

Comhairle Chontae Atha Cliath Theas

PR/1100/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0317 **Application Date:** 19-Nov-2021
Submission Type: Additional **Registration Date:** 28-Jul-2022
Information

Correspondence Name and Address: Louis Burke, Louis Burke Architects The Studio,
33A, Wasdale Park, Terenure, Dublin 6

Proposed Development: Demolish part of the modern extension constructed at the southern end of the original school building in order to construct a new single storey extension to accommodate a unit for children with special needs; ancillary works will include modifications to the original classroom block and the provision of new car parking spaces in the western forecourt area.

Location: St Joseph's Boys National School, Boot Road,
D22PY13

Applicant Name: Fr. Damian Faron

Application Type: Permission

Description of Site and Surroundings:

Site Area

Stated as 0.87 Hectares.

Site Description

St. Joseph's Boys National School is located on the eastern side of Boot Road, approximately 270m to the south of Clondalkin Village. The subject site is comprised of a 2 storey primary school building with a playground/sports ground to the rear. The school layout has been subject to a number of modifications over the year, which are further detailed in the Planning History section of this Report.

The site is bound to the west by Boot Road, to the south by a residential Cul-De-Sac known as St. Anthony's Avenue, to the east by Scoil Naoimh Íde National School and to the north by the Convent Court residential apartment block, beyond which lies Scoil Mhuire National School.

Site Visit

15th December 2021.

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Proposal:

Planning Permission is sought for the following:

- The demolition of part of the modern extension at the southern end of the school building (44sq.m).
- Construction of a new single storey extension to accommodate a unit for Children with Special Needs.
- Modifications to the original classroom block. **From the drawings provided it is unclear to what extent the original classroom block is being modified, in this regard further information should be sought from the Applicant.**
- The provision of new car parking spaces in the western forecourt area. **It is unclear from the drawings provided how many additional car parking spaces are proposed.**
- All associated site works above and below ground.

Zoning and Development Plan Map:

The site is subject to zoning objective 'RES' – 'to protect and/or improve residential amenity'.

SEA Sensitivity Screening

No overlap indicated with layers of the SEA Monitoring System.

Consultations:

- Roads Department: No report received at time of writing this Report.
- Parks & Landscape Services/Public Realm Section: Additional Information required.
- Drainage and Water Services: Additional Information required.
- Irish Water: No objection, subject to conditions.
- Department of Education: No report received at time of writing this Report.

Submissions/Observations /Representations

Final date for submissions – 23rd December 2021.

None received.

Relevant Planning History

SD15A/0018 – Permission for a First floor classroom extension to the north eastern side of St. Joseph's Boys School. **Decision: Grant Permission, subject to conditions.**

SD11A/0195 - Permission granted for a single storey classroom extension and a single storey general purpose room and storeroom to be constructed on to the north and north-western sides of St. Joseph's Boys School. **Decision: Grant Permission, subject to conditions.**

SD07A/0318 – Permission granted for a two-storey extension to assembly hall incorporating a stage area, meeting room and toilet facilities at ground floor level and 3 resource rooms and storage at first floor level. **Decision: Grant Permission, subject to conditions.**

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Relevant Enforcement History

None recorded.

Pre-Planning Consultation

None recorded.

Relevant Policy in South Dublin County Council Development Plan 2016-2022

Section 3.11.0 Social Infrastructure

Policy C9 Primary and Post Primary School Facilities

Section 6.3.0 Walking and Cycling

Section 6.3.3 Green Schools

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

Section 7.3.0 Flood Risk Management

Policy IE3 Flood Risk

Section 7.5.1 Waste and Resource Policy and Legislation

Policy IE5 Waste Management

Section 9.3.1 Natura 2000 Sites

Policy HCL12 Natura 2000 Sites

Section 11.3.12 Educational Facilities

Section 11.4.2 Car Parking Standards

Table 11.23: Maximum Parking Rates (Non Residential)

11.4.1 Bicycle Parking Standards

Table 11.22: Minimum Bicycle Parking Rates

Section 11.4.6 Travel Plans

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Regional Spatial and Economic Strategy, 2019 - 2031, Eastern & Midlands Regional Assembly (2019).

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Section 5: Dublin Metropolitan Area Strategic Plan, in Regional Spatial and Economic Strategy, 2019 – 2031.

The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities, Department of Education & Skills and Department of Environment, Heritage and Local Government (2008).

Design Manual for Urban Roads and Streets, Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government (2009), as amended.

Planning Note

The drawings and documents provided by the Applicant are deficient in certain information which prevents a detailed assessment of the proposed development.

- The Site Block Plan (Drawing No. 21.04.02) provided by the Applicant appears to show the proposed development in the context of the subject site. However, to assist the Planning Authority's understanding of the proposal and the changes to the existing scenario, it would be of assistance if the Applicant could provide an Existing Site Layout Plan at a scale of not less than 1:500 in accordance with Article 23(1)(b) of the Planning and Development Regulations 2001 (as amended).
- Drawing No. 21.04.02 (Site Block Plan) makes reference to access road re-alignment and relocation of a security gate. Given that no 'existing' site layout plan has been provided, it is difficult to assess the changes proposed to road alignment and security gate location.
- The detail on Drawing No. 21.04.04 (Layout Plan) is difficult to read. In this regard, the Applicant should be requested to provide an 'Existing' and 'Proposed' floor plans which clearly shows the proposed internal modifications to the existing classroom block and the proposed unit for Children with Special Needs. The drawings should include both internal and principal dimensions on all rooms to facilitate a complete assessment of the proposal.
- The proposed ramped entry treatment to the front and rear of the extension do not appear to be shown on the elevations provided by the Applicant.
- The development description outlined in the Statutory Notices makes reference to modifications to the existing classroom block. The full extent of these modifications is not abundantly clear from the documentation provided by the Applicant. In this regard the Applicant should be requested to clarify the exact modifications proposed and, if necessary, provide Existing and Proposed plans, elevations, and sections to allow the Planning Authority to carry out a full assessment of the proposals.

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- The development description outlined in the Statutory Notices makes reference to the 'provision of new car parking spaces in the western forecourt area', however these new spaces do not appear to be shown on the drawings provided by the Applicant.

The Planning Authority considers that the above deficiencies in the information provided can be addressed by way of a request for ADDITIONAL INFORMATION.

Assessment

The main issues for assessment are:

- Zoning and council policy,
- Visual impact,
- Landscaping,
- Water Services and Drainage,
- Access and Roads,
- Appropriate assessment,
- Environmental Impact Assessment.

Zoning and Council Policy

The site is located in an area zoned 'RES' – 'to protect and improve residential amenity' in the South Dublin County Development 2016-2022. Education facilities are open for consideration on lands zoned 'RES'. The proposed development would provide for a unit for Children with Special Needs. The proposal would therefore represent a minor intensification of an established education use on the subject site and is therefore considered to be acceptable with regard to Council policy and in compliance with the zoning objective of the subject site.

Design and Visual Impact

The proposed development involves the demolition of part of the modern extension at the southern end of the school building (44sq.m) and the construction of a new single storey extension to accommodate a unit for Children with Special Needs.

From the drawings provided by the Applicant it is difficult to read the principal dimensions of the proposal. The Planning Authority is generally supportive of the proposal, but further information is required as to the exact extent to carry out a complete assessment. The provision of 'Existing' and 'Proposed' floor plans, with internal dimensions on all rooms and principal dimensions on the outside of the building will facilitate a complete assessment of the proposal.

The proposal also appears to include 2 new access points to the school (one to the front and one to the rear), both of which have an accessible ramp. Whilst the provision of these accessible entrances is welcomed by the Planning Authority, they do not appear to be shown on the proposed elevational drawings. As such, details of the ramped entrances are required.

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The development description outlined in the Statutory Notices makes reference to modifications to the existing classroom block. The full extent of these modifications is not abundantly clear from the documentation provided by the Applicant. In this regard the Applicant should be requested to clarify the exact modifications proposed.

The Planning Authority considers that **ADDITIONAL INFORMATION** is required to facilitate a complete assessment of the proposed development.

Landscaping

It appears that areas of mature trees and vegetation would be impacted by the proposal. The Parks & Landscape Services/Public Realm Section have assessed the proposed development and have raised a number of concerns, which can be summarised as follows:

- Impacts of the proposed development on trees and local biodiversity – A tree and hedgerow survey has not been provided.
- Potential impacts on bats (foraging routes).
- Lack of SuDS (Sustainable Drainage System) shown for the proposed development.

The Report of the Parks & Landscape Services/Public Realm Section has recommended that the following **ADDITIONAL INFORMATION** be requested from the Applicant:

- There are concerns with the lack of information submitted in relation to existing trees and hedgerows within the site. Further information is required to understand the impact of removing trees to accommodate the proposed building. The Applicant is requested to submit a Tree Survey, Impact Assessment and Tree Protection Plan for the trees within the proposed development area. This shall be undertaken by a suitably qualified Arborist. The Tree Survey Report shall provide detailed information on the condition and health of the existing trees, and it shall also clearly detail what impacts the development will have on the trees and their roots.
- There are concerns with the lack of information submitted in relation to bats. The Applicant is requested to assess if bat roosts are present. This is to be undertaken by a Bat Survey carried out by a qualified and experienced bat expert.
- The proposed development requires the removal of mature trees and shrubs to accommodate the building extension. The Applicant is requested to submit replacement tree planting proposals to mitigate and compensate for the loss of trees identified in the Tree Survey and Impact Assessment. These proposals shall include native and pollinator friendly species to support the local bat population. In this regard the Applicant should submit a detailed Landscape Plan and Planting Plan.

The Planning Authority would also be concerned about the removal of mature trees and vegetation to facilitate the proposal. The 'Site Block Plan' shows areas of 'new landscaping',

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however, with limited detail. Existing site surveys and landscaping proposals and mitigation should be provided via ADDITIONAL INFORMATION.

Services and Drainage

The Drainage and Water Services Department have assessed the proposed development and requested the following ADDITIONAL INFORMATION:

- The Applicant is requested to submit a drawing in plan and cross-sectional view showing the distance between foundation of proposed development and existing surface water drain south of same. There shall be no loading on existing surface water drain. Clarify in a report and drawing what access to existing surface water drain will be available to maintain same.
- There is no report or drawing showing surface water attenuation for proposed development. The Applicant is requested to submit a report and drawing showing how surface water will be attenuated for proposed development. Surface water can be attenuated by means of SuDS (Sustainable Drainage Systems). The report shall show what surface water attenuation is required in m3 and what surface water attenuation is provided in m3.
- The Applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The Applicant shall show in a drawing and report what SuDS features are proposed for the development. Examples of SuDS include and are not limited to the following:
 - Rain Gardens
 - Green Roofs
 - Water Butts
 - Planter boxes
 - Permeable Paving
 - Grasscrete

Access and Roads

The development description outlined in the Statutory Notices makes reference to the 'provision of new car parking spaces in the western forecourt area', however these new spaces do not appear to be shown on the drawings provided by the Applicant.

To facilitate a complete assessment of the proposed development the Applicant should provide an Existing Site Layout Plan and Proposed Site Layout Plan showing the additional car parking spaces and the access arrangements for the subject site. Information should also be provided regarding bicycle parking provision.

Drawing No. 21.04.02 (Site Block Plan) makes reference to access road re-alignment and relocation of a security gate. Given that no 'existing' site layout plan has been provided, it is difficult to assess the changes proposed to road alignment and security gate location.

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The Planning Authority is satisfied that the additional car parking, road alignment and relocation of the security gate can be clarified by way of ADDITIONAL INFORMATION.

Screening for Appropriate Assessment

The applicant has not provided information in relation to Appropriate Assessment. With regard to the nature and scale of the proposal, it is not likely that the proposed development would have a significant impact on any Natura 2000 sites, either individually or in combination with any other plan or project, and therefore a Stage 2 Appropriate Assessment would not be required.

Screening for Environmental Impact Assessment

A mandatory EIAR is not required by Schedule 5 of the Planning and Development Regulations 2000 (as amended) for this development. Having regard to the nature and scale of the proposed development, and the distance of the site from nearby sensitive receptors, there is no likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Conclusion

The Planning Authority is not opposed to the principle of the proposed development of this Planning Application. However, a number of deficiencies in the information provided by the Applicant have been identified. In this regard, ADDITIONAL INFORMATION is required to facilitate a complete assessment of the proposed development.

Recommendation

I recommend that ADDITIONAL INFORMATION be requested from the applicant with regard to the following:

1. The Applicant is requested to provide the following drawings to assist the Planning Authority with carrying out a complete assessment of the proposed development:
 - An Existing Site Layout Plan at a scale of not less than 1:500 in accordance with Article 23(1)(b) of the Planning and Development Regulations 2001 (as amended).
 - Amended 'Existing' and 'Proposed' floor plans which clearly show the existing layout of the school, the proposed internal modifications to the existing classroom block and the proposed unit for Children with Special Needs. The drawings should include internal dimensions on all rooms and principal dimensions on the outside of the building.
 - Amended elevational drawings showing the proposed ramps (including dimensions).
2. Insufficient information has been provided regarding the impact of the proposal on existing trees/vegetation and proposed landscaping and mitigation. It appears that the proposal

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would involve removing areas of existing mature trees/vegetation when it may be possible to retain these in certain areas. There are also concerns regarding the potential of the proposal to impact on local biodiversity and the bat population. Areas of 'new landscaping' are proposed, however, with limited detail. The Applicant is requested to submit the following information:

- A Tree Survey, Impact Assessment and Tree Protection Plan for the trees within the proposed development area. This shall be undertaken by a suitably qualified Arborist. The Tree Survey Report shall provide detailed information on the condition and health of the existing trees, and it shall also clearly detail what impacts the development will have on the trees and their roots. The applicant should consider retaining existing mature trees/vegetation including in the north-west corner and south-west corner and boundary of the site.
 - A Bat Survey of the site undertaken by qualified and suitably experienced persons during the appropriate time of year.
 - A detailed Landscape Plan and Planting Plan detailing replacement tree planting to mitigate and compensate for the loss of trees identified in the Tree Survey and Impact Assessment. Existing mature trees/vegetation should be retained where appropriate. These proposals shall include native and pollinator friendly species to support the local bat population. Details of how the SuDS (Sustainable Drainage Systems) are incorporated into the landscaping proposals should be provided.
3. Further information is required to facilitate an assessment of the proposed Drainage and Water Services Infrastructure:
- The Applicant is requested to submit a drawing in plan and cross-sectional view showing the distance between foundation of proposed development and existing surface water drain south of same. There shall be no loading on existing surface water drain. Clarify in an accompanying Drainage Report and drawing what access to existing surface water drain will be available to maintain same.
 - There is no report or drawing showing surface water attenuation for proposed development. The Applicant is requested to submit a report and drawing showing how surface water will be attenuated for proposed development. Surface water can be attenuated by means of SuDS (Sustainable Drainage Systems). The report shall show what surface water attenuation is required in m³ and what surface water attenuation is provided in m³.
 - The Applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The Applicant shall show in a drawing and report what SuDS features are proposed for the development. Examples of SuDS include and are not limited to Rain Gardens, Green Roofs, Water Butts, Planter boxes, Permeable Paving and Grasscrete.

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4. The applicant is requested to provide further information and drawings with regard to existing and proposed car and bicycle parking and access arrangements. Reference should be made to the parking rates detailed in Tables 11.22 and 11.23 of the South Dublin County Development Plan 2016-2022.

Additional Information

Additional Information was requested on 24th January 2022.

On 31st May 2022 a request for an extension of time to respond to the Further Information Request was received from Louis Burke Architects, the Agent acting on behalf of the Applicant. In accordance with Article 33(3) of the Planning and Development Regulations 2001 (as amended), an extension was granted up to and including 24th September 2022.

Additional Information was received on 28th July 2022.

The Additional Information received was not deemed to be significant, as such the Applicant was not required to erect a Site Notice or publish a Newspaper Notice.

Planning Note:

It is noted that the orientation on the submitted Proposed Ground Floor Plan is incorrect, however, the correct orientation is shown on all other drawings. This minor error is not considered to prevent the full assessment of the submitted Addition Information request.

Submissions/Observations

No submissions / observations received.

South Dublin County Development Plan 2022-2028

The South Dublin County Development Plan 2022-2028 was adopted on 3rd August 2022.

Zoning

It is noted that the zoning of the subject site remains objective ‘

Green Infrastructure

The subject application provides for a relatively small increase in the footprint of an existing school building. The site appears to be located within the Camac River Primary GI Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4) and Table 4.1. It is noted that the application does not include SuDS measures. Having regard to the location of the site within a Primary Corridor, the scale of the footprint increase and the lack of/ limited provision of SuDS measures, it is considered that the subject development has not incorporated Green Infrastructure and would therefore not be in accordance with Policy Objectives GI1 Objective 4, GI14

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Objective 1, GI12 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 – 2028. The applicant should be requested, by way of **CONDITION**, to submit a landscape plan, incorporating the protection and enhancement of Green Infrastructure assets, demonstrating compliance with the Green Infrastructure Strategy.

Assessment

The following Additional Information was received from the Applicant on 28th July 2022:

- Cover Letter prepared by Louis Burke Architects and Interior Designers dated 18th July 2022.
- Biodiversity Assessment prepared by EcoFact Environmental Consultants dated 5th July 2022.
- Bat Survey Report prepared by EcoFact Environmental Consultants dated 5th July 2022.
- Drawing No. 21.04.08 Access Ramp Details prepared by Louis Burke Architects and Interior Designers.
- Drawing No. 21.04.10P Existing and Proposed Site Layout Plan prepared by Louis Burke Architects and Interior Designers.
- Drawing No. 21.04.11P Existing Ground Floor Plan prepared by Louis Burke Architects and Interior Designers.
- Drawing No. 21.04.12P Proposed Ground Floor Plan prepared by Louis Burke Architects and Interior Designers.
- Drawing No. 21.04.13P Existing and Proposed First Floor Plan prepared by Louis Burke Architects and Interior Designers.
- Drawing No. P55CLON1 Services Survey prepared by BPM Surveys Limited.

The Additional Information provided by the Applicant will be assessed below in the context of the 4 No. items of Additional Information requested by the Planning Authority on 24th January 2022:

Additional Information Item No. 1

In response to Additional Information Item No. 1 the Applicant has provided amended drawings as follows:

- Drawing No. 21.04.10P Existing and Proposed Site Layout Plan prepared by Louis Burke Architects and Interior Designers which provides the details required by Article 23(1)(b) of the Planning and Development Regulations 2001 (as amended).
- Drawing Nos. 21.04.11P, 21.04.12P and 21.04.13P demonstrate the existing and proposed floor plan layouts of the school including dimensions.

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The drawings demonstrate the provision of a single storey extension with ramped access from the rear comprised of a multi-sensory room, toilet and shower, small safe space and classroom safe space. The proposal will also result in the slight re-configuration of the internal layout at ground floor level with a classroom being converted into a central activities space and an existing store room being sub-divided into a store room, linen store and sluice and a staff toilet.

According to the drawings provided by the Applicant, no changes are proposed at First Floor Level.

- Drawing No. 21.04.08 provides details of the Access Ramp proposed to the rear elevation of the single storey extension.

It is considered that Additional Information Item No. 1 has been satisfactorily addressed. Having regard to the amended drawings provided by the Applicant, the Planning Authority is satisfied that the proposed development would not adversely impact the visual and residential amenity of the subject site, adjacent properties and the surrounding streetscape.

Additional Information Item No. 2

In response to Additional Information Item No. 2 the Applicant has provided the following information:

- The Cover Letter prepared by prepared by Louis Burke Architects and Interior Designers dated 18th July 2022 outlines the arboreal impact of the proposed development. It is outlined that the proposal will result in the removal of 3 No. semi-mature Silver Birch trees and the relocation of 1 No. young Silver Birch tree. Replacement tree planting is proposed in an alternative area as indicated on the Site Layout Plans. The Cover Letter states that '*a Tree Survey, Impact Assessment or a Tree Protection Plan is an unnecessary expense for our Clients*'.
- A Bat Survey Report and Biodiversity Assessment prepared by EcoFact Environmental Consultants.

The Bat Survey Report concludes as follows:

'Based on the evidence from the current survey this site is not being used by roosting bats. However, works inside some of the buildings have started and it (is) unknown if these works disturbed bats, The works include refurbishing some rooms and the attic. The surveys undertaken at the site show that activity on the site is considered to be low overall. Common and Soprano Pipistrelles were the most common species recorded followed by a low number of Leisler's Bats. This indicates that there is some commuting and foraging habitat for bats on the site. The survey results indicate that the southwest and northwest corners are the most suitable areas.

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Mitigation measures are outlined to avoid impacts on foraging and commuting bats. This includes tree felling outside of the active bat season, care will be taken to not damage the retained trees during the course of works. Light spill mitigation is also proposed for the operational phase. It is considered that if all mitigation is followed, there will be no adverse impacts on bats as a result of the proposed development at St. Joseph's Boys School, Boot Road, Brideswell Commons, Clondalkin, Dublin 22.

- The Landscape layout is indicated on the amended Site Layout Plan drawings.

Arboreal Impact

It is the Planning Authority's understanding from the Applicant's Response to Additional Information Item No.2 that the proposed development will result in the loss of 3 No. trees at the subject site. As the Applicant has not provided a detailed Arboricultural Impact Assessment, the age and quality of these trees is unknown. It is proposed that a fourth tree be re-located to facilitate the proposed development.

Whilst the loss of trees is undesirable to the Planning Authority it is noted and welcomed that the Applicant intends to compensate for the loss of trees with a proposal to plant additional tree in an area to the north of the existing building. It is therefore considered that the arboreal impact of the proposed development will be minimal. Should the Planning Authority be minded to Grant Permission for the proposed development, in addition to the appropriate monitoring and protection of the existing trees during the construction phase, the replacement tree planting can be secured by way of **CONDITION**.

Bat Survey

The conclusion of the Bat Survey Report is noted and accepted by the Planning Authority. It is considered that, should the Planning Authority be minded to Grant Permission for the proposed development, the mitigation measures outlined in the Bat Survey Report can be secured by way of **CONDITION**.

Landscape Layout

The revised Site Layout drawing provided by the Applicant indicates the proposed landscape layout for the subject site. The proposal consists of two main elements:

1. A soft landscaped area adjacent to the proposed extension, incorporating wildflower planting.
2. Replacement tree planting in an area to the north of the subject site, to mitigate against the loss of 3 No. trees to facilitate the proposed development.

The detailed design and implementation of the proposed landscape layout can be secured by way of **CONDITION**.

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A Report received from the Parks and Public Realm Department indicated that Clarification of Additional Information is required. It is therefore considered that Additional Information Item No. 2 has not been satisfactorily addressed. However, it is considered that the outstanding issues can be overcome by way of **CONDITION**.

Additional Information Item No. 3

In response to Additional Information Item No. 3 the Applicant has provided a Services Survey Drawing prepared by BPM Surveys Limited (Drawing No. P55CLON1).

The Drainage and Water Services Department have assessed the Applicant's Response to Additional Information Item No. 3, with their Report indicating that the following **CLARIFICATION OF INFORMATION** is required:

- The applicant must submit a drawing in plan and cross-sectional view showing the distance between foundation of proposed development and existing surface water drain south of same. There shall be no loading on existing surface water drain. Clarify in a report and drawing what access to existing surface water drain will be available to maintain same.
- There is no report or drawing showing surface water attenuation for proposed development. Submit a report and drawing showing how surface water will be attenuated for proposed development. Surface water can be attenuated by means of SuDS (Sustainable Drainage Systems).
- The report shall show what surface water attenuation is required in m³ and what surface water attenuation is provided in m³.
- The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant shall show in a drawing and report what SuDS features are proposed for the development. Examples of SuDS include and are not limited to the following:
 - Rain Gardens
 - Green Roofs
 - Water Butts
 - Planter boxes
 - Permeable Paving
 - Grasscrete

Having regard to the Report of the Drainage and Water Services Department, it is considered that Additional Information Item No. 3 has not been satisfactorily addressed. However, it is considered that the issues outlined in the Drainage and Water Services Department can be overcome by way of **CONDITION**.

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Additional Information Item No. 4

The Cover Letter dated 18th July 2022 and the accompanying Site Layout drawings (Drawing No. 21.04.10P) outline the proposed car and bicycle parking at the subject site.

The Roads Department have assessed the Applicant's Response to Additional Information Item No. 4, indicating no objection to the proposed development. The Planning Authority is satisfied that the car and bicycle parking provision for the proposed development comply with the requirements outlined in Tables 12.23 and 12.25 of the South Dublin County Development Plan. Additional Information Item No. 4 has therefore been satisfactorily addressed.

Other Considerations

Development Contributions

As this Planning Application is being made on behalf of a school and relates to an extension to an existing school building, in accordance with paragraph 11(ix) of the South Dublin County Council Development Contribution Scheme 2021-2025, a Development Contribution is not applicable.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq. m)
Extension to existing School Building	140 sq. m
Land Type	Site Area (Ha)
Brownfield / Urban Consolidation	0.87 Ha

Conclusion

Having regard to the policies outlined in the South Dublin County Development Plan 2022-2028 and the Additional Information provided by the Applicant, it is considered that, subject to conditions, the proposed development generally adheres to the key policies, objectives and guidance and would not be contrary to the proper planning and sustainable development of the area.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 -

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2028 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 28th July 2022, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. External Finishes.
All external finishes shall harmonise in colour and texture with the existing school building on the subject site.
REASON: In the interest of visual amenity.
3. a) Prior to the submission of the Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any permitted development or any related construction activity or tree felling on site, the applicant, owner or developer shall:
 - i) Engage the services of a qualified arborist as an arboricultural consultant, for the entire period of construction activity and shall notify the planning authority of that appointment in writing.
 - ii) Submit photographs and confirmation that fencing for retained trees/hedgerows meets BS5837:2012. 'Trees in Relation to Design, Demolition and Construction – Recommendations' for the written agreement of the Public Realm Section. This shall include a location map of where each picture was taken from.
- b) All trees and hedgerows within the boundaries of the site shall be retained and maintained with the exception of the following:
 - i) Specific trees, the removal of which is authorized in writing by the planning authority to facilitate development (Trees A to D on Existing Site Plan 21.01.10P).
 - ii) Trees which are agreed in writing by the planning authority to be dead, dying or dangerous through disease or storm damage, following submission of a qualified tree surgeons report, and which shall be replaced with agreed specimens.
- c) The removal of hedges and trees from the development site shall only be carried out in the months from September to February inclusive, that is outside of the main bird nesting season.
REASON: In the interests of amenity, biodiversity, climate adaptation and sustainable development.

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4. Prior to the submission of the Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any permitted development or any related construction activity or tree felling on site, the applicant, owner or developer shall: engage the services an independent, qualified ecologist/bat specialist, for the entire period of construction activity. The applicant shall inform the planning authority in writing of the appointment and name of the consultant. The consultant shall ensure the implementation of all of the recommendations in the ecofact Bat Survey Report and Biodiversity Assessment Report, both dated 5th July2022.
REASON: In the interests of biodiversity, climate adaptation and sustainable development.
5. The Landscape Proposals, shall be implemented in full, within the first planting season following completion of the development (completion of construction works on site):
 - a) Prior to the commencement of development the Applicant shall submit for the written agreement of the Planning Authority a landscape plan incorporating the protection and enhancement of Green Infrastructure assets, demonstrating compliance with the Green Infrastructure Strategy outlined in the South Dublin County Development Plan 2022-2028.
 - b) All hard and soft landscape works shall be completed in full accordance with the approved Landscape proposals.
 - c) All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of BS : 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).
 - d) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'.
 - e) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.
 - f) Planting shall native and pollinator friendly species to support the local bat population.REASON: In the interests of amenity, biodiversity, climate adaptation and sustainable development.
6. Prior to the commencement of development, the Applicant shall submit the following information for the written agreement of the Planning Authority:
 - a) A drawing in plan and cross-sectional view showing the distance between foundation of proposed development and existing surface water drain south of same. There shall be no loading on existing surface water drain. Provide a report and drawing what access to existing surface water drain will be available to maintain same.
 - b) Submit a report and drawing showing how surface water will be attenuated for

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proposed development. Surface water can be attenuated by means of SuDS (Sustainable Drainage Systems). The report shall show what surface water attenuation is required in m³ and what surface water attenuation is provided in m³.

c) The applicant shall show in a drawing and report what SuDS features are proposed for the development. Examples of SuDS include and are not limited to Rain Gardens, Green Roofs, Water Butts, Planter boxes, Permeable Paving, Grasscrete.

d) The applicant shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

e) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

REASON: In the interest of public health and to ensure adequate water and wastewater facilities.

7. a) Prior to the commencement of development the Applicant shall enter into a water connection agreement with Irish Water.
- b) Prior to the commencement of development the Applicant shall enter into a wastewater connection agreement with Irish Water.

REASON: In the interest of public health and to ensure adequate water and wastewater facilities.

8. Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

9. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority,

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having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

NOTE: The requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

NOTE: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with

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the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.

NOTE: The applicant/developer is advised that the most up to date South Dublin County Council Taking in Charge Policy and associated documents can be found at the following location <https://www.sdcc.ie/en/services/planning/commencement-and-completion/completion/taking-in-charge-policy-standards>.

NOTE: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; please apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

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REG. REF. SD21A/0317


LOCATION: St Joseph's Boys National School, Boot Road, D22PY13



**Sarah Watson,
Executive Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 24/08/2022



**Colm Harte,
Senior Executive Planner**