

# Planning Application Report



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**DUBLIN AND DÚN LAOGHAIRE EDUCATION AND TRAINING BOARD**

PROJECT

**COLÁISTE CHILLIAIN PE HALL, GAELSCOIL NA CAMÓIGE AGUS GAELSCOIL CHLUAIN  
DOLCÁIN, OLD NANGOR ROAD, CLONDALKIN, DUBLIN 22.**

DATE

**23<sup>rd</sup> JANUARY 2017**



**A N B O I L N N | DEPARTMENT OF  
OIDEACHAIS | EDUCATION  
AGUS SCILEANNA | AND SKILLS**

# NMA

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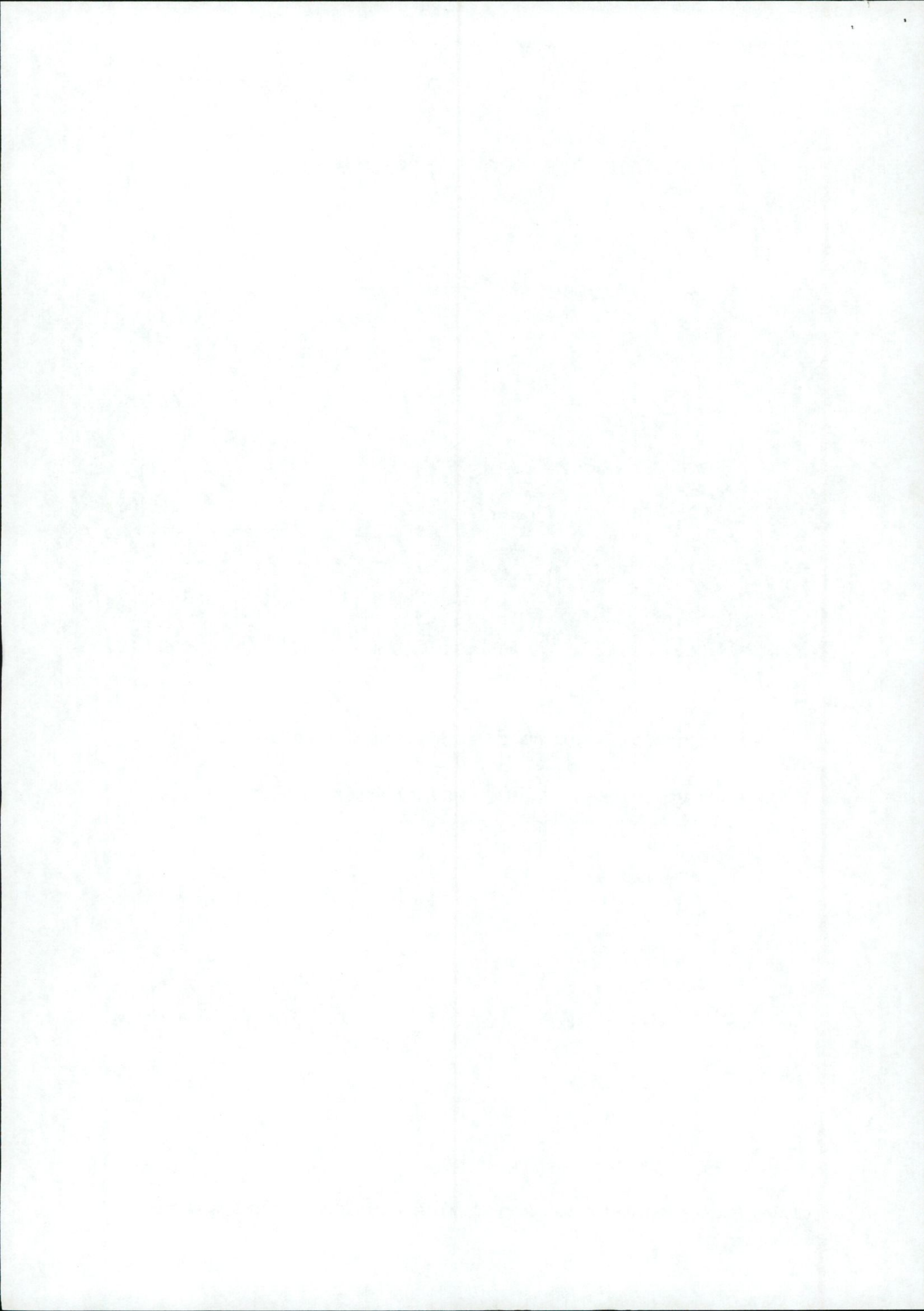
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**COLÁISTE CHILLIAIN PE HALL GAELSCOIL NA CAMÓIGE AGUS GAELSCOIL CHLUAIN DOLCÁIN CLONDALKIN DUBLIN22**

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## 1.0 Project Team

### **Project Managers:**

Rogerson Reddan + Associates Ltd.,  
78 Haddington Rd, Dublin 4.  
Tel: +353 (0)1 660 9155  
E-Mail: manager@rra.ie  
Contact: Mr. John Salley

**rogersonreddan**  
project, construction and cost managers

## 1.1 Design Team

### **Architects:**

Newenham Mulligan & Associates,  
11-12 Baggot Court, Dublin 2.  
Tel: +353 (0)1 6767400  
E-Mail: info@nma.ie  
Contact: Mr. Michael Grace / Ms Natalie Walsh

**NMA**

### **Civil/ Structural Engineers:**

Tobin Consulting Engineers  
Block 10-4, Blanchardstown  
Corporate Park, Dublin 15.  
Tel: +353 (0)1 8030401  
E-Mail: dublin@tobin.ie  
Contact: Mr. Anthony Mulligan / Mr Craig Scully

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EXCELLENCE  
IN ENGINEERING

### **Mechanical & Electrical Consultants:**

Varming Consulting Engineers  
Classon House, Dundrum  
Road, Dundrum, Dublin 14.  
Tel: +353 (0)1 487 2300  
E-Mail: GRafter@varming.ie  
Contact: Mr Paul Harrison / Mr. Gary Rafter

**Varming**  
Consulting Engineers

### **Quantity Surveyors:**

Turner & Townsend  
Duncairn House, 14 Carysfort Avenue,  
Blackrock, Co. Dublin, A94 D4E1.  
Tel: +353 (1) 400 3300  
E-Mail: mark.whitehall@turntown.co.uk  
Contact: Ms Anne Costello / Mr Mark Whitehall

**Turner & Townsend**

### **PSDP:**

Integrated Risk Solutions,  
Unit 7, 129 Cromwellsfort Road,  
Walkinstown, Dublin 12.  
Tel: +353 (1) 456 1000  
E-Mail: info@integratedrisksolutions.ie  
Contact: Mr Eamon Cummins / Mr Pat Byrne

**INTEGRATED RISK SOLUTIONS**

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**1.0 Project Background**

**1.1 Introduction**

This Planning Application has been commissioned by the Dublin and Dún Laoghaire Education and Training Board, DDLETB, for the provision of two new 16 classroom primary schools and a PE Hall at site of the post-primary school of Coláiste Chillian, Old Nangor Road Road, Clondalkin, Dublin 22. The new primary schools are Gaelscoil na Camóige agus Gaelscoil Chluain Dolcáin.

The sole purpose of this report is to accompany this Planning Application for new development of PE Hall, Gaelscoil na Camóige agus Gaelscoil Chluain Dolcáin at Colaiste Chillian, Old Nangor Road Road, Clondalkin, Dublin 22.

Since 1986, the existing school building at the site has accommodated Gaelscoil Chluain Dolcáin in a designated area to the South within the post-primary school building. Gaelscoil na Camóige is currently located in temporary accommodation on separate grounds. The School site now needs to be redeveloped to meet the educational needs of its catchment area. This assessment of need is supported by the Minister for Education and Skills who is providing funding to plan for this schools development to meet this need from September 2018.

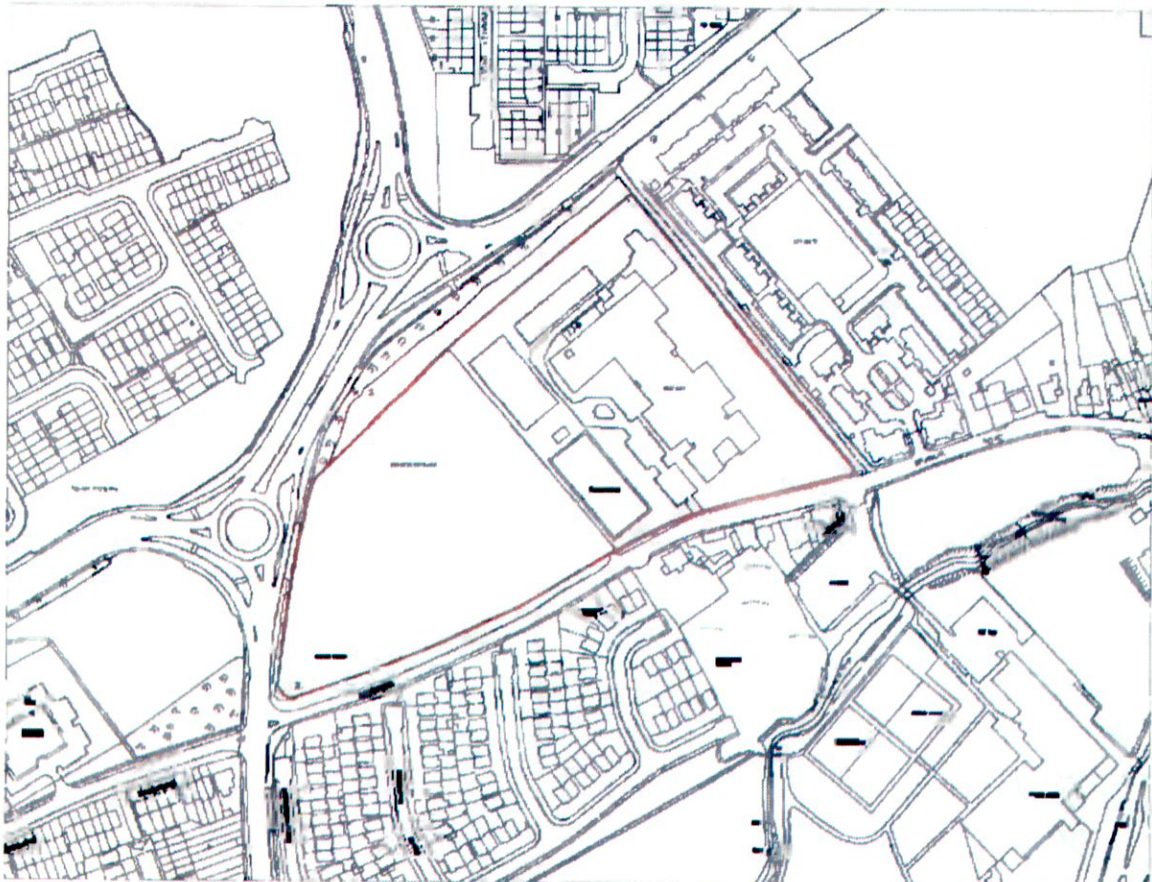


Fig. 1: Location of Coláiste Chillian Site (source: OS Ireland)

The planning application proposal accommodates 480 students in each of Gaelscoil na Camóige agus Gaelscoil Chluain Dolcáin. The PE Hall is proposed for the use of the students from Coláiste Chilliain. The site will become an educational campus managed by the existing school Coláiste Chilliain. A shared management agreement has been drawn up between the school authorities. The proposed Site Plan – 7234 P003 indicates the new landscaped areas, playing pitches, pathways and roadways that will be included in the Shared Management Agreement.

### 1.2 Site Description

The existing 4.87ha site comprises of the existing Coláiste Chilliain school site together with an adjoining field. The Coláiste Chilliain building is an existing single-storey post-primary school in Clondalkin constructed in 1981. The site is located between New Nangor Road and Old Nangor Road. The playing field which forms part of the site to the west, appears to be a green-field site. Overall the site is generally level with a banked area at the northern boundary which is thought to contain topsoil from the all-weather pitch works. The site is well serviced by existing infrastructure including paths, roads, drainage, water, electricity, gas and telecoms. The site is also bound to the East by a pedestrian walkway which also adjoins a housing development, Millpark.



Fig 2 – View from South Western boundary of site, at junction of Old Nangor Road and New Nangor Road



Fig 3 – View of pedestrian route at Northern boundary along New Nangor Road



Fig. 4 - View along pedestrian route along eastern school boundary



Fig. 5 - View of pedestrian route and North east aspect of site from New Nangor Road

Significant planting of black poplar trees is evident between the school site and field site. These specimens are appraised in the accompanying Tree Report, enclosed as part of this application. A detailed site topographical survey has been undertaken. The site accommodates falls from southwest to northeast with falls of approximately 1000mm. From southeast to northwest the falls are approximately 1480mm. There are local areas of mounded earth among the trees along the north-western boundary.



Fig 6 - View towards west of field within site

### 1.3 Adjoining properties: Existing Boundaries / Access

All boundaries to the site consist of mature hedging and palisade fence. In addition, the north-western boundary is a heavily planted area with mature trees. The existing site is bounded predominantly by a palisade fence. The fence is approx. 1.2m high. Currently road access to the site is from the Old Nangor Road at the south-eastern boundary. Along the eastern boundary, a pedestrian route links Old Nangor Road to the New Nangor Road. Coláiste Chilliaín also has gated access to this route. This laneway sits next to residential Millpark.

Southwestern, western and south-eastern boundaries all front onto Old Nangor Road and New Nangor Road.



#### 1.4 Project Planning History

The original school building was constructed in 1981.

- In 1999, a planning permission was granted on the site at Coláiste Chilliaín to provide for a small extension to existing school, incorporating staff room and toilets for Gaelscoil Chluain Dolcáin. To be built in existing internal courtyard. (Reg Ref: S99A/0145).
- In 2002, a planning permission was granted on the site at Coláiste Chilliaín to provide an extension consisting of 5 new classrooms, 2 offices and some internal alterations. (Reg Ref: SD02A/0348).
- In 2003, a planning permission was granted on the site at Coláiste Chilliaín to provide 1) To install one no. all weather sports pitch. 2) To erect 4 no. 12 meter high floodlight columns. 3) To erect a single storey dressing room building. 4) All ancillary site works. (Reg Ref: SD03A/0264).
- In 2007, a planning permission was granted on the site at Coláiste Chilliaín to provide for construction of a 91sqm two storey boiler house on the north side of the existing school building, and the construction of a 22sqm extension to an adjacent entrance corridor. (Reg Ref: SD07A/0361).
- In 2011, a planning permission was granted on the site at Coláiste Chilliaín to provide for a 41sqm extension to the front entrance area of the existing Gaelscoil consisting of alterations to the entry area, a new general office and other ancillary works for Gaelscoil Chluain Dolcáin. (Reg Ref: SD11A/0058).
- In 2015, a planning permission was granted for Coláiste Chilliaín to provide for (a) 4 temporary single storey adjoined buildings for Gaelscoil Chluain Dolcáin with a total floor area of 348sqm, all with associated access ramps/steps and railings; each building consisted of a classroom with individual toilet accommodation, connected to the existing foul and surface water systems, (b) with accessible car parking spaces (c) relocation of 7 existing car parking spaces, (d) constructing 2 additional car parking spaces and 6 additional bicycle parking spaces, (e) all associated site works. (Reg Ref: SD15A/0304).

### 1.5 Land Use Zoning

South Dublin City Development Plan Map 4 and Map 5, indicate that the site zoned as Objective RES: To protect and/or improve residential amenity. The site to the North East of the school site is the residential area of Millpark.

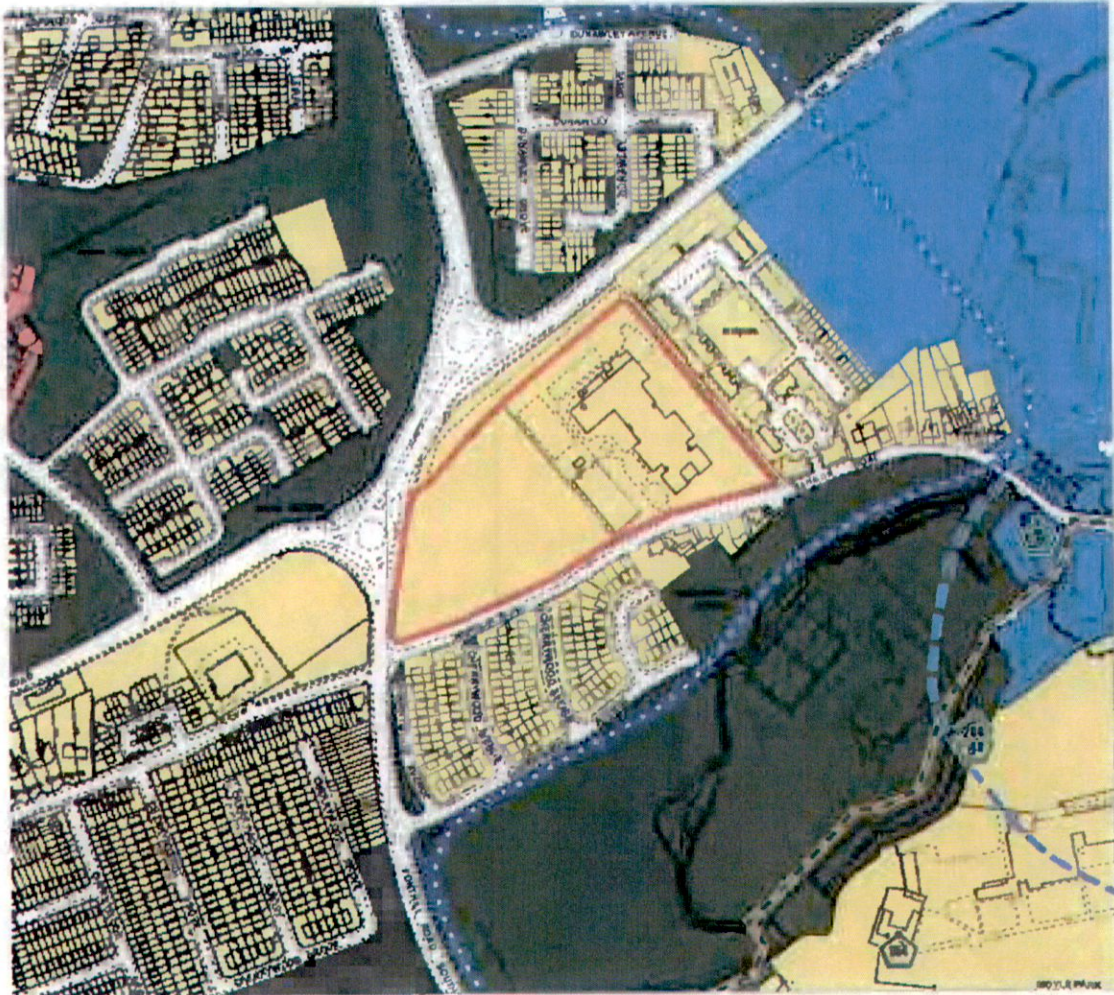



Fig 7. SDCoCo Development Plan 2016-22 Map 4 and Map 5 – Extracts

	Objective RES To protect and/or improve residential amenity
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### 1.6 Site Archaeology

An Archaeological desktop study has been carried out on the site and forms part of this application. The site is not known to contain archaeology, nor is it adjacent to known archaeological finds. The site does not contain a Protected Structure, nor is it within the curtilage of one.

### 1.7 Existing School Building Fabric: Coláiste Chilliain

The existing Coláiste Chilliain school building is a single storey structure that sits centrally on the site. The building was constructed in 1981. The main school building also provides accommodation to Gaelscoil Chluain Dolcáin.

Following Gaelscoil Chluain Dolcáin vacation of the existing building, Coláiste Chilliain will reuse the existing structure and minor internal amendments are also proposed as part of this planning application.

### 1.8 Plot Ratio

The proposal indicates an overall plot ratio of 0.24 (11,695sqm / 48,722sqm) including Colaiste Chilliain. This reflects an increase in plot ratio from existing site layout of 0.11 (5,444sqm /48,595sqm).

### 1.9 Site Coverage

The proposal indicates a site coverage of 19.6% (9,536sqm / 48,722sqm).

### 1.10 Pre-Planning consultations

Initial discussions have taken place on 01 March 2016 with South Dublin County Council Planning, Roads and Drainage Departments. At a pre-planning consultation, the Departments were supportive of the development of the school campus, in principle. Planning, roads and drainage requirements have been discussed. The main concerns of the Authority were:

- Planning of the school site: Project manager advised that the permission for the temporary classrooms would run for 3 years to facilitate this proposed project and would terminate at the end of project construction period Summer 2018.

- Zoning - SDCC advised that zoning of the site is to protect and provide for Institutional and open nature of lands. SDCC confirmed that many of the site characteristics are suburban in nature. SDCC advised that the proposal may suit that open land objective.
- Student population - NMA advised that student numbers would be approximately 960 in number for two new schools and also noted some of those students currently attend Gaelscoil Chluain Dolcáin which is located in Coláiste Chilliaín building.
- Site permeability - SDCC advised that the permeability of the site would be important especially with regard to student numbers. Access points to the site should be examined carefully and one such entry point could be a pedestrian gateway to the site at the southwestern corner along the Old Nangor Road. The Northern edge could also accommodate a pathway at existing crossing of New Nangor Road. NMA advised that the narrow land between the school site and New Nangor Road is thought to be in the remit of SDCC. NMA requested confirmation of this ownership.
- SDCC confirmed the zoning as that of Institutional zoned lands with reference to open nature of lands
- SDCC recommended phasing of school opening times to reduce peak traffic time
- Road connections - options for which were discussed
- SDCC advised that Traffic Impact Assessment was required
- Overall landscaping of combined campus requires a Landscape Architect
- SDCC proposed that drainage attenuation make reference to CFRAM

Follow-on consultations have taken place on 14 September 2016 with South Dublin County Council Planning Department and separately with the Roads Department. RRA Project Managers, NMA Architects and SDACLA Landscape architects attended this meeting. Further development of planning and roads issues with the Planning Authority were discussed:

- NMA presented the educational need and rationale for the project
- Permeability / Pathways / travel modes - During planning meetings, South Dublin County Council (SDCC) had advised at the earlier consultation that site permeability was an important concern for them. They wanted to ensure that overall pedestrian and bicycle times were improved from the schools residential catchment area and that vehicle trips were reduced where possible. The existing pedestrian route to the east of the existing schools should be utilised.

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- Bicycle Parking - SDCC advised that Bicycles parking standards have been revised for Clondalkin in 2016 and that these new standards should be applied to the scheme including any shortfall that may exist for existing school, Colaiste Chilliain. These should be covered and secure bicycles rack types. This will involve additional bicycle parking.
- Landscape Architect meeting: Stephen Diamond (SDACLA) was introduced by NMA to SDCC. NMA advised that an overall landscape site strategy would include permeability, creating clear and safe pathways for pedestrians and learning areas i.e. raised planted beds. SDACLA advised that permeability of the site was a key concept for landscape design. SDCC welcomed SDACLA's experience on the project.
- Road connections - NMA advised that Roads + Traffic agreed to keep existing gate as 'in only' gate for existing parking at Colaiste Chilliain. A single lane 'in only' gate and 'out only' double lane gate was agreed with Roads department and TCE, project engineers.
- SDCC enquired as to PE hall and plying pitches hours of use. NMA advised that evening and weekend use would be required. NMA would include this in the application. NMA confirmed that no new floodlighting would be proposed around the pitch in this application.
- NMA confirmed receipt of confirmation of SDCoCo ownership of lands to North of site

### 1.11 Campus Management

Campus management has been agreed between the school authorities to establish management of the campus, campus security and management of services. Site security and management of services have been reviewed in Design Team workshops with School Authorities to agree how the site will work in shared occupation including security, pedestrian routes, traffic routes, cctv coverage and lighting heating controls. The structure of the Campus governance agreement involves:

- a) Shared site services in terms of lighting and security
- b) Shared GP Room with Gaelscoil Chluain Dolcáin agus Gaelscoil na Camóige
- c) Phased opening times for each school (as recommended by SDCoCo). The school proposes start times of:
  - 8 30am: Coláiste Chilliain
  - 8 40am: Gaelscoil Chluain Dolcáin
  - 8 50am: Gaelscoil na Camóige

It is the intention of the schools to provide evening and weekend use of the proposed Sports facilities.

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## 2.0 Design Proposal

### 2.1 Scheme proposals showing 3d view - Gaelscoil Chluain Dolcáin agus Gaelscoil na Camóige



Fig. 8. Proposed easterly view of Gaelscoil Chluain Dolcáin agus Gaelscoil na Camóige from playing pitch

### 2.2 Description of the Proposed Development

The Department of Education and Skills project Brief entails accommodating on the site 2 new primary schools (Gaelscoileanna), a new PE Hall, existing post-primary school outdoor facilities and infrastructural requirements including existing and proposed ball-courts, play areas, bicycle parking, car parking and site landscaping. The proposed development optimises the site response for buildings of an educational nature which comply with the Department of Education and Skills project Brief.

The two new Gaelscoileanna are designed over 3 floors with shared large GP Room designed as a double height space. All classrooms face in an easterly or southerly direction in response to Department of Education and Skills design guidelines, as shown in Figure 8. Passenger lifts access all floors of accommodation.

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Fig. 9. Proposed southerly view of Gaelscoil Chluain Dolcáin agus Gaelscoil na Camóige from new access road

The proposal involves locating both Gaelscoileanna and the PE Hall accommodation around a shared grassed playing area. The proposal provides set down areas for traffic at the front of each building, thus providing a flow of traffic for safe use for students at all times, as shown in Figure 9.



Fig. 10 Proposed gateway entrance is also proposed at the junction of the Old Nangor Road and New Nangor Road

Permeability of the site was highlighted in relation to pedestrian and cycle routes to access the site close to existing routes. The proposal provides enhanced pedestrian access throughout the site. The

proposal also includes a new pedestrian entrance along the northern boundary from New Nangor Road into the school site. A new pedestrian gateway entrance is also proposed at the junction of the Old Nangor Road and New Nangor Road at the southwest corner of the site, as shown in Figure 10.

There are two new vehicular gateways proposed to the development creating a one-way flow of vehicles with an entry and exit. This one-way system will provided set-down areas on both sides of the roadway and can be used by both cars and buses. Accessible car park spaces and staff and visitor spaces are provided. These new entrances are located along the Old Nangor Road. The existing entrance to Coláiste Chillian will be retained and used as an entry only gate for Coláiste Chillian. The existing car parking will be redesigned and enhanced to provide accessible car park spaces. There will also be a connection to the new access road for vehicle exiting from Coláiste Chillian.



Fig. 11 Proposed PE Hall located to the west of Coláiste Chillian along the north boundary of the site

The new PE Hall for Coláiste Chillian is a stand-alone single storey building of double height, as shown in Figure 11. It is located next to the north boundary of the site and next to the existing Coláiste Chillian building. The proposed PE Hall adjoins playing pitches to facilitate ease of use. Internal refurbishment works are proposed to the Coláiste Chillian building. Community use of the PE hall and playing pitches are proposed as part of this proposal.



### 2.3 Scale, visual impact, proposed materials

NMA have designed the school buildings within the scheme as a three storey elements in response to site context. This approach offers appropriate site coverage over the shared campus in the context of the appropriate development of educational facilities in the Dublin Area.

The elevational response shows the classrooms fronting onto the shared green space. The school building presents a light coloured painted render with defined main entrance areas depicted with coloured elements. The light coloured painted render finish is an appropriate response with all elevations including the North and West aspect facing towards the boundary with the New Nangor Road.

The Gaelscoileanna and PE Hall are each oriented around the shared pitch to create passive surveillance to facilitate the safety of this educational campus. New and pre-existing pedestrian routes offers permeability of the site. The new road entrance and exit also proposed new pedestrian gateways. The proposed one-way traffic flow accommodates a streamlined drop-off plan for the Gaelscoileanna and PE Hall.

The elevational treatment to the Gaelscoileanna include articulated entrances are set in recessed of three storeys. The entrance to the shared GP Room adjoins the Gaelscoileanna entrance and is further recessed to create articulation along the building's facade. The GP Room elevation faces East and is located between entrances to the Gaelscoileanna. This entrance is set back from the main building faces and has a render finish in a defined green hue. All windows proposed are aluminium framed type.

### 2.4 Landscaping

See SDACLA enclosed drawings for landscape proposals.

The existing trees on the school site were surveyed and an appraisal was made of each specimen. See enclosed Tree report as part of this application. Mature trees are aligned along the Northern and Western boundaries, along with hedging and will be retained where recommended. Additional tree planting will be added as necessary, to provide screening and privacy to the school. Play spaces have been aligned to enjoy aspect of existing trees where recommended to retain.

## 2.5 Fire Safety Design

A Fire Safety Certificate Application has been prepared by NMA Architects in conjunction with this planning application.

## 2.6 Disability Access Certificate Design

A Disability Access Certificate Application has been prepared by NMA Architects in conjunction with this planning application.

## 2.7 Energy Design Strategy

A holistic approach to sustainable design has been adopted. The building has been thermally modelled using an IES building model. The design parameters involved are:

- Building Energy Rating (BER) design target of A3
- Rainwater harvesting
- Solar gain achieved with East and South facing teaching spaces
- Double glazed and window and doors thermally broken frames
- Insulated roof panel system
- Insulated cavity wall construction
- Low airtightness in building fabric as designed
- Natural ventilation with mechanical ventilation in sanitary facilities and serviced areas
- Building energy management system

The low energy approach to design exceeds mandatory energy targets.

## 2.8 Bicycle Parking

Bicycle Parking is proposed for both primary schools. These are located next to the hard court play areas for Gaelscoil Chluain Dolcáin and next to the trees at the north of the Site for Gaelscoil na Camóige. 100 no. bicycle space are provided in compliance with South Dublin County Council Development Plan 2016 - 2022 requirements: *1 per 5 staff, 1 per 5 students i.e. 4 per 20 staff and 96 per 480 students, in total 100 bicycles.*

## 2.9 Car Parking

Car Parking is proposed at both new schools at the east and west of the new entrance and also at north of access road. 26no car park spaces are provided for each new 16 classroom school which is in

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excess of South Dublin City Council Development Plan requirements: *1 per Classroom* (16 spaces per each 16 classroom school)

Existing car parking for 54no. car spaces at Coláiste Chillian are proposed to be relocated to provide accessible car park spaces.

The security aspects of the pedestrian entrances have been discussed in detail with the schools' management and the DDLETB. The fencing of the hard play courts allied to selected areas of fencing has been used to facilitate a secure inner boundary to the new primary schools. The new pedestrian gate at corner of New and Old Nangor Roads will be open for approximately 30mins at school opening and closing times and be secured thereafter.

## **2.10 Roads / Access and Traffic / Mobility Management Plan**

Refer to Tobin Consulting Engineers Report for Roads and Traffic proposals

## **2.11 Refuse Facilities**

A refuse store area is located to the West of the new vehicle entrance. It is subdivided for both Gaelscoileanna and accessible from the new access road through the campus. This area will accommodate recycled, general waste provisions as required. Collections will be made on the site through new access road. Refuse from the PE Hall will be stored in refuse provisions in Coláiste Chillian.

## **2.12 Drainage Design**

Refer to Tobin Consulting Engineers Report for overall Drainage Design.

## **2.13 Signage**

Preliminary indications of signage location is shown on the proposed image of the buildings that accompany this application. The signage is preliminary pending detailed design including compliance with relevant language requirements. We would request that signage is dealt with by way of a condition requiring submittal of further detail and approval prior to any erection of signage on the site.

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### 3.0 Summary

The School is designed in line with SDCC Development Plan 2016-2022 relevant policy and standards together with the Department of Education and Skills Primary and Post-Primary School Design Guidelines. The proposed Gaelscoileanna are set out over 3 floors with 3 access cores serving each school. Each floor level is served by a passenger lift. In addition to daily educational requirements the proposal also allows for out-of-hours use of the schools GP Room and PE Hall. The proposed schools and PE Hall are designed in compliance with current Department of Education and Skills guidelines.

The existing landscape shall be complimented with use of additional planting and landscaping providing a sensory environment to the students and staff. The existing trees and hedge boundaries have been appraised and minor works have been identified to be carried out to these.

The elevational treatment to the Gaelscoileanna include articulation of each entrance. The entrance to the shared GP Room adjoins the Gaelscoileanna entrances and is further recessed to create articulation along the building's facade. An additional road entrance and exit is proposed to provide a one-way traffic flow which accommodates a safe streamlined drop-off plan for the Gaelscoileanna and PE Hall.

The Gaelscoileanna and PE Hall are each oriented around the shared playing pitch to create passive surveillance to facilitate the safety of this educational campus while new and pre-existing pedestrian routes offers permeability of the site.