

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24
D24 A3XC



18th July 2022

**Planning Application Register Reference SD 21A/0317
Further Information Submission**

Dear Sirs,

Please find enclosed our submission in regard to the Request for Additional Information in relation to Planning Permission Application Register Reference SD21A/0317 which refers to the provision of a Special Education Needs Unit at St. Joseph's Boys National School, Boot Road, Clondalkin, Dublin D22PY13.

The works include the demolition of part of a modern extension constructed at the southern end of the original school building in order to construct a new single storey extension to accommodate this SEN Unit. Ancillary works will include some modifications to the original classroom block and the provision of new car parking spaces in the western forecourt area.

In view of the volume of work requested in this AI request and the seasonal nature of the preparation of the Bat Survey, the time for submitting this information was extended from 24th June for a further three months to 24th September 2022.

As part of our submission we enclose the following documentation

1. The additional drawings as noted below form part of the Additional Information:

Drawing No.	Drawing Name	Scale	Size
21.04.10P	Existing & Proposed Site Layout Plan	1:500	A1
21.04.11P	Existing Ground Floor Plan	1:200/100	A1
21.04.12P	Proposed Ground Floor Plan	1:200/100	A1
21.04.13P	Existing & Proposed First Floor Plan	1:200/100	A1
21.04.08	Ramp Details	1:50	A3
P55CLON1	Services Survey	1:200	A1

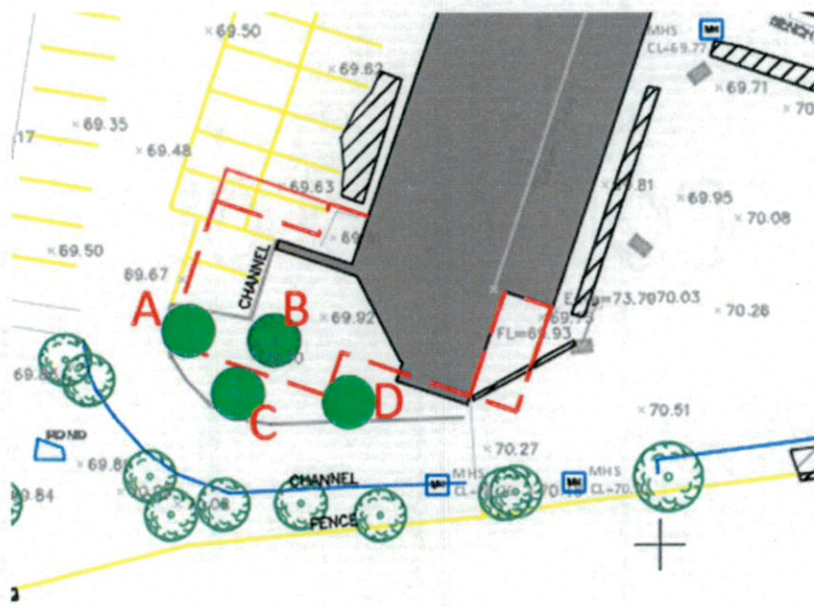


2. The school BOM retained Tir 3D who completed a full topographical survey of the site as indicated on drawing 21.04.10P which forms part of this submission. All existing trees and vegetation are identified on this survey.

The aerial map below indicates the area [highlighted orange] affected by the proposed extension which is located at the south east corner of the campus. This area will impact on some the area of trees and vegetation as illustrated on the overall Site Plan 21.04.10P.



The extract below is from Dwg No., 21.04.10P and it highlights the four affected trees A-D in relation to the new extension. The outline of the extension is indicated dashed red.



Trees A,B + C are semi mature Silver Birch in a reasonable condition. Tree D is a younger Silver Birch tree. If possible, we hope to relocate this tree elsewhere within the site. It will be necessary to remove all these trees [indicated as A, B, C and D] in order to construct the proposed extension. There are additional tyre planters located in the vicinity also which we relocate within the school grounds.



Tree A



Tree B



Tree C



Tree D

It should be noted that we have eliminated the proposal to extend the car parking in this area. Therefore, no additional trees will be affected by our proposal. All the remaining trees are semi mature, will be protected during the construction period and retained. Additional trees in areas 1 & 2, as shown in the photographs below, will also be retained.



Existing Mature Trees noted on Dwg 21.04.10P as Area 1



Existing Mature Trees noted on Dwg 21.04.10P as Area 2

To compensate for the removal of trees A, B and C, we proposed to plant additional silver birch trees on site in the area highlighted "Area 3" on the drawing 21.04.10P. This is to provide mitigation for the loss of the 3no trees. Tree D will be located to this area or an additional tree will be planted.

As a result of the elimination of the extended car parking proposal, the proposed extension will have minimal impact on the existing vegetation and trees within the general site area. In view of this considerable impact reduction, we consider that the request a Tree Survey, Impact Assessment or a Tree Protection Plan is an unnecessary expense for our clients. However, if SDCC disagree and consider that these issues should be addressed, We would ask that this be included as a Condition of Planning. If required, we would be happy to provide this information prior to any works beginning on site.

We did retain the services of Ecofact Environmental Consultants Ltd, Tait Business Centre, Dominic Street, Limerick City, to carry out the required Bat Survey which was carried out on June 9th. 2022. Copies of this Bat Report and a Biodiversity Assessment for the School are included and form part of this AI submission. The conclusion of both Reports note the minimal impact to both the Bat population and the biodiversity that this proposal will within the school site.

Drawing No. 21.04.11P indicates the extent of the Landscaping relevant to the proposed extension. We propose to provide permeable heavy duty paving to the retained car parking area.

The new trees will be in Area 3 as noted. We propose to provide soft landscaping to the perimeter of the extension. The existing planter will be retained. This soft landscaped area and the planter will contain low maintenance wildflower areas to encourage bees and add to the existing biodiversity of the areas, all as highlighted on this drawing.



Existing Planter will be retained.

3. Drawing P55CLON1 is a survey drawing from BPM Surveys of the on site foul [indicated in red] and surface water [indicated blue]. The main bulk of on site drainage is located to the north of the site and will not be impacted by the proposed extension.

Separate foul and surface water drains run to the south of the existing building and connect to the main drains on Boot Road. Both of these lines are compromised and, as part of these works, we propose to replace both pipe runs in the same location up to the connections within our site. We do not propose to carry out any works outside our site boundary. The new pipe runs, as per drawing P55CLON1, indicate how our drainage from our proposed building will link into these existing runs causing minimal impact to the existing services.

The provision of surface water attenuation from our extension will, in our view, be minimal. The total percentage of the roof area of our extension is approx. 6% of the total roof area. Our application is also confined to the south west of the site, therefore this leaves a limited amount of surface water attenuation possible and in our view the provision of water butts along with permeable paving is the best option.

4. Car and Bicycle parking in accordance with Table 11.22 and 11.23 of the *South Dublin County Council Development Plan*.

There is existing car and bicycle parking within the school site.

The designated car parking is located to the front of the building facing onto Boot Road. At present there are a total of 22 designated spaces. Please refer to dwg 21.04.10P.

For security and ease of access, bicycle and scooter parking is located within the two internal courtyards highlighted yellow on 21.14.10P. There is ample space to provide the necessary 80 bicycle spaces in these courtyards.

A breakdown of compliance is noted below.

Bicycle Parking:

With reference to the Table 11.22 of the *South Dublin County Council Development Plan* the number of bicycle space required are:

11.4.0 TRANSPORT AND MOBILITY

11.4.1 BICYCLE PARKING STANDARDS

Table 11.22 sets out Minimum Bicycle Parking rates for all new development in the County. Bicycle parking rates are divided into two main categories:

- **Long Term:** These are to be designed for use by residents and employees. Such spaces should be located in a secure area that is not freely accessible to the general public.
- **Short Stay:** These are to be designed for ease of use by the general public. Such spaces should be located in highly visible areas that are easy to access.

Table 11.22: Minimum Bicycle Parking Rates

CATEGORY	LAND USE	LONG TERM	SHORT STAY
Accommodation	Hotel ¹	1 per 5 staff	1 per 10 bedrooms
	Nursing Home	1 per 5 staff	1 per 10 residents
	Residential Apartment	1 per 5 apartments	1 per 10 apartments
	Student Accommodation	1 per bedroom	1 per 5 bedrooms
Civic, Community and Religious	Bank	1 per 5 staff	1 per 100 sqm GFA
	Community Centre Library		
	Public Institution		
	Place of Worship		1 per 10 seats
Education	College of Higher Education	1 per 5 staff 1 per 2 students	
	Crèche	1 per 5 staff	1 per 10 children
	Primary Schools	1 per 5 staff 1 per 5 students	
	Post Primary Schools	1 per 5 staff 1 per 2 students	

Total No of Staff	Total no. of Bicycle Spaces required	Existing Bicycle Spaces on site
22	5	85

Total No of Children	Total no. of Bicycle Spaces required	Existing Bicycle Spaces on site
399	80	85

Therefore, we have shown compliance with the Development Plan requirements.

Car Parking:

With reference to Table 11.23 of the *South Dublin County Council Development Plan* the number of car parking space required are:

11.4.2 CAR PARKING STANDARDS

Tables 11.23 and 11.24 set out the Maximum Parking rates for non-residential and residential development. Parking rates are divided into two main categories:

- **Zone 1:** General rate applicable throughout the County.
- **Zone 2 (Non Residential):** More restrictive rates for application within town and village centres, within 800 metres of a Train or Luas station and within 400 metres of a high quality bus service (including proposed services that have proceeded to construction).
- **Zone 2 (Residential):** More restrictive rates for application within town and village centres, within 400 metres of a high quality public transport service ³ (includes a train station, Luas station or bus stop with a high quality service).

Table 11.23: Maximum Parking Rates (Non Residential)

CATEGORY	LAND USE	ZONE 1	ZONE 2
Accommodation⁶	Hotel ⁷	1 per bedroom	0.5 per bedroom
	Mobile Home Park ⁸	1 per unit	1 per unit
	Nursing Home, Retirement Home	1 per 4 residents	1 per 8 residents
	Student Accommodation	1 per 10 bed spaces	1 per 20 bed spaces
Civic, Community and Religious	Bank Community Centre Library Public Institution	1 per 25 sqm GFA	1 per 50 sqm GFA
	Place of worship	1 per 6 seats	1 per 12 seats
	Funeral Home	1 per 20 sqm GFA	1 per 20 sqm GFA
Education	College of Higher Education	1 per staff + 1 per 15 students	1 per 2 staff + 1 per 30 students
	Crèche School ⁹	1 per classroom	0.5 per classroom

⁹ Includes Montessori, Primary Schools, Post Primary School.

Proposed No. of Car Spaces

Total No of Classrooms	Total no. of Car parking required	Existing no. of Car Parking on site	Additional no of car parking
17	17	17	Nil

Drawing no. 21.04.10P, indicates the car and bicycle parking within the site. Compliance has been met in that we have achieved the required bicycle, scooter and car spaces as defined in Table 11.22 and 11.23. We also have provision for a disabled access car parking space adjacent to the proposed SEN unit.

If you have any further queries, please contact the undersigned.

Yours faithfully,



LOUIS BURKE