

Planning Statement

on behalf

The Department Of Education

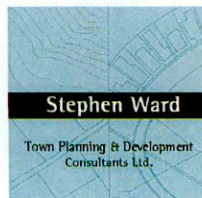
In respect of

The Proposed Development of a 2 Storey 16 Class Room Primary School with an additional 2 Classroom Special Needs Unit, General Purpose Hall and all associated and ancillary teacher and pupil amenities and facilities

at

Thomas Omer Way, Balgaddy, Lucan, Co. Dublin

(Application site is Immediately East of Kishoge Community College)

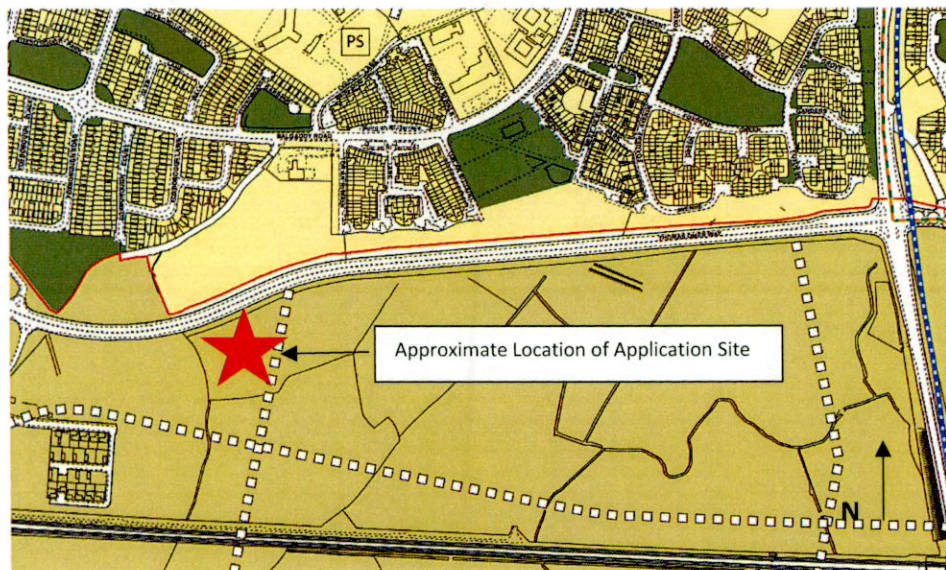


July 2022

1.0 INTRODUCTION

This is a Planning Statement for a planning application for permission for development of a 16 classroom primary school with an additional 2 classroom Special Needs Unit on a site at Thomas Omer Way, Balgaddy, Lucan, Co. Dublin. The application is made by the Department of Education and the applicant’s agent is AFEC International Limited. The development includes the construction of a new vehicular access off Thomas Omer Way. The application site extends to 1.91 hectares and is within the townland of Balgaddy. Excluding the new access road the site for the school buildings and associated facilities extends to 1.16 ha. The site is located to the east of an existing post-primary school Kishoge Community College and is located within the functional area of South Dublin County Council (SDCC) within the Clonburris Strategic Development Zone (SDZ) (2019). The SDZ Planning Scheme envisages that Clonburris will be a new urban district accommodating significant residential, community and retail uses focused on two new public transport nodes at Fonthill and Kishoge Stations. The site is identified for educational uses under the SDZ Planning Scheme.

Figure 1 – Extract from SDCC Development Plan 2016-2022



Objective SDZ – To provide for Strategic Development in accordance with Approved Planning Schemes



Approximate Location of Application Site

Content of Planning Application

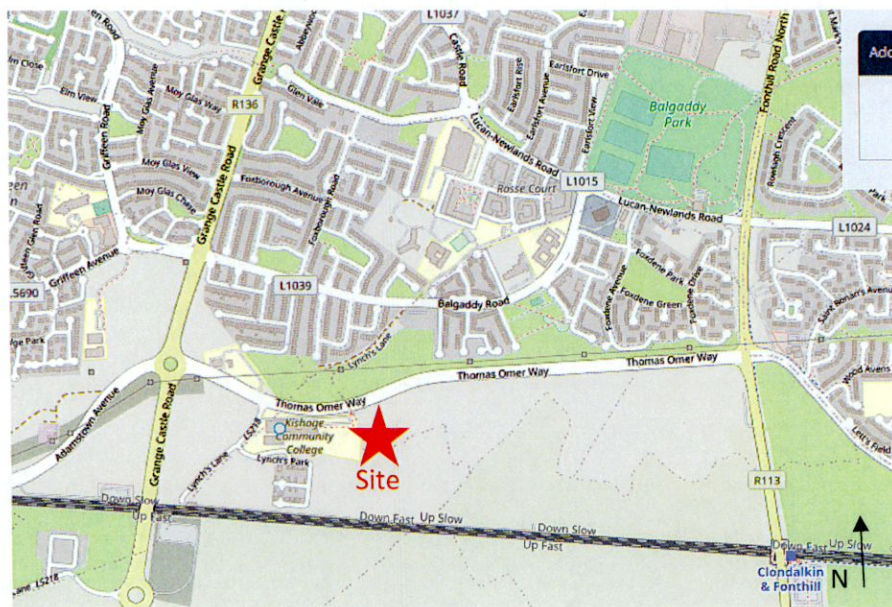
In addition to standard documents and drawings required for validation purposes, the planning application is supported by a suite of additional supporting plans and documents, including the following –

- 1) Planning Statement – Stephen Ward and Co.
- 2) Architectural Design Statement – AFEC.
- 3) CPL – Landscape Layout & Landscape Report
- 4) Site Services Layout – AFEC.
- 5) Public Lighting Layout – AFEC.
- 6) PMCE Group – TTA and MMP.
- 7) MMOS – Civil and Structural Engineering.
- 8) Moore Group – Ecological Impact Assessment and Appropriate Assessment Screening.
- 9) Charles McCorkell – Arboricultural Report and Tree Survey.
- 10) M. Tubridy – Invasive Species Report.
- 11) GNET 3D – Photomontages.

2.0 DESCRIPTION OF THE APPLICATION SITE AND SURROUNDINGS

As noted in the foregoing section, the application site is located within the townland of Balgaddy, Lucan, Co. Dublin. It has a stated area of 1.91 hectares and is bounded to the north by Thomas Omer Way beyond which lies the predominantly residential area of Balgaddy and Lucan. There is an existing post-primary school located immediately west of the site, Kishoge Community School, with a small housing development, Lynch’s Park, and community centre located to the south-west. Lands to the south and east are undeveloped at present.

Figure 2– Site Context Map



(Source – gis.epa.ie/EPAMaps)

2.0 NEED FOR PROPOSED DEVELOPMENT

The proposed development is for permanent school buildings and associated facilities. The school will initially be required as part of the Department of Education's School Remediation 'decant programme'. The 'Decant Programme' manages the relocation of pupils to alternative accommodation where existing school buildings are in need of essential remediation, repair and upgrade works and where the nature and extent of those works is such that the existing school buildings cannot remain in use or occupation during the course of the works. The proposed building will be used as a decant facility by schools in the area that are required to decant to alternative sites on foot of the findings of the programme of opening-up works and structural assessment that has been undertaken by the Department.

The buildings and facilities to be constructed on the site are permanent buildings and facilities. Upon the completion of the 'Decant Programme', the development will remain in-situ and continue to function as a primary school serving the primary educational needs of the local school going population. As such the school has been designed in accordance with the relevant suite of design and technical guidance documents published by the Department of Education and Skills.

3.0 PLANNING HISTORY

Whilst there is no recent planning history attached to the application site itself, the following planning activity on lands in the vicinity is relevant to the proposed development.

SD20A/0109 – Permission granted 16th July 2020 for a 2 storey modular class room building and a single storey toilet building at Kishoge Community College, Thomas Omer Way, Lucan, Co. Dublin

SD13A/0048 – Permission granted 26th June 2013 for the construction of a new post primary school with a capacity for 1000 pupils at Lynch's Lane, Lucan, Co. Dublin.

4.0 PRE-PLANNING CONSULTATION

The applicant has engaged in extensive pre-planning consultation with the Planning Authority. This pre-planning consultation involved two meetings between the applicant, their agent and design team and officials from the Planning, Roads and Infrastructure Sections of South Dublin County Council. These meetings were held on the 27th May 2022 and 30th June 2022.

Following from the pre-planning advice of the Planning Authority a number of design changes have been made to the proposed development. In particular, the southern boundaries of the development and the positioning of the road have been amended to ensure that the Barony Hedge that runs east-west to the south of the application site is not negatively impacted by the proposed development. The school building has been moved north on the site to better address Thomas Omer Way, taking account of the wayleave that runs east-west to the north of the site between the proposed school buildings and Thomas Omer Way itself. The building has been moved in a western direction so there is a better relationship between the built form and the cycle/pedestrian link that is positioned between the proposed new school and the Kishoge Community College. The perimeter block approach to the design has been amended so that classroom elevations face west, south

and north to provide active frontage. The northern leg is designed to allow for a further extension in an easterly direction to further accentuate the way in which the school addresses Thoman Omer Way. This element of the perimeter will be completed with the development of the lands to the east which it is understood may be developed for a Fire Station and other uses.

In addition to the above, the design of the school and its location are such that it is well positioned to serve the new residential areas of the Clonburriss SDZ. This is clear given the allocation of the site for school use under the Planning Scheme. In particular, the positioning of the school to the south of the Thomas Omer Way means that the school will be highly accessible to the new residential areas via properly planned and designed modes of sustainable transport, including walking, cycling and public transport. There may also be synergies between transport to and from the primary school and the adjoining post-primary community college, meaning less trips by private car.

5.0 THE PROPOSED DEVELOPMENT

The layout and design now proposed takes account of all of the above feedback and advice received at pre-application stage, including planning, design and engineering.

The proposed primary school has an overall gross floor area of c. 3,355sq.m and is 2 storeys in height. It will encompass 16 no. classrooms with an additional 2 classroom Special Educational Needs Unit; a General Purpose Hall and all ancillary teacher and pupil amenities and facilities.

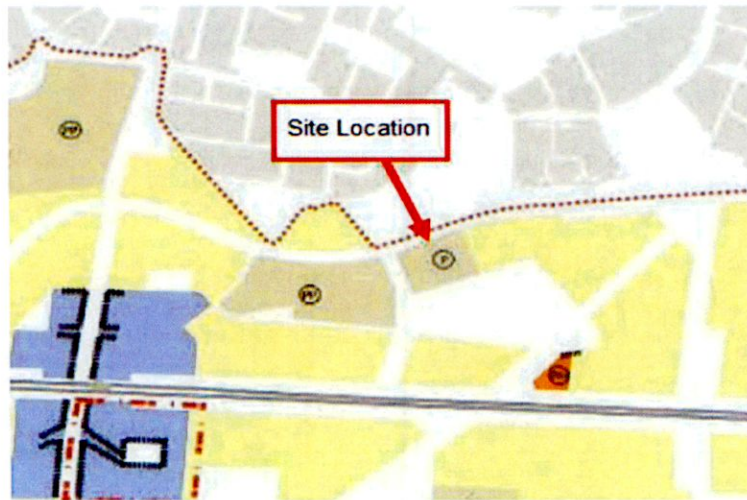
The proposed development also provides for hard and soft play areas, including 2 no. outdoor ball courts, bicycle parking, staff car parking, vehicle drop off and set down areas. Photovoltaic Panels (PV) are proposed on roofs in addition to EV Charging Points and a packaged Biomass heating plant. The proposed development also provides for all landscaping and boundary treatments and all associated site development works.

Access to the site will be via a new junction and access road off Thomas Omer Way. The new access road will run south off Thomas Omer Way and then west into the site. The proposed access road is in accordance with the Clonburriss Strategic Development Zone (SDZ) Planning Scheme and incorporates public lighting, footpaths and cycle tracks. A further pedestrian / cycle only connection to Thomas Omer Way is also proposed along the western green corridor, west of the proposed school building.

6.0 PROPOSED DEVELOPMENT AND COMPLIANCE WITH CLONBURRIS SDZ (2019) PLANNING SCHEME

Compliance with Land use Zoning - The Clonburriss SDZ Planning Scheme (2019) identifies the site as “education” in the Kishoge North East Character Area and Development Area 10 within that Character Area.

The development of the site as a school is therefore acceptable in principle. It will also complement established uses to the west of the site which accommodate Kishoge Community College.



Function – Education – Primary School





In addition to compatibility with land uses, the proposed development also complies with the following sections of the Scheme –

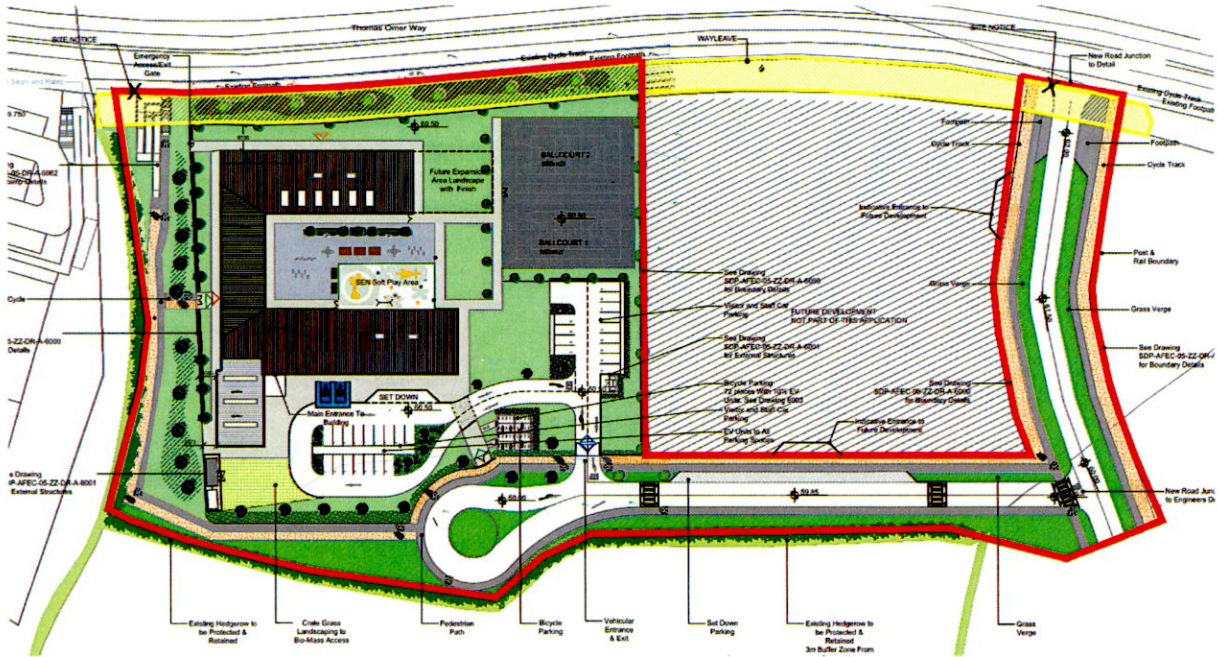
Section 2.7 of the Planning Scheme – Schools

All schools constructed within the development to include drop off/pick up zones on or immediately adjacent to the school grounds to ensure minimum traffic congestion (para. 2.7.6). Schools should be located adjacent to open space of sufficient size to allow for the participation in multiple sports and other physical recreation, with access available out of hours for community use (para. 2.7.6).

As required under Section 2.7, the proposed layout incorporates a dedicated set down area at and adjacent to the main entrance to the school building. High quality outdoor play areas are provided within the school site itself. These include 2 no. outdoor ball courts and a soft play area. In addition, the proposed park immediately to the south of the school will provide opportunities for physical recreation as well as nature-based education programmes. The southern elevation of the school faces towards the proposed Park ‘Na Cluainte Park North’

Figure 3 – Not-to-Scale Extract from Proposed Site Layout Plan by AFEC Drawing Ref. No. SDP-AFEC-05-DR-A-

1002



Section 2.8 - Built Form and Design

Key Principle: To ensure that development is laid out in a series of blocks and plots that are legible, permeable and human in scale with appropriate topography responses, building heights, street widths, urban grain and street frontages (section 2.8.1)

Building Form: Figure 2.8.2 notes the area in which the site is located as an ‘Existing Urban Block’. Buildings shall be laid out in perimeter blocks across the SDZ lands (para. 2.8.3). All perimeter blocks shall be designed according to the following principles:

Building massing to the perimeter of the block.	√
Building frontage to all sides, including the shorter sides (secondary street frontage) of the block.	
Proper design and attention to corners, avoiding dead of windowless gables.	
A continuity of building frontage which relates to the local or urban context, and avoidance of blank walls.	
An appropriate scale of buildings to provide the appropriate level of enclosure of the streets and spaces.	
Adequate back-to-back distances within the block	N/A
Appropriate buildings set-backs from the street in line with the use of ground floors	
Adequate arrangements for car parking and access around, within or below the block	
Carefully considered subdivision of the block into plots where fine urban grain or mixed use is proposed.	

Street Hierarchy: The road to the north of the site is classified as an existing arterial route in Figure 2.2.1. This existing road (L1059) links the R136 to the west to the R113 to the east.

Movement Concept: Figure 2.2.7 shows proposed road junction north of the application site.

Building Height by Figure 2.2.1 4-6 storeys Residential/ 3-5 storeys Commercial

The diagrams and plans below illustrate how the function, layout and design of the proposed school complies with the Design Guidance as set out in the Planning Scheme. The site is laid out on a perimeter block approach and addresses the existing road to the North (Thomas Omer Way) as well as the proposed links to the west and south. The eastern side faces towards the proposed block to the east which will complete the perimeter block for this location. It is noted that the Planning Scheme does not call for 3 storey buildings for educational purposes. Nonetheless, the proposed buildings have high floor to ceiling heights with a high void to solid relationship addressing the adjoining streets / links such that they present more as 3 storey than a 2 storey..

Plate 1 - Axiomatic View Illustrating Perimeter Block Design Approach

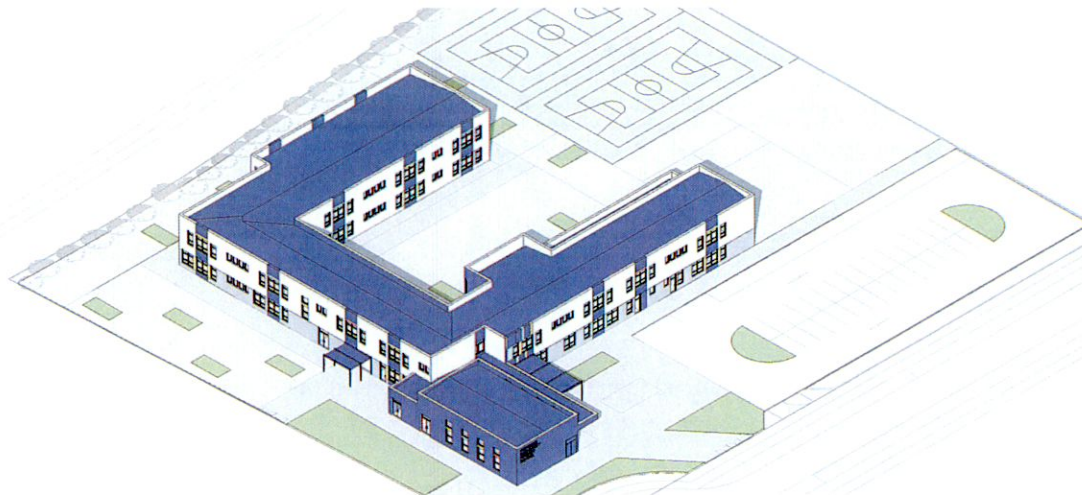


Plate 2 – Proposed South Elevation



Development Management Considerations – Full traffic and transportation and engineering details are provided by PMCE Group (TTA and MMP) and MMOS (Civil and Structural Engineering). The drawings, plans and documents provided by PMCE and MMOS demonstrate compliance with the traffic and transportation requirements of the Planning Scheme as well as the civil engineering requirements, including foul water, water supply and SuDs, on-site parking and EV Charging Point requirements.

7.0 PROPOSED DEVELOPMENT AND COMPLIANCE WITH RELEVANT POLICY IN SDCC DEVELOPMENT PLAN 2016 – 2022

Policies in the SDCC Development Plan that are relevant to the proposed development include the following -

Core Strategy (CS) Policy 2 Metropolitan Consolidation Towns – It is the policy of the Council to support the sustainable long term growth of Metropolitan Consolidation Town through consolidation and urban expansion. Consistent with this high level policy, CS2 Objective 1 of the Plan seeks, *“to promote and facilitate urban expansion on designated Strategic Development Zone sites at Adamstown and Clonburris, in tandem with the delivery of the high capacity public transport services and subject to an approved planning scheme”*.

Core Strategy (CS) Policy 7 – Strategic Development Zones – It is the policy of the Council to continue to implement the approved Planning Schemes for Adamstown SDZ and to secure the implementation of an approved Planning Scheme for the Clonburris SDZ. Further to this it is an objective, *“to support the delivery of sufficient public transport and road capacity to facilitate sustainable new development in Strategic Development Zones”*.

Under the Plan, it is the policy of the Council, under Policy C9(a), to work in conjunction with the relevant education authorities to promote and support the provision of primary and post-primary schools in the County. With Policy C9(b) of the Plan further stating that it is the policy of the Council to engage with the Department of Education and Skills and to support the Department’s School Building Programme by actively identifying sites for both primary and post-primary schools at suitable locations, based on forecast need.


Consistent with Policies 9(a) and 9(b), the current application is being made by the Department of Education on a site that is zoned for Educational purposes.

8.0 CONCLUSIONS

Having regard to the provisions of the Clonburriss SDZ Planning Scheme and the policies and the nature, design and layout of the proposed development it is submitted the proposed development is in accordance with the Planning Scheme. It is further submitted the development is consistent with all relevant policies and objectives of the South Dublin County Council Development Plan 2016-2022 and is therefore in accordance with the proper planning and sustainable development of the area.

The buildings and facilities to be constructed on the site are permanent buildings and facilities. Given the importance of the proposed development to the educational needs of the area, and in the short-term the urgent need for the provision of alternative accommodation for local schools that are part of the 'Decant Programme' the applicant requests that the Planning Authority affords this application the highest possible priority for early decision. On completion of the 'Decant' Programme' the buildings will be used as a primary school for the area.

Yours faithfully,



Stephen Ward

