.1 Natura 2000 Sites
Policy HCL12 Natura 2000 Sites

Comhairle Chontae Atha Cliath Theas

PR/0784/22

Record of Executive Business and Chief Executive's Order

Section 10.0 Energy

Policy E3 Energy Performance in Existing Buildings

Policy E4 Energy Performance in New Buildings

Policy E5 Waste Heat Recovery & Utilisation

Table 11.18: Key Principles for Development within Enterprise and Employment Zones

Section 11.2.1 Design Statements

Section 11.2.5 Enterprise and Employment Areas

Section 11.2.7 Building Height

Section 11.2.8 Signage – Advertising, Corporate and Public Information

Table 11.19: Signage – Types of Signs, Restrictions on Use and Design Criteria

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 11.4.4 Car Parking Design and Layout

Section 11.4.6 Travel Plans

Section 11.6.1 (i) Flood Risk Assessment

Section 11.6.1 (ii) Surface Water

Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)

Section 11.6.1 (iv) Groundwater

Section 11.6.1 (v) Rainwater Harvesting

Section 11.6.1 (vi) Water Services

Section 11.6.3 Environmental Hazard Management

Section 11.6.3 (i) Air Quality

Section 11.6.3 (ii) Noise

Section 11.6.3 (iii) Lighting

Section 11.6.4 Major Accidents – Seveso Sites

Section 11.6.5 Waste Management

Section 11.7.2 Energy Performance In New Buildings

Section 11.8.0 Environmental Assessment

Relevant Government Policy

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

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

Comhairle Chontae Atha Cliath Theas

PR/0784/22

Record of Executive Business and Chief Executive's Order

The Planning System and Flood Risk Management Guidelines for Planning Authorities
Department of the Environment, Heritage and Local Government and OPW (November 2009).

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

Assessment

The main issues for assessment are:

- Zoning and Council Policy
- Letter of Consent
- Visual Impact
- Public Realm
- Access, Transport and Parking
- Water Services
- Phasing
- Screening for Appropriate Assessment
- Screening for Environmental Impact Assessment

Zoning and Council Policy

The site is subject to land-use zoning objective 'RES' – "To protect and/or improve residential amenity." The proposed development includes 'education,' and 'open space' uses. Open space uses are permitted in principle under this zoning objective. Education uses are 'open for consideration' under this zoning objective.

As per section 11.1.1 (ii) of the Plan,

"Land uses that are listed as 'open for consideration' in the land use zoning tables may be acceptable to the Planning Authority subject to detailed assessment against the principles of proper planning and sustainable development, and the relevant policies, objectives and standards set out in this Plan.

Proposed uses in this category will be subject to full assessment on their own merits and particularly in relation to their impact on the development of the County at a strategic and a local level. Such uses may only be permitted where they do not materially conflict with other aspects of the County Development Plan."

The proposed development would intensify the existing education use on the site, by way of providing an additional education building. The 'open space' element of the development, a Multi Use Games Area (MUGA), entails the relocation, within the site, of an existing use.

Comhairle Chontae Atha Cliath Theas

PR/0784/22

Record of Executive Business and Chief Executive's Order

Each use will be assessed against the impact it will have on adjoining residential development.

Letter of Consent

The applicant has provided a letter of consent from SDCC, who are the landowners on the site. This is noted.

Visual Impact

New Building

The proposed education building will be 3 storeys in height and will feature a 'biodiversity outdoor classroom' at roof level. It would be located 20.1 metres from the 2-3 storey childcare centre to the west, and at a significant remove from residential development to the south.

MUGA

There is an existing multi-use games area on the site. The proposed development would see this transferred to lands to the east of the education centre, all within the red line boundary of the site. The new MUGA would be closer to residential development, being overlooked from the rear and sides of houses on Bawnlea Avenue and Bawnlea Close. The applicant has proposed to plant trees between the MUGA and the houses – this would provide a visual and acoustic barrier. It is noted that the Public Realm Department has sought more information regarding the tree planting on the site, and it is considered that this should be provided by way of **additional information**.

Otherwise, it is considered that the development would not be injurious to the residential amenities of the area by way of visual impact.

Public Realm

The proposal includes the replacement of the existing MUGA with a new MUGA to the east of the site. The MUGA is shown in drawings to contain exercise equipment, table tennis and teqball tables, and hoops. The applicant is proposing to keep the existing fencing and make good were required.

The provision of equipment as part of the new MUGA should be subject to the agreement of the Public Realm Department and this can be a **condition of permission**. The proposal to maintain the existing metal palisade boundary treatment between the education site and the proposed MUGA site is not considered to be appropriate, due to the stark defensive nature of this boundary. A softer treatment should be proposed, and this can be the subject of a request for **additional information**.

The Public Realm Department sought additional information on the following bases:

1. Lack of landscaping scheme and boundary treatment information.
2. Lack of SUDs proposals.
3. Landscape and SUDs Management and Maintenance proposal.

Comhairle Chontae Atha Cliath Theas

PR/0784/22

Record of Executive Business and Chief Executive's Order

4. Additional details required regarding tree planting: location, species, sizes, numbers and density, and programme of implementation/completion and maintenance of the trees.

In relation to SUDs, the applicant is proposing 6 no. bioretention tree pits with overflow drain to surface water drainage system. The Public Realm Department seeks additional design features and calculations.

It is reasonable that **additional information** is sought on the above issues.

Access, Transport and Parking

The SDCC Roads Department has recommended a request for additional information. The report recommends additional information is sought on the following items:

1. Proposed staff and student numbers;
2. Show delineation of car parking spaces, EV charging points, mobility impaired parking spaces, bicycle parking and pedestrian access through the development. Ensure parking aligns with County Development Plan standards (Tables 11.22 and 11.23); and
3. Submit revised layout of not less than 1:200 scale showing that fire tenders and large refuse vehicles can access/egress the site.

The Roads Department also seeks a Mobility Management Plan, Construction Management Plan and Construction & Demolition Waste Management Plan by **condition** in the event of a grant of permission.

It is considered appropriate to assess the car parking provision at the site in light of the expansion of the education facility proposed; however, the rates provided for in the County Development Plan are maximum rates and a lower provision can be allowed for. This should be reflected in the request for **additional information**. Provision of EV charging points and accessible parking should also be considered by the applicant.

In terms of fire tender and refuse access, it is appropriate that the applicant should provide a layout that satisfies the relevant requirements for obtaining a fire certificate, and similarly the applicant should show how refuse would be collected from the site. The request for **additional information** should not require full carriageway access for larger vehicles where it is not necessary or is only occasionally necessary (as per DMURS).

Water Services

Irish Water has stated no objection, subject to a connection agreement and works being to Irish Water standard details.

Comhairle Chontae Atha Cliath Theas

PR/0784/22

Record of Executive Business and Chief Executive's Order

The Environmental Services Department has sought additional information in relation to SUDs measures and calculations. This is considered to be appropriate for a **request for additional information**.

In relation to SUDs, the applicant is proposing 6 no. bioretention tree pits with overflow drain to surface water drainage system. The Environmental Services Department seeks calculations and additional features as necessary.

Phasing

The applicant proposes that the new MUGA will be installed prior to removal of the existing MUGA and delivery of the new building. This should be a **condition 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

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of a house extension.

Having regard to:

- the small scale and domestic 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.

Conclusion

The proposed development is acceptable in principle, however a number of issues require additional information prior to a grant of permission; these include SUDs; landscape and trees; boundary treatments; landscape maintenance; user numbers, mobility & parking rates; ECV and accessible parking spaces; bicycle parking; waste collection and fire access.

Comhairle Chontae Atha Cliath Theas

PR/0784/22

Record of Executive Business and Chief Executive's Order

Recommendation

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

1. Landscape.

(A) There are concerns with the lack of information submitted in terms of a landscaping scheme and boundary treatment for the proposed development. The applicant is requested to submit a landscape design rationale and comprehensive and detailed proposals, prepared by a qualified Landscape Architect. Such proposals should include a scaled landscape plan(s) with cross-sections, showing the layout and hard and soft treatment of all boundaries, features, external areas and green spaces. The proposals should be accompanied by specifications for materials, workmanship and maintenance, together with proposed design details. Hard landscape details are to include, where applicable, those for any proposed lighting, seating, kerbing, boundaries, edging, surfacing and water features. Soft landscape details are to include detailed planting plans and planting schedules, stating species/varieties, quantities, sizes, rootball presentation and spacings. The landscape plan should be accompanied by a timescale for its implementation, including a minimum 18-month landscape maintenance period and defects liability clause.

(B) The applicant is requested to submit a Landscape and SUDS Management and Maintenance Plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and proposed SUDS features for the approval of the Public Realm Section.

2. SUDS.

(A) The applicant has not provided site specific attenuation calculations. The applicant is required to submit an engineer's report clearly showing how storm water will be attenuated on site. The applicant must limit run off on site to greenfield run off rates in keeping with the Greater Dublin Regional code of practice for Drainage works. This report should include a site specific SAAR values, impermeability factors, contributing areas for the attenuation system and the storage provided and required.

In addition, the applicant should provide the following:

(i) Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.

(ii) Tree pits incorporating SUDS features should include a deep cellular water storage/attenuation area below the surface which acts as a soak away allowing surface water to infiltrate into the ground

(iii) 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.

(B) The applicant should explore the possibility of using additional features such as but not limited to the following, if required to limit run-off to pre-existing or greenfield rates:

Comhairle Chontae Atha Cliath Theas

PR/0784/22

Record of Executive Business and Chief Executive's Order

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

(C) 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.

(D) Additional natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc.

3. Trees.

The applicant is to provide additional details in relation to the proposed woodland planting/landscaped area to the east of the new proposed MUGA Pitch. Details of the scheme should include:

- a) The location of the proposed tree planting.
- b) A schedule of planting to comprise species, plant sizes and proposed numbers and density.
- c) A programme for the implementation, completion and subsequent management of the proposed tree planting.

4. Roads.

(A) (i) The applicant is requested to submit a summary of the proposed staff and pupil numbers at the development.

(ii) The applicant is requested to submit a revised layout not less than 1:200 scale showing the car parking, EV charging points, mobility impaired parking spaces, bicycle parking and pedestrian routes within the development. The applicant should show how their proposal compares to Table 11.22: Minimum Bicycle Parking Rates and Table 11.23: Maximum Parking Rates (Non-Residential) – SDCC County Development Plan 2016-2022.

(B) The applicant is requested to consider what access requirements there are for fire tenders and refuse vehicles. The applicant should therefore show or provide explanation for the adequacy of access to the site for the purposes of obtaining a fire certificate. The applicant should also provide details on how refuse is collected, or is proposed to be collected. Where access to the site is required for fire tenders or refuse vehicles, the

Comhairle Chontae Atha Cliath Theas

PR/0784/22

Record of Executive Business and Chief Executive's Order

applicant should show that adequate access is possible by way of auto-track drawings. The applicant should have regard for provisions in DMURS in relation to occasional access for larger vehicles (section 4.3.3).

5. **Boundary**

The applicant is advised that the Planning Authority has concerns in relation to the nature of the existing boundary proposed to be retained between the MUGA and the education use. The applicant is requested to advise on the justification and rationale for retaining such a boundary at this location.

Comhairle Chontae Atha Cliath Theas

PR/0784/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22A/0124

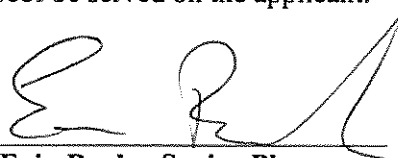
LOCATION: Durkan Centre, Fortunestown Way, Jobstown, Dublin 24, D24 W284



Jim Johnston,
Senior Executive Planner

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date: 20/6/22



Eoin Burke, Senior Planner