

Comhairle Chontae Atha Cliath Theas

PR/1178/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0124 **Application Date:** 26-Apr-2022
Submission Type: Additional **Registration Date:** 23-Aug-2022
Information

Correspondence Name and Address: Francis Noel Duffy 39, Stocking Wood Copse,
Rathfarnham, Dublin 16, D16 K5C3

Proposed Development: Extend the existing two storey building on site that provides after-school education to students in the area, where the new building will facilitate second and third level students; a new shared entrance serving both buildings; proposed extension is a two storey building, matching the scale and massing of the existing building; the building has been designed to achieve a Net Zero Whole Life Carbon standard and this in part is achieved by an external brick skin, a cross laminated timber structural system, harnessing of natural light and extensive use of photovoltaic solar panels; the building programme will provide a lecture theatre, a science laboratory, classrooms, a reading room, offices, a central atrium, and a kitchen facility; the flat roof will carry solar photovoltaic solar panels and a biodiversity outdoor classroom, and all associated site works; relocate the muga within the complex to the east of the existing building and provide additional outdoor sports equipment; all proposed boundary fencing will match the existing boundary treatment in size and material.

Location: Durkan Centre, Fortunestown Way, Jobstown,
Dublin 24, D24 W284

Applicant Name: Citywise Education

Application Type: Permission

(CM)

Description of site and surroundings

The site accommodates the "Citywise Education & Outdoor Centre" which features a 2-storey education building and a multi-use games area (MUGA) to its west. Car parking is provided to the rear of the building and accessed via a vehicular entrance to the east of the building. To the

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east of this facility, a greenfield public open space, triangular in shape, has been included within the red line boundary of the development.

The site is bound by residential development to the south and a childcare and community centre to the west. To the north, the site is proximate to Jobstown Park and Tallaght Leisure Centre.

Site Area – Stated as 6.3439 ha. (Measured as less than 1 Ha.)

Site Visit: 14/6/22

Proposal

- Extend the existing two storey building on site that provides after-school education to students in the area, where the new building will facilitate second and third level students; a new shared entrance serving both buildings;
- Proposed extension is a two storey building, matching the scale and massing of the existing building; the building has been designed to achieve a Net Zero Whole Life Carbon standard and this in part is achieved by an external brick skin, a cross laminated timber structural system, harnessing of natural light and extensive use of photovoltaic solar panels;
- The building programme will provide a lecture theatre, a science laboratory, classrooms, a reading room, offices, a central atrium, and a kitchen facility;
- The flat roof will carry solar photovoltaic solar panels and a biodiversity outdoor classroom, and all associated site works;
- Relocate the muga within the complex to the east of the existing building and provide additional outdoor sports equipment;
- All proposed boundary fencing will match the existing boundary treatment in size and material.

Zoning

The site is subject to land-use zoning objective 'RES' – "To protect and/or improve residential amenity."

SEA Screening

No overlaps indicated with the relevant layers.

Consultations Received

Environmental Services	Requests Additional Information.
Irish Water	No objection, subject to conditions.
Public Realm	Requests Additional Information.
Roads	Requests Additional Information.

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Observations/Representations/Submissions

None Received.

Planning History

None found.

Planning Enforcement

None.

Pre-Planning Consultation

PP094/21 – Preplanning discussion held with Colm Maguire, Executive Planner, on 8th December 2021.

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

Chapter 3 Community Infrastructure

Section 6.3.0 Walking and Cycling
Policy TM3 Walking and Cycling

Section 6.4.4 Car Parking
Policy TM7 Car Parking

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

7.7.0 Environmental Quality
Policy IE6 Environmental Quality

Section 8.0 Green Infrastructure
Policy G5 Sustainable Urban Drainage Systems
Policy G6 New Development in Urban Areas

Section 9.3.1 Natura 2000 Sites
Policy HCL12 Natura 2000 Sites

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Section 10.0 Energy

Policy E3 Energy Performance in Existing Buildings

Policy E4 Energy Performance in New Buildings

Policy E5 Waste Heat Recovery & Utilisation

Table 11.18: Key Principles for Development within Enterprise and Employment Zones

Section 11.2.1 Design Statements

Section 11.2.5 Enterprise and Employment Areas

Section 11.2.7 Building Height

Section 11.2.8 Signage – Advertising, Corporate and Public Information

Table 11.19: Signage – Types of Signs, Restrictions on Use and Design Criteria

Section 11.4.1 Bicycle Parking Standards

Table 11.22: Minimum Bicycle Parking Rates

Section 11.4.2 Car Parking Standards

Table 11.23: Maximum Parking Rates (Non Residential)

Section 11.4.4 Car Parking Design and Layout

Section 11.4.6 Travel Plans

Section 11.6.1 (i) Flood Risk Assessment

Section 11.6.1 (ii) Surface Water

Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)

Section 11.6.1 (iv) Groundwater

Section 11.6.1 (v) Rainwater Harvesting

Section 11.6.1 (vi) Water Services

Section 11.6.3 Environmental Hazard Management

Section 11.6.3 (i) Air Quality

Section 11.6.3 (ii) Noise

Section 11.6.3 (iii) Lighting

Section 11.6.4 Major Accidents – Seveso Sites

Section 11.6.5 Waste Management

Section 11.7.2 Energy Performance In New Buildings

Section 11.8.0 Environmental Assessment

Relevant Government Policy

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

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

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

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, 2009.

Assessment

The main issues for assessment are:

- Zoning and Council Policy
- Letter of Consent
- Visual Impact
- Public Realm
- Access, Transport and Parking
- Water Services
- Phasing
- Screening for Appropriate Assessment
- Screening for Environmental Impact Assessment

Zoning and Council Policy

The site is subject to land-use zoning objective 'RES' – "To protect and/or improve residential amenity." The proposed development includes 'education,' and 'open space' uses. Open space uses are permitted in principle under this zoning objective. Education uses are 'open for consideration' under this zoning objective.

As per section 11.1.1 (ii) of the Plan,

"Land uses that are listed as 'open for consideration' in the land use zoning tables may be acceptable to the Planning Authority subject to detailed assessment against the principles of proper planning and sustainable development, and the relevant policies, objectives and standards set out in this Plan.

Proposed uses in this category will be subject to full assessment on their own merits and particularly in relation to their impact on the development of the County at a strategic and a local level. Such uses may only be permitted where they do not materially conflict with other aspects of the County Development Plan."

The proposed development would intensify the existing education use on the site, by way of providing an additional education building. The 'open space' element of the development, a Multi-Use Games Area (MUGA), entails the relocation, within the site, of an existing use.

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Each use will be assessed against the impact it will have on adjoining residential development.

Letter of Consent

The applicant has provided a letter of consent from SDCC, who are the landowners on the site. This is noted.

Visual Impact

New Building

The proposed education building will be 3 storeys in height and will feature a 'biodiversity outdoor classroom' at roof level. It would be located 20.1 metres from the 2-3 storey childcare centre to the west, and at a significant remove from residential development to the south.

MUGA

There is an existing multi-use games area on the site. The proposed development would see this transferred to lands to the east of the education centre, all within the red line boundary of the site. The new MUGA would be closer to residential development, being overlooked from the rear and sides of houses on Bawnlea Avenue and Bawnlea Close. The applicant has proposed to plant trees between the MUGA and the houses – this would provide a visual and acoustic barrier. It is noted that the Public Realm Department has sought more information regarding the tree planting on the site, and it is considered that this should be provided by way of **additional information**.

Otherwise, it is considered that the development would not be injurious to the residential amenities of the area by way of visual impact.

Public Realm

The proposal includes the replacement of the existing MUGA with a new MUGA to the east of the site. The MUGA is shown in drawings to contain exercise equipment, table tennis and teqball tables, and hoops. The applicant is proposing to keep the existing fencing and make good were required.

The provision of equipment as part of the new MUGA should be subject to the agreement of the Public Realm Department and this can be a **condition of permission**. The proposal to maintain the existing metal palisade boundary treatment between the education site and the proposed MUGA site is not considered to be appropriate, due to the stark defensive nature of this boundary. A softer treatment should be proposed, and this can be the subject of a request for **additional information**.

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The Public Realm Department sought additional information on the following bases:

1. Lack of landscaping scheme and boundary treatment information.
1. Lack of SUDs proposals.
2. Landscape and SUDs Management and Maintenance proposal.
3. Additional details required regarding tree planting: location, species, sizes, numbers and density, and programme of implementation/completion and maintenance of the trees.

In relation to SUDs, the applicant is proposing 6 no. bioretention tree pits with overflow drain to surface water drainage system. The Public Realm Department seeks additional design features and calculations.

It is reasonable that **additional information** is sought on the above issues.

Access, Transport and Parking

The SDCC Roads Department has recommended a request for additional information. The report recommends additional information is sought on the following items:

1. Proposed staff and student numbers;
2. Show delineation of car parking spaces, EV charging points, mobility impaired parking spaces, bicycle parking and pedestrian access through the development. Ensure parking aligns with County Development Plan standards (Tables 11.22 and 11.23); and
3. Submit revised layout of not less than 1:200 scale showing that fire tenders and large refuse vehicles can access/egress the site.

The Roads Department also seeks a Mobility Management Plan, Construction Management Plan and Construction & Demolition Waste Management Plan by **condition** in the event of a grant of permission.

It is considered appropriate to assess the car parking provision at the site in light of the expansion of the education facility proposed; however, the rates provided for in the County Development Plan are maximum rates and a lower provision can be allowed for. This should be reflected in the request for **additional information**. Provision of EV charging points and accessible parking should also be considered by the applicant.

In terms of fire tender and refuse access, it is appropriate that the applicant should provide a layout that satisfies the relevant requirements for obtaining a fire certificate, and similarly the applicant should show how refuse would be collected from the site. The request for **additional information** should not require full carriageway access for larger vehicles where it is not necessary or is only occasionally necessary (as per DMURS).

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Water Services

Irish Water has stated no objection, subject to a connection agreement and works being to Irish Water standard details.

The Environmental Services Department has sought additional information in relation to SUDs measures and calculations. This is considered to be appropriate for a **request for additional information**.

In relation to SUDs, the applicant is proposing 6 no. bioretention tree pits with overflow drain to surface water drainage system. The Environmental Services Department seeks calculations and additional features, as necessary.

Phasing

The applicant proposes that the new MUGA will be installed prior to removal of the existing MUGA and delivery of the new building. This should be a **condition of permission**.

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.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of a house extension. Having regard to:

- the small scale and domestic 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.

Conclusion

The proposed development is acceptable in principle, however a number of issues require additional information prior to a grant of permission; these include SUDs; landscape and trees; boundary treatments; landscape maintenance; user numbers, mobility & parking rates; ECV and accessible parking spaces; bicycle parking; waste collection and fire access.

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Recommendation

Request Additional Information.

Additional Information

Request for Additional Information issued on 20th June 2022, and response was received 23rd August 2022.

Consultations

Public Realm	No objection, subject to conditions.
Water Services	No objection, subject to conditions.
Roads	No report received at time of writing.

Submissions/Observations/Representations

None.

Assessment of Additional Information

Item 1

Landscape.

(A) There are concerns with the lack of information submitted in terms of a landscaping scheme and boundary treatment for the proposed development. The applicant is requested to submit a landscape design rationale and comprehensive and detailed proposals, prepared by a qualified Landscape Architect. Such proposals should include a scaled landscape plan(s) with cross-sections, showing the layout and hard and soft treatment of all boundaries, features, external areas and green spaces. The proposals should be accompanied by specifications for materials, workmanship and maintenance, together with proposed design details. Hard landscape details are to include, where applicable, those for any proposed lighting, seating, kerbing, boundaries, edging, surfacing and water features. Soft landscape details are to include detailed planting plans and planting schedules, stating species/varieties, quantities, sizes, rootball presentation and spacings. The landscape plan should be accompanied by a timescale for its implementation, including a minimum 18-month landscape maintenance period and defects liability clause.

(B) The applicant is requested to submit a Landscape and SUDS Management and Maintenance Plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and proposed SUDS features for the approval of the Public Realm Section.

Response

The applicant has submitted a Landscape Plan, Landscape section and elevation drawings, and a SUDs Maintenance Plan.

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Assessment

The Public Realm Department has accepted the additional information, subject to clarification in relation to the following points:

- Planting plan
- Miyawaki Woodland planting
- SUDs strategy

These issues can be dealt with by **condition**.

Item 2

SUDs.

(A) The applicant has not provided site specific attenuation calculations. The applicant is required to submit an engineer's report clearly showing how storm water will be attenuated on site. The applicant must limit run off on site to greenfield run off rates in keeping with the Greater Dublin Regional code of practice for Drainage works. this report should include a site specific SAAR value, impermeability factors, contributing areas for the attenuation system and the storage provided and required.

In addition, the applicant should provide the following:

- (i) Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.
- (ii) Tree pits incorporating SUDS features should include a deep cellular water storage/attenuation area below the surface which acts as a soak away allowing surface water to infiltrate into the ground
- (iii) The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.

(B) The applicant should explore the possibility of using additional features such as but not limited to the following, if required to limit run-off to pre-existing or greenfield rates:

- Permeable Paving
- Grasscrete
- Blue roofs
- Green roofs
- Swales
- Rain Gardens
- Planter boxes with overflow connection to the public surface water sewer.

(C) SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.

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(D) Additional natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc.

Response

The applicant has provided a SUDs Drainage Report and a SUDs Maintenance Plan. The applicant is proposing to use permeable paving and a soakaway underground tank with 26sqm capacity.

Assessment

The South Dublin County Development Plan 2022 – 2028 encourages use of surface-level SUDs features rather than undergrounds tanks (see policy GI4 and section 12.11.1).

Both the Water Services and Public Realm reports have sought more information in relation to the SUDs calculations and proposed SUDs measures, once again recommending the use of blue and green roofs, swales, rain gardens and/or planter boxes. This is an issue that can be resolved by way of **compliance**.

Item 3

Trees.

The applicant is to provide additional details in relation to the proposed woodland planting/landscaped area to the east of the new proposed MUGA Pitch. Details of the scheme should include:

- a) The location of the proposed tree planting.
- b) A schedule of planting to comprise species, plant sizes and proposed numbers and density.
- c) A programme for the implementation, completion and subsequent management of the proposed tree planting.

Response

The applicant has identified that the woodland will be planted as per the Miyawaki planting method.

Assessment

The South Dublin County Development Plan 2022 – 2028 promotes the use of Miyawaki woodlands in Policy GI1 Objective 1, GI1 Objective 7, and Policy GI5 Objective 3). The Public Realm Department has sought additional details in relation to the planting specification. This can be resolved by **condition**.

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Item 4

Roads.

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

(ii) The applicant is requested to submit a revised layout not less than 1:200 scale showing the car parking, EV charging points, mobility impaired parking spaces, bicycle parking and pedestrian routes within the development. The applicant should show how their proposal compares to Table 11.22: Minimum Bicycle Parking Rates and Table 11.23: Maximum Parking Rates (Non-Residential) – SDCC County Development Plan 2016-2022.

(B) The applicant is requested to consider what access requirements there are for fire tenders and refuse vehicles. The applicant should therefore show or provide explanation for the adequacy of access to the site for the purposes of obtaining a fire certificate. The applicant should also provide details on how refuse is collected or is proposed to be collected. Where access to the site is required for fire tenders or refuse vehicles, the applicant should show that adequate access is possible by way of auto-track drawings. The applicant should have regard for provisions in DMURS in relation to occasional access for larger vehicles (section 4.3.3).

Response

(A)(i) The applicant has provided details of staff numbers, specifying that 14 no. staff would be expected on the campus at any one time. The facility would provide for 30 no. class or activity rooms overall. 7 no. car parking spaces and 30 no. bicycle spaces are proposed. The car parking spaces are shown on a Landscape Plan, as are the cycling spaces. The cycling parking is located to the rear of the building, accessed through a gate.

(ii) The applicant has provided a revised site layout plan showing:

- 2 no. electric vehicle charging spaces;
- 1 no. accessible parking space.

(B) The applicant has provided a drawing showing tender access to the building and quoting the relevant requirements in the Building Regulations.

Assessment

It is not apparent that any bicycle parking stands have been provided for the MUGA. Safe bicycle spaces should be provided at appropriate locations serving public open space, as per COS5 Objective 14. Some stands should be located in an area close to and accessible from the MUGA and this can be agreed by **condition**.

Proposals in relation to car parking, being one half of the maximum, are considered appropriate. Accessible spaces and EV charging points are provided as per Part M of the Building Regulations and the South Dublin County Development Plan 2022 – 2028.

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Item 5

Boundary

The applicant is advised that the Planning Authority has concerns in relation to the nature of the existing boundary proposed to be retained between the MUGA and the education use. The applicant is requested to advise on the justification and rationale for retaining such a boundary at this location.

Response

The applicant has proposed to remove the existing palisade fence boundary treatment between the MUGA site and the Citywise education centre site and put in place a lower fence matching the fencing around the other boundaries of the Citywise site.

Assessment

The proposal is acceptable.

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.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of a house extension. Having regard to:

- the small scale and domestic 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.

Planning Note- Newly Adopted South Dublin County Development Plan 2022-2028

It is noted that the "New Building" as referred to in the report above would be 3 stores in height and will feature a 'biodiversity outdoor classroom' at roof level. This element would be located 20.1 metres from the neighbouring 2-3 storey building, which has a childcare centre at the ground floor level and residential uses at upper floor levels. In particular, it is noted that habitable rooms and associated balconies face directly onto the application site. In this regard,

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Section 12.6.7 Residential Standards South Dublin County Development Plan 2022-2028, sets out that a minimum clearance distance of circa 22 metres, in general, is required between opposing windows, including in the case of apartments up to three storeys in height.

The current application would result in a separation distance slightly below the 22-meter benchmark. Considering the current application relates to an educational use, it is considered that the levels of overlooking would be less significant than from residential use. It is however recommended that a condition should be imposed, should the application be approved, requiring opaque glazing on all windows, above ground floor level on the western side elevation. Furthermore, it is recommended that a privacy screen, with a minimum height of 1.8 meters, be located along the western side of the rooftop outdoor classroom.

Other Considerations

Bonds & Contributions

Applicant is exempt from paying planning fees as per Article 157 of the Planning and Development Regulations 2001 as amended and is therefore exempt from paying development contributions as per section 11(xii) of the SDCC Development Contributions Scheme 2021 – 2025.

SEA Monitoring

Development Type: Education

Floor Area (Sq.m.): 1,163.8

Site Type: Brownfield / Urban Consolidation

Site Area: 0.63439 Ha.

Conclusion

The applicant has responded positively to the request for additional information. Additional items which require clarification can be agreed or otherwise dealt with by condition. The proposed development would, subject to the conditions attached herewith, support 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.

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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 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 23rd August 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. Phasing.
Phase 1 of the development shall comprise the delivery of the new MUGA area, including the public ramp access from Fortunestown Way, and the opening of the MUGA for public use. Phase 1 of the development shall be completed prior to the closure of the existing MUGA to the public to make way for the extension to the Citywise centre. Any other feature of the development which can be provided without the closure of the MUGA may be provided simultaneously with Phase 1 works described above.
3. Play Equipment.
The play equipment to be located in the MUGA shall be agreed with the SDCC Public Realm Department prior to commencement of phase 1 of the development.
4. Roads.
 - (a) A Mobility Management Plan is to be prepared within six months of grant of permission and is to be agreed with the Planning Authority.
 - (b) Prior to commencement of development, the applicant shall submit the Construction Traffic Management Plan for the written agreement of the Planning Authority.
 - (c) Prior to commencement of development, the applicant shall submit a Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority.
5. Landscape Plan.
Prior to the commencement of any works on site, the applicant, owner or developer shall obtain the written agreement of the Planning Authority to:
 - a) A fully detailed landscape plan, to be agreed with Public Realm, with full works specification, that accords with the specifications and requirements of the Council's

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Public Realm Section. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations in addition the applicant is requested to submit a fully detailed Planting Plan for the development.

b) The planting plan shall clearly set out the following:

i. Location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate

ii. Implementation timetables.

iii. Detailed proposals for the future maintenance/management of all landscaped areas

c) In relation to the proposed MIYAWAKI Woodland Planting The applicant shall clearly set out the following:

i) Details of soil preparation and depth of mulch to be used

ii) Details of tree staking/tree protection guards if required

iii) Details of proposed maintenance including watering and weeding in the first 2-3 years in order to ensure woodland establishment.

d) 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).

e) 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.

f) 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.

REASON: the interests of biodiversity, amenity, compliance with Development Plan Policy, the provision, establishment and maintenance of a reasonable standard of landscape and the proper planning and sustainable development of the area.

6. Landscape Maintenance.

Prior to any occupation of the development, the written agreement of the Planning Authority shall be obtained for a scheme for the maintenance and management of the landscape scheme for the lifetime of the development. All works shall be maintained in accordance with the agreed scheme.

The scheme shall include the following:

i) methods for the proposed maintenance regime;

ii) detailed schedule;

iii) details of who will be responsible for the continuing implementation

iv) details of any phasing arrangements

REASON: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area in accordance with the policies and

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objectives of the County Development Plan 2022-2028.

7. Sustainable Drainage.

A comprehensive SUDS Management Plan shall be submitted to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan shall also be included as a demonstration of how the system will function following implementation. Additional natural SUDS features shall be incorporated into the proposed drainage system for the development such as rain gardens, detention basins, filter drains, swales etc. In addition, the applicant shall provide the following:

- Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.
- Where possible, this should show the use of surface level conveyance such as swales, rather than pipes.
- A drawing to show how surface water shall be attenuated to greenfield run off rates.
- Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drains, bio-retention tree pits, rains gardens, swales or other such SuDS.
- SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.
- The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

REASON: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal, in accordance with the policies and objectives of the County Development Plan 2022-2028.

8. Green Space Factor.

Prior to commencement of development, a Green Space Factor (GSF) Worksheet shall be submitted by the applicant for the proposed development detailing how they have achieved the appropriate the minimum Green Space Factor (GSF) scoring established by their land use zoning. As per Policy GI5, Objective 4 and section 12.4.2 of the County Development Plan. The appropriate minimum score on RES lands is 0.5. The worksheet can be obtained from the SDCC Public Realm Department.

Developers can improve their green factor score by retaining existing landscape features and incorporating new landscape features and GI interventions. Completed Green Space Factor (GSF) worksheets should be submitted to SDCC with the Green Infrastructure Plan and Landscape Plan for a proposed development.

REASON: In the interests of the amenity and environmental quality of the locality and to

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assimilate the development into its surroundings, in accordance with policy GI5 Objective 4 and other relevant policies of the CDP 2022-2028.

9. **Bicycle Parking - Roads.**

Additional bicycle parking stands shall be provided in the locality of, and accessible from, the proposed MUGA, their precise location and level of provision being agreed with the Planning Authority prior to commencement of development.

10. **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.

11. **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, 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

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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.

12. Operational Noise.

(a) Noise due to the normal operation of the proposed development, expressed as L_{Aeq} over 15 minutes at the façade of any noise sensitive location, shall not exceed the daytime background level i.e. 0700 – 1900 by more than 10 dB(A) and shall not exceed the background level for evening and night time (currently 19:00 – 07:00) as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006 .

Clearly audible and impulsive tones at noise sensitive locations during evening and night as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be avoided irrespective of the noise level.

(b) Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any residence, adjoining premises or public place in the vicinity.

(c) All mechanical plant and ventilation inlets and outlets should be sound insulated and/or fitted with sound attenuators as necessary to ensure that the noise level as expressed as L_{Aeq} over 15 minutes at 1 meter from the façade of any noise sensitive location does not exceed the background level by more than 10 dB(A) for daytime and shall not exceed the background level for evening and night time (currently 19:00 – 07:00) as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006.

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, and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

13. The following privacy measure shall be installed, prior to the occupation of the development hereby permitted;

i. Opaque glazing shall be installed on all windows located on the western side elevation of the proposed development that are located above ground floor level.

ii. A privacy screen, with a minimum height of 1.8 meters , be located along the western side of the rooftop outdoor classroom.

REASON: To protect the privacy of the adjoining residential properties

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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: 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: The applicant shall notify the Irish Aviation Authority and the Department of Defence regarding any cranes likely to penetrate ICAO surfaces.

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.

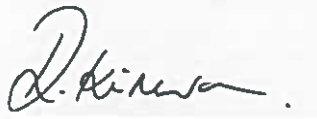
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REG. REF. SD22A/0124

LOCATION: Durkan Centre, Fortunestown Way, Jobstown, Dublin 24, D24 W284



**Deirdre Kirwan,
Senior 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:

19/9/22


**Colm Harte,
Senior Executive Planner**