

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

Ref: 1400 PLC03

20<sup>th</sup> 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 5,620m<sup>2</sup> 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 Planning Department, in relation to Condition No. 6 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 6**

#### ***Bat Survey.***

*Prior to the commencement of development, the applicant/developer shall lodge for the written agreement of the Planning Authority a bat survey for bat usage carried out across the entire site and immediately adjoining sites to assess roosting and feeding/foraging activities and assessing potential impact on these species arising from the proposed development. No building, structure, feature or tree/hedgerow shall be altered, destroyed or removed prior to this assessment. The survey shall be undertaken by a qualified and experienced bat surveyor carrying professional indemnity insurance during the correct time of the year and under the weather conditions appropriate for a survey of such species. If bats are found to be present on the site or the immediately adjoining sites no development shall take place until the necessary permission/derogation licence has been obtained from the National Parks & Wildlife Service. Any recommendations from the report shall be appropriately incorporated into the development.*

*Reason: In the interests of bat protection as any interference with protected species such as bats and disturbance or destruction of their roosting sites, in particular, is a prosecutable offence under the EU Habitats Directive and S.I. No. 477 of 2011 (European Communities (Birds And Natural Habitats) Regulations 2011).*

**Response:**

The Bat Survey as requested was prepared by Mr. Bryan Deegan, Altemar Environmental Consultants, and is now submitted with this Planning Compliance letter by Wejchert Architects.

It addresses all aspects raised by the Condition above, including full assessment of the subject site and its environs to ensure compliance with the Condition.

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@wejchert.ie](mailto:bglaholm@wejchert.ie)

We await your decision on this planning compliance submission.

Yours faithfully,



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Brian Glaholm  
Director  
Wejchert Architects

Attachment    Bat Survey report prepared by Altemar Environmental Consultants, dated 13<sup>th</sup> October 2022.

|    |               |                                   |            |
|----|---------------|-----------------------------------|------------|
| cc | Mr. D. Garry  | KSN PM                            | email only |
|    | Mr. B. Deegan | Altemar Environmental Consultants | email only |