

South Dublin City Council
Planning Department
Planning Compliance Section
County Hall, Tallaght
Dublin 24.

Ref: 1400 PLC02

20th October 2022

**Re: SDCC Planning Reference No. SD22A/0078
Final Grant Order No. 0787**

The Dublin & Dun Laoghaire Education & Training Board intends is applying for Permission for alterations to the existing single storey school building and the building of a linked two storey extension to the south and east.

The proposed development includes the creation of a new vehicular entrance off Esker Drive, with the existing entrance becoming exit only; minor alterations to the elevations and arrangement of functions to the existing single storey school building; the construction of a new one & two storey extension of 5,620m² to accommodate a Special Education Needs Unit, a PE hall, teaching spaces and associated ancillary functions, the temporary relocation of one existing pre-fabricated building during the construction works, the removal of all pre-fabricated buildings at completion, the provision of temporary car parking during construction; the provision of 92 permanent car spaces and 200 bicycle spaces; the revision of the site layout to now include 6 no. ball courts, a secure play area for the SEN Unit, and the creation of 2 no. secure pedestrian gates linking the school lands to the adjacent Local Authority park land & playing fields at Lucan Community College, Esker Drive, Lucan, Co. Dublin, K78 TF67, which has a site area of 3.23hectares.

Dear Sir/Madam,

On behalf of our client, the Dublin & Dun Laoghaire Education & Training Board, we hereby note the online planning compliance submission made directly to South Dublin County Council Parks Department, in relation to Condition No. 5 of the above grant of Planning Permission. This submission was made for the written agreement of the Planning Department, South Dublin City Council, as required in the above Grant.

Condition 5

Tree/Hedgerow Survey.

(a) Prior to the commencement of development, the applicant/owner shall submit the following for the written agreement of the Planning Authority:

(i) A fully detailed tree [and hedgerow] survey and site investigation by a suitably qualified Arborist, carried out in accordance with British Standard 5837: 2012 and shall comprise three colour drawings to 1:500 scale with a written report, as follows:

- 1. A Tree Survey drawing showing all existing trees/hedges on site (including the trees to be removed as a result of the new vehicular access), showing all trees on site in their true and current condition, regardless of the proposed development (impartial assessment of trees on site).*
- 2. An Arboricultural Implications Assessment drawing (AIA) with Arboricultural Method Statement (AMS) (indicates the effects of proposed development on existing trees).*

3. *A Tree Protection Plan showing the line of protective fencing for all trees and hedges to be retained. No development works shall be carried out within any area of protection required by the Tree Protecting Plan. In particular there shall be no parking of vehicles, placing of site huts, storage compounds or topsoil heaps, storage of chemicals or lighting of fires within such protection areas.*

The following aspects of the trees or hedgerows shall be addressed as part of the Tree (and Hedgerow) Survey:

- (a) Location, species, girth or stem diameter, accurately planned crown spread and reference number of all trees on and adjoining the site with a stem diameter of 100mm or greater;*
- (b) A numbered tree condition schedule with proposals for surgery and/or other works, where applicable;*
- (c) Existing levels including, where appropriate, sufficient detail to allow proper consideration of existing tree protection;*
- (d) Location, spread and other relevant details of existing hedgerows, hedges and other significant areas of vegetation;*
- (e) Location and dimensions of existing watercourses, drainage channels and other aquatic features with water, invert and bank levels as appropriate;*
- (f) Existing boundary treatments and forms of enclosure;*
- (g) Existing structures, services and hard surfaces;*
- (h) Indication of land use, roads or other means of access, structures and natural features on land adjoining the development site;*
- (i) Route of existing footpaths and public rights of way on and adjoining the site. Fully detailed information must be given on the proposals and justification for removal/retention of these trees and measures proposed to protect them during the course of the development.*
- (j) The trees to be retained on site are to be clearly identified and protected by suitable fencing agreed with the Council's Public Realm Section and a scheme of clearly identifiable tree felling and surgery works based on the applicants' tree survey is to be carried out prior to the commencement of any excavation or construction works on site. The applicant, developer or owner is advised to consult with the Council's Public Realm Section in advance of lodging the required survey.*
- (k) Following written agreement for the above, if the eastern tree line is to be removed and replaced, prior to the commencement of development, the applicant/developer shall submit for the written agreement of the Planning Authority details of the proposed eastern boundary treatment.*

Reason: In the interests of amenity, compliance with Development Plan policy, and the proper planning and sustainable development of the area.

Response:

Mr. Andy Worsnop, Senior Arborist with The Tree File Ltd, emailed the Planning Compliance submission to South Dublin County Council Parks Department on 6th October, addressed to Hannah Johnston and Laurence Colleran. Enclosed with this correspondence was a wettransfer link AND a dropbox link for the relevant drawings and information. This email is reattached for reference, with the links in the text body.

We would appreciate it if receipt of this Planning Compliance submission can be confirmed by return.

We trust the above and attached meets with South Dublin County Councils' approval.

However should you have any queries, please contact us on 01 6610321, or alternatively by email directly at bglaholm@weichert.ie

We await your decision on this planning compliance submission.

Yours faithfully,



Brian Glaholm
Director
Wejchert Architects

Attachment The Tree File email correspondence to South Dublin County Council, dated 6th October 2022, containing the compliance submission.

cc	Mr. D. Garry	KSN PM	email only
	Mr. A. Worsnop	The Tree File Ltd	email only
	Mr. K. Spunde	Dermot Foley Landscape Architects / DFLA	email only