

MCOH Architects
Old Church
Church Street
Portlaoise
Co. Laois.

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 1379	Date of Decision: 02-Nov-2022
Register Reference: SD22A/0352	Registration Date: 08-Sep-2022

Applicant: Dublin and Dun Laoghaire Education and Training Board

Development: Construction of two new three storey primary school buildings for Gaelscoil na Camoige agus Gaelscoil Chluain Dolcain providing 16 classrooms each, a shared general purpose area, ancillary teaching and staff accommodation; The development will also consist of the construction of a new single storey PE Hall building for Colaiste Chillian; The development will also include two new pedestrian access routes, with one located on New Nangor Road and with another located at the junction of New Nangor Road and Old Nangor Road; A new vehicle entrance and exit onto Old Nangor Road to provide a one-way vehicle route with a bus/vehicle set down zone, conversion of existing vehicle entrance to Colaiste Chillian to an in-only entrance; 2 new hard play courts and play space at each primary school with site landscaping, bicycle parking spaces and car parking spaces for each primary school including accessible car parking spaces, internal refurbishment works to Colaiste Chillian to facilitate the reintegration of teaching accommodation upon Gaelscoil Chluain Dolcain's move to the new school; Removal of the existing temporary changing room and relocation of car park at Gaelscoil Chluain to provide accessible parking spaces and associated works; Connections to public utility and drainage services, boundary treatments, installation of PV panels, alterations to existing drainage layout and associated site development works.

Location: Colaiste Chillian, Old Nangor Road, Clondalkin, Dublin 22

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 08-Sep-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. The proposed development would involve internal refurbishment works to the existing Colaiste Chilliain school building to facilitate the reintegration of teaching accommodation upon Gaelscoil Chluain Dolcain's move to the new school and the removal of the existing temporary changing room. The applicant is requested to submit existing and proposed drawings, in particular floor plans and elevations, of these buildings to show the proposed works.
2. The applicant is requested to submit a revised proposed development amalgating the existing and proposed eastern vehicular access into one access/egress. All vehicular accesses should incorporate a raised table into the design.
3. The new northern pedestrian access would involve works outside the site (red) line within Council owned/controlled land. A letter of consent from SDCC, dated 9 May 2016, in relation to these works has been submitted with the application. The proposed site layout plan also indicates that car parking spaces along Old Nangor Road would be removed to facilitate sightlines. Given the date of the letter and the extent of works, the applicant is requested to submit an up to date letter of consent from SDCC that takes into account all proposed works within Council ownership/control.
4. (a) The Roads Department and National Transport Authority have raised concerns regarding the number of car parking spaces proposed. The overall car parking provision should be reviewed and reduced to the maximum CDP rate, or lower if appropriate. The number of spaces should not exceed the maximum CDP provision. In this regard, the applicant is also requested to clarify the number of classrooms for the existing post-primary school.
(b) The applicant is requested to review and provide bicycle parking in terms of the overall site, including the existing post-primary school (and including staff). Information should be submitted that identifies clear and direct routes for cyclists through the site from the school gates.
(c) The applicant is requested to clarify the quantum of drop-off spaces, their locations, and a full justification for the drop-off spaces, in terms of road safety and promotion of sustainable transport modes.
5. The applicant is requested to:
 - (a) Submit a report to clarify the site area for the development. Clarify the areas of the different surface types such as building, roads paths, permeable paving, grass and their respective run off coefficients. Water services estimate that the attenuation provided of 620m³ is undersized by approximately a factor of 2 or 3.
 - (b) Clarify in report what attenuation in m³ is proposed and what attenuation in m³ is provided.
 - (c) Submit a report and drawing(s) showing what SUDS (Sustainable Drainage Systems) are proposed and what attenuation capacity each SUDS system has. SDCC does not approve of using underground tanks as part of SUDS schemes where the full natural potential of the site to manage surface water runoff has not been explored. The following additional information is requested:
 - i. A SUDS proposal that complies with SDCC SUDS Explanatory Design an Evaluation Guide and South Dublin County Development Plan 2022-2028.
 - ii. Additional natural SUDS features shall be incorporated into the proposed drainage system for the

development such as blue/green roofs, SuDS Tree Pits, swales, rain gardens, channel rills, detention basins, filter drains, etc.

iii. The SuDS proposals should be a collaboration between landscape architect and the drainage engineer to integrate the SuDS into the landscape design proposals providing amenity, biodiversity, water quality treatment as well as quality and attenuation.

iv. Plans showing existing and proposed flows.

v. Details on how each SuDS component function as part of the overall treatment train.

vi. Demonstrate the biodiversity, amenity, water quality and attenuation value of all SuDS features.

vii. Swales should be used for attenuation as well as conveyance of overland flow. They should also have an amenity and biodiversity value.

viii. 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.

The applicant is recommended to contact the Public Realm and Water and Drainage Department to discuss.

Submit a drawing in plan and cross section of each SuDS system.

(d) Submit a report and drawing showing a flow route analysis for the site.

6. The applicant is requested to submit:

(a) An updated tree and hedgerow survey to include a tree constraints/arboricultural impact plan and tree protection plan in accordance with British Standard 5837:2012. Show how it is proposed to protect existing trees and hedgerows during the construction phase and what the potential impacts of the proposed development on trees and hedgerows will be.

(b) A bat survey to assess roosting and feeding/foraging activities and assessing potential impact on these species arising from the proposed development. This should be undertaken by a qualified and experienced bat expert at the appropriate time of the year for the survey of species.

(c) Information to demonstrate how the proposed development complies with the Green Space Factor outlined in the South Dublin County Development Plan 2022-2028.

(d) Information to demonstrate how the plans contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements. The applicant is referred to the SDCC Green Infrastructure Strategy and the relevant policies and objectives of the South Dublin County Development Plan 2022-2028.

(e) A revised and fully detailed landscape plan with full works specification and a fully detailed planting plan that accords with the specifications and requirements of the Council's Public Realm Section. The landscape proposals shall include:

i. Full works specification, that accords with the specifications and requirements of the Council's Public Realm Section.

ii. Hard and soft landscape details including levels, sections and elevations, detailed design of SUDS features such as permeable paving, green roof(s), swales, rain gardens and integrated SUDS bioretention tree pits. Planting plan clearly setting out location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate.

iii. Details of boundary treatments.

iv. Car parking shall be combined with regular tree planting to reduce the hard urban impact of the proposed development; for biodiversity; green infrastructure; air quality and sustainable water management. Trees every 5 perpendicular or 2 parallel car park spaces is recommended.

v. Details of lighting and other underground services shall also be included on the landscape drawing

to ensure that proposals are realistic, and planting is not precluded by the location of underground services and lighting.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period, the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked “ADDITIONAL INFORMATION” and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD22A/0352

Date: 02-Nov-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**