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FAO: Planning Department,
County Hall, Town Centre,
Tallaght, Dublin 24, Co. Dublin.

RE: **ADDITIONAL INFORMATION - Ref. SD22A/0124**
Planning Application at the Durkan Centre, Fortunestown Way, Jobstown,
Tallaght, D24 W284. Extension of existing building and its associated
facilities.

Job No: O519

Date: August 2022

Dear Sir/Madam,

The client has engaged a Landscape Architect, consulted with the team Structural Engineer and Fire consultant with respect to the Additional Information, all said information is attached, or covered in this letter.

The design team have also met with Laurence Colleran, Senior Executive Parks Superintendent on site to consider the landscaping & MUGA actions required. It was acknowledged the client is committed to the delivery of the project in full, and considered not necessary to require that the new playing area be installed prior to the removal of the existing MUGA. To do so would leave an unenviable choice between jeopardising public sports funding required for the completion of the MUGA (funding which will not become available until the new year) and the further postponement of commencement of construction of the new building. Any concerns could be addressed, if necessary, by requesting that both aspects of the project

proceed in tandem. It should be noted that over the past year the only users of the MUGA are those young people who frequent the existing centre.

Please find the attached additional information as requested (Six copies of the following drawings) -

Points 1, 3 & 5 (Landscape, Trees and Boundary) by

Philip J Landscape Architecture,

085 744 3332 - philip@philipjlandarch.com

Point 2 (SUDs) by

MSW & Associates

Unit 1P, KCR Estate, Ravensdale Park, Kimmage, Dublin 12

01 4450441 - info@mswconsulting.ie

Point 4 (Roads) by

Arup

Dermot O'Donnell - Associate | Fire Safety BEng CEng MIEI PMSFPE

+353 1 233 4455 - dermot.odonnell@arup.com

The Client has also noted this response for A & B.

A.

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

Currently, at any given time of day a maximum around 10 staff and 120 students would use the development. Morning use is currently by school groups, afternoon use mainly by individuals coming for clubs, study or classes. The typical age range for users is 10 to 18 years. The new extension will lead to a typical addition of four staff and around 80 additional students on site at any given time, with the additional students on site typically aged 14 years+. Future daytime use will likely mirror current use – that is, groups of students from local schools being on the premises for specific activities. The afternoon/evening use will involve individual students coming for club or academic activities. Most of the staff live locally. The zero-carbon focus of the centre is to encourage local walking or cycling to and from the premises, and the use of public transport. To this end only a minimal number of additional parking spaces are envisaged.

(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.

Please see attached layout, showing the car parking, EV charging points, mobility impaired parking spaces, bicycle parking and pedestrian routes within the development. Same by Philip J Landscape Architecture.

*B.
The applicant is requested to consider what access requirements there are for fire tenders and refuse vehicles.*

With respect to the fire tenders and fire cert compliance please note the attached design solutions from our Fire engineer Dermot O'Donnell, Arup. It is proposed that the refuse vehicles will access the site as they do currently do, therefore no change to the existing practice is envisaged!

I trust the aforementioned application is complete, please contact us if you have any concerns.

Yours faithfully,

Francis Noel Duffy M. Arch, BSc. Arch, Dip. Arch.
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