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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 0784	Date of Decision: 20-Jun-2022
Register Reference: SD22A/0124	Registration Date: 26-Apr-2022

Applicant: Citywise Education

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

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 26-Apr-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. 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:

- 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 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.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period, the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked “ADDITIONAL INFORMATION” and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD22A/0124

Date: 22-Jun-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**