

Comhairle Chontae Atha Cliath Theas

PR/1102/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0297 **Application Date:** 01-Jul-2022
Submission Type: New Application **Registration Date:** 01-Jul-2022
Correspondence Name and Address: Gogarty Architects 52, Tyrconnell Road, Inchicore, Dublin 8
Proposed Development: Construction of 2 single storey prefabricated buildings incorporating 4 temporary classrooms with ensuite toilet facilities and all associated site and drainage works; Installation of a 12 panel photovoltaic array to the roof of existing school building; retention for the existing single storey prefabricated buildings previously granted under SD17A/0276 and SD13A/0056.
Location: Scoil Aine Naofa, Esker, Lucan, Co. Dublin
Applicant Name: Board of Management Scoil Aine Naofa
Application Type: Permission and Retention

Description of Site and Surroundings:

Site Area:
Stated as 0.97 Ha

Site Description:

The subject site forms part of a larger school site which contains Scoil Aine Naofa and St. Thomas's Primary School. The lands are bound to the west by Lock Road, Esker Drive to the south and Cannonbrook Avenue to the east. St. Thomas's Primary School is to the north. A car park is located to the west on the boundary with the Lock Road. The school site is bounded by palisade fencing. The relevant section of the site currently contains numerous prefabricated structures.

Proposal:

Permission is sought for:

- The construction of 2 No. new single storey prefabricated buildings comprised of 4 No. temporary classrooms with toilet facilities.
- The installation of 12 No. photovoltaic panels to the roof of the existing school building.
- All associated site works above and below ground.

Retention Permission is sought for:

- Two existing single storey prefabricated buildings previously granted planning permission under planning references SD17A/0276 and SD13A/0056.

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Zoning:

The site is zoned objective 'RES' – 'To protect and/or improve Residential Amenity' in the South Dublin County Development Plan 2022-2028.

Consultations:

Drainage and Water Services Department – Additional Information required.

Irish Water – No objection, subject to conditions.

Roads Department – No objection.

Transport Infrastructure Ireland – No objection.

Parks and Public Realm Department – No objection.

SEA Sensitivity Screening:

The SEA Dynamic Assessment Tool revealed no overlap with the relevant Environmental layers.

Submissions/Observations /Representations

Last date for submissions/observations – 4th August 2022.

None received.

Relevant Planning History

Subject Site

SD17A/0276

Permission sought for a single storey prefabricated building incorporating 5 resource rooms to replace the existing Learning Support Room prefabricated buildings on site. **SDCC Decision:** Grant Permission, subject to conditions including that the temporary classrooms shall be removed five years from the date of permission unless Planning Permission is obtained for continuation beyond this date.

SD16A/0299

The construction of a new two storey extension to Scoil Aine Naofa Senior National School of 1008sq.m providing six new classrooms, seven special education teaching rooms, library & resource room and universal access toilets along with a new single storey entrance lobby extension to Scoil Aine Naofa Senior National School of 25sq.m and a new single storey extension to St. Thomas' Junior School of 975sq.m providing four new classrooms, seven special education teaching rooms, general purpose room, library & resource room, storage, male, female and universal access toilets together with refurbishment works to both existing school buildings including replacement of some windows and external doors and associated landscaping, site works and services. (Existing floor areas - Scoil Aine Naofa SNS: 1948sq.m & St. Thomas' JNS: 1946sq.m).

SDCC Decision: Grant Permission, subject to conditions.

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NB: The decision was subject to a Third Party Appeal to An Bord Pleanála (APB Ref: PL06S.248485). **ABP Decision:** Grant Permission, subject to conditions.

SD13A/0056

Permission sought for 4 no. single storey prefabricated buildings incorporating 5 classrooms, 2 resource rooms and ancillary accommodation to replace 3 of the existing prefabricated buildings on site and for retention of 1 no. single storey prefabricated building which incorporates 4 no. learning support rooms.

SDCC Decision: Grant Permission, subject to conditions including that the temporary classrooms shall be removed five years from the date of permission unless Planning Permission is obtained for continuation beyond this date.

SD03A/0568

Retention of 4 no. temporary prefabricated classroom blocks (each containing 2 no. classrooms) previously granted permission S00A/0506 and for permission for the relocation of 2 no. of these classrooms blocks at the above schools.

SDCC Decision: Grant Permission, subject to conditions including that the temporary classrooms shall be removed five years from the date of permission unless Planning Permission is obtained for continuation beyond this date.

St Thomas' Junior National School (Directly adjoining the north)

SD14A/0078

Planning permission granted for temporary accommodation (two classrooms) to be located at the rear of the permanent building with all associated site and drainage works.

SDCC Decision: Grant Permission, subject to conditions including that the temporary classrooms shall be removed five years from the date of permission unless Planning Permission is obtained for continuation beyond this date.

SD08A/0361

Planning permission granted for erection of two prefabricated classrooms at the rear of St. Thomas's J.N.S. Esker and for the retention of four existing prefabricated classrooms on the same site.

SDCC Decision: Grant Permission, subject to conditions including that the temporary classrooms shall be removed five years from the date of permission unless Planning Permission is obtained for continuation beyond this date.

S00A/0506: Planning permission granted to place eight temporary prefabricated classrooms to the rear.

SDCC Decision: Grant Permission, subject to conditions including that the temporary classrooms shall be removed two years from the date of permission unless Planning Permission is obtained for continuation beyond this date.

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Relevant Enforcement History

None found.

Pre-Planning Consultation

No Pre-Planning consultation recorded.

Relevant Policy in South Dublin County Council Development Plan 2022-2028

Chapter 4 Green Infrastructure

Section 4.1 Methodology

GII Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

Section 4.2.1 Biodiversity

GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

Section 4.2.2 Sustainable Water Management

GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

COS2 Objective 5:

To promote accessible and inclusive social infrastructure for a range of users by adopting a universal design approach where feasible and to provide for an age friendly society in which people of all ages can live full, active, valued and healthy lives, consistent with RPO 9.12 and RPO 9.13 of the RSES and having regard to Building for Everyone: A Universal Design Approach – Planning and Policy' (2012).

Section 8.4.2 Community Infrastructure Delivery

COS3 SLO 3:

To proactively engage with the Esker Community Initiative and support the development of a multi-use community building on Council owned lands adjacent to the N4 slip road and to the R120 and north of St. Thomas' Primary School.

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*Section 8.10 Primary and Post-Primary Schools
Policy COS8: Primary and Post-Primary Schools*

COS8 Objective 2:

To facilitate the development of new schools, ensuring that new school sites are retained for educational use, and the re-development of existing schools and extensions planned as part of the Government's School Building Programme.

COS8 Objective 4:

To support and facilitate the extension of existing school facilities, based on identified needs, subject to appropriate safeguards in relation to safe travel to school, traffic management and the amenities of the area.

Section 8.10.2 Travel to School

Section 10.2.6 Solar PV

Section 11.3 Flood Risk Management

Section 12.7.1 Bicycle Parking/Storage Standards

Table 12.23: Minimum Bicycle Parking/Storage Rates

Section 12.7.4 Car Parking Standards

Table 12.25: Maximum Parking Rates (Non-residential)

Section 12.8.5 Education Facilities

Applications relating to schools and school sites should be assessed with regard to the requirements of 'The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities', DES & DEHLG (2008) or any revised guidelines for schools published by the Department of Education. The Council supports the provision of schools at the standards set out by the Department (whereby 11.5% of the population will require a primary school place and 7.5% will require a post primary school place or as may be revised).

Planning Applications for schools will be expected to demonstrate how the following issues are addressed:

- Location, Siting and Design – location should be accessible to public transport, walking and cycling; siting and design should maximise solar gain, work with site constraints and add visual interest and sense of place to the area;*
- Site Access – multiple site access points for pedestrians and cyclists should be provided to maximise permeability and connectivity with the surrounding area;*

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- *Universal Design – insofar as is feasible, this approach should be used in order to cater for diverse needs;*
- *Impact on Residential Amenity – noise, traffic, parking, overlooking, sunlight and daylight, and other relevant matters should be addressed;*
- *Mobility Management – mobility management plans will be required which prioritise walking, cycling and public transport above private car trips; traffic, parking and drop-off management should also be addressed;*
- *Cycling – adequate and secure bicycle storage will be a requirement;*
- *Landscape Proposals – these should include linking in with existing green infrastructure and proposals for native tree species and pollinator planting;*
- *Sustainable Urban Drainage (SuDS) – measures include permeable paving, water butts, green roofs and walls, swales.*

Section 12.10.4 Solar Photovoltaic

Relevant Government Guidelines

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

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

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

Provision of Schools and the Planning System, A Code of Practice for Planning Authorities Department of Education and Science (2008).

General Design Guidelines for Schools (Primary & Post-primary), Department of Education and Science (2007).

Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020, Department of Transport, (2009).

National Cycle Manual, National Transport Authority (June 2011).

Design Manual for Urban Roads and Streets, Department of Transport (2013).

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

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Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities DoEHLG (2009).

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).

Assessment

The main issues for consideration are:

- Zoning and Council policy.
- Planning History and Duration of Permission.
- Residential and Visual Amenity.
- Access and Car parking.
- Drainage and Water Services.
- Green Infrastructure.
- Environmental Impact Screening.
- Appropriate Assessment Screening.

Zoning and Council Policy.

The subject site is zoned 'RES' with the zoning objective '*To protect and/or improve Residential Amenity*'. Education uses are open for consideration under the 'RES' zoning objective of the site.

The proposed development would represent an extension to an established educational facility in the form of the provision of 2 No. prefabricated buildings and retention permission for the existing prefabricated structures which provide additional classrooms and support rooms, which are ancillary to the main primary school building.

COS8 Objective 4 is of particular relevance to the proposed development:

'To support and facilitate the extension of existing school facilities, based on identified needs, subject to appropriate safeguards in relation to safe travel to school, traffic management and the amenities of the area'.

Having regard to COS8 Objective 4, It is noted that the Development Plan is supportive of the extension of existing school facilities for additional school places, such as the proposed development of this Planning Application.

It is therefore considered that the proposed development of this Planning Application is consistent with the zoning objective and relevant policies and objectives of the South Dublin County Development Plan 2022-2028.

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Planning History and Duration of permission

It is noted that there have been several planning permissions related to the subject site with regard to the use of prefabricated structures for educational uses. Most recently under SD17A/0276, permission was granted for a single storey prefabricated building incorporating 5 resource rooms to replace the existing Learning Support Room prefabricated buildings on site. Retention permission is sought for the structure previously granted permission under SD17A/0276.

Having regard to the Planning History of the subject site it is considered appropriate to attach a **CONDITION** that restricts the duration of this permission in the following fashion:

'This permission shall be for a temporary period of five years from the date of final grant of permission. The uses permitted in this permission shall cease and the site shall be reinstated unless, prior to the end of the period, planning permission has been granted, planning permission has been granted for their retention for a further period by the Planning Authority or by An Bord Pleanála on appeal.'

In this regard, should the Planning Authority be minded to Grant Permission for the proposed development, the above outlined **CONDITION** should be attached.

Residential and visual amenity

The proposed development is comprised of the provision of 2 No. new prefabricated structures in the south of the subject site and the retention of 5 No. interconnected prefabricated structures in the south eastern corner of the subject site. Having regard to the nature, scale, siting and receiving context of the proposed development it is considered that it would result in minimal impact on residential amenity and is in compliance with the relevant policies and objectives of the South Dublin County Development Plan 2022-2028 with regard to the expansion of existing school facilities.

Owing to the scale of the proposed Photovoltaic Panel Array on the roof of the main school building consisting of 12 No. panels with an approximate area of 12 sq. m and the distance of the subject site from nearby airports, it is considered that the proposal would not represent an aviation safety hazard and would be consistent with Section 10.2.6 and 12.10.4 of the South Dublin County Development Plan 2022-2028.

Vehicular Access and Parking

The proposed development does not include amendments to the access arrangements for the subject site and would not impact the existing quantum of car parking.

The Reports of the Roads Department and Transport Infrastructure Ireland indicated no objection to the proposed development.

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Drainage and Water Services

The Report of the Drainage and Water Services Section indicates that the following Additional Information is required:

- The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.
- The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:
 - Permeable Paving
 - Soakaway
 - Grasscrete
- If a soakaway is proposed, the applicant is required to submit percolation tests as per BRE Digest 365 Standards. The report which shall include the following details:
 - i) Which individual had carried out the site test.
 - i) When the test was carried out
 - ii) Which location was the test carried out at exactly
 - iii) The report shall include the time, date and location of percolation tests. Show the start and end time the test started and length of time it took for the trial hole to drain 50% within 24 hours.
- If a soakaway is proposed submit a drawing in plan and cross-sectional view showing design details of same as per BRE Digest 365 Standards. The soakaway shall have an overflow connection to the public surface water sewer.

It is considered that, should the Planning Authority be minded to Grant Permission for the proposed development, the concerns of the Drainage and Water Services Department can be overcome by way of a **CONDITION** requiring the submission of information regarding the proposed drainage and water services infrastructure, to be agreed in writing prior to the commencement of development.

The Report of Irish Water indicates no objection to the proposed development, subject to **CONDITIONS**.

Screening for Environmental Impact Assessment

Having regard to the modest nature 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.

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Green Infrastructure

The subject application provides for a relatively small increase in the footprint of the existing school on an established suburban educational site. The site is not located within a Primary GI Corridor or Secondary GI Link as identified in the Green Infrastructure Strategy Map (Figure 4.4 and fully detailed in Appendix 4 of the South Dublin County Development Plan 2022-2028).

The report of the Water Services Department outlines that additional information is required in relation to the provision of Sustainable Urban Drainage Systems features and soil testing to confirm suitability of any proposed soakaway. It is considered that this information can be provided via compliance, should the Planning Authority be minded to Grant Permission.

Having regard to the nature and scale of the proposed development, the provision of prefabricated structures on existing hardstanding and the retention of existing prefabricated structures, the proposal will not result in the loss of any grassland or permeable surfaces and will therefore not adversely impact the Green Infrastructure Network.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The subject site is comprised of an established primary school and the proposed development is for the provision of 2 No. new prefabricated structures, the retention of existing prefabricated structures and the addition of a 12 No. panel photovoltaic array to the roof of the main school building.

Having regard to:

- the small scale and nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

Other Considerations

Development Contributions

Development Contribution	
Building Use Type Proposed	Floor Area (sq m)
Retention of Existing prefabricated structures	568 sq m
Assessable Area	568 sq m

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In accordance with paragraph 11(ix) of the South Dublin County Council Development Contribution Scheme 2021-2025, a Development Contribution is not applicable to the proposed new structures i.e., the provision of new prefabricated structures (313 sq. m) to provide additional classrooms and support rooms ancillary to an established national school.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq m)
New prefabricated structures	313 sq m
Retention of Existing prefabricated structures	568 sq m
Land Type	Site Area (Ha)
Brownfield / Urban Consolidation	0.97 Ha

Conclusion

Having regard to the policies and objectives set out in the South Dublin County Development Plan 2022-2028, it is considered that, subject to the conditions set out below, the proposed development would be in accordance with the provisions of the South Dublin County Council Development Plan. Therefore, the proposed development would be in accordance with 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 & Grant Retention 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 - 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 in accordance with submitted plans and details.

The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, 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

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that effective control be maintained.

2. This permission is for a temporary period of five years only, from the date of final grant of permission. After the five year period has elapsed, the uses permitted shall cease and the site shall be reinstated, unless, prior to the end of the period, planning permission has been granted for their retention for a further period by the Planning Authority or by An Bord Pleanála on appeal.

REASON: In the interest of clarity and the proper planning and sustainable development of the area.

3. Drainage and Water Services

(i) Prior to the commencement of development the Applicant shall submit for the written agreement of the Planning Authority a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. The developer shall include SuDS measures in the proposed development, such as permeable paving, grasscrete, rain gardens, planter boxes with overflow connection to the public surface water sewer, water butts and channel rills.

(ii) If a soakaway is proposed, prior to the commencement of development the Applicant shall submit for the written agreement of the Planning Authority a drawing in plan and cross-sectional view showing design details of same as per BRE Digest 365 Standards. The soakaway shall have an overflow connection to the public surface water sewer. Prior to the commencement of development the Applicant shall also submit for the written agreement of the Planning Authority percolation tests as per BRE Digest 365 Standards. The report which shall include the following details:

-Which individual had carried out the site test.

-When the test was carried out

-Which location was the test carried out at exactly

The report shall include the time, date and location of percolation tests. Show the start and end time the test started and length of time it took for the trial hole to drain 50% within 24 hours.

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

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

(v) All works shall be carried out in compliance with Irish Water's Standards, Codes and Practices in relation to water and wastewater.

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

4. Irish Water Connection Agreement.

Prior to the commencement of development the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.

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

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facilities.

5. Drainage.

(a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

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

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

6. Signage.

No advertising sign(s) or structure(s) (including any signs installed to be visible through windows), banners, canopies, flags, or other projecting elements shall be erected except those, which are exempted development, without the prior approval of the Planning Authority or An Bord Pleanála on appeal.

REASON: In the interest of visual amenity, compliance with development plan policies and the proper planning and sustainable development of the area.

7. Construction Traffic Management Plan

Construction traffic arising from the site shall be managed in accordance with a method statement for the management of the construction phase in accordance with an agreed site specific Construction Traffic Management Plan that fully accords with requirements of the Council's Traffic Section.

In this regard within a maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of works on site the applicant, owner or developer shall lodge with the Planning Authority for written agreement:

A site specific Construction Traffic Management Plan that accords with the Council's Traffic Section requirements.

The required Construction Traffic Management Plan shall include:-

(i) Details of the agreed number, location and use of suitable facilities for vehicle cleansing and wheel washing provided on site prior to commencing of construction and a written commitment that such facilities will be maintained in a satisfactorily operational condition during all periods of construction, and;

(ii) Location of all on-site car parking facilities provided for site workers during the course of all construction activity, and;

(iii) Provision for dust suppression measures in periods of extended dry weather, and;

(iv) Provision for the flexible use of a road sweeper if an acute situation on the adjoining public road requires it, and;

(v) Location of materials compound and site huts, and;

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- (vi) Details of security fencing, and;
- (vii) Name and contact details for site manager, and;
- (viii) Methodology for the use and control of spoil on site during construction, and;
- (ix) Details of access arrangements/routes to be used by construction traffic, to include details of arrangements to manage potential conflicts with site specific issues i.e. schools, playing pitches etc..
- (x) Measures to obviate queuing of construction traffic on the adjoining road network. In this regard the applicant owner or developer shall consult with the Council's Traffic Section before any works are carried out, and;
- (xi) Details of measures to protect watercourses on or adjoining the site from the spillage of deposit of clay, rubble or other debris,
- (xii) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or public footpath during the course of site development works;

The plan should also be informed by any Project Construction Waste and Demolition Management Plan required to be prepared and agreed that addresses intended construction waste management and any traffic issues that may arise from such a plan.

A record of daily checks that the works are being undertaken in accordance with the site specific Construction Traffic Management Plan shall be kept for inspection by the Planning Authority.

Storage of construction materials is not permitted on any public road or footpath, unless agreed in writing with the Planning Authority, having regard to the prior reasonable justification and circumstances of any such storage.

REASON: In the interests of residential amenity, public safety, compliance with Development Plan policy and the proper planning and sustainable development of the area.

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-

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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, 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.

10. Financial Contributions.

The developer shall pay to the Planning Authority a financial contribution of €56,095.68 (fifty six thousand and ninety five euros and sixty eight cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Act 2000 (as amended). This contribution is to be paid on receipt of Final Grant of Permission.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION

Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish

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Water at Tel. 01 6021000 or by emailing customerservice@water.ie

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 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.

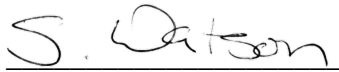
Comhairle Chontae Atha Cliath Theas

PR/1102/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22A/0297

LOCATION: Scoil Aine Naofa, Esker, Lucan, Co. Dublin



**Sarah Watson,
Executive Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission & Grant Retention 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: 25/08/2022


**Colm Harte,
Senior Executive Planner**