

AFEC Internal LTD  
Unit B6  
Swords Enterprise Park  
Dublin  
K67YX37

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

|                                       |                                       |
|---------------------------------------|---------------------------------------|
| <b>Decision Order Number:</b> 1603    | <b>Date of Decision:</b> 15-Dec-2022  |
| <b>Register Reference:</b> SD22A/0404 | <b>Registration Date:</b> 26-Oct-2022 |

**Applicant:** The Libermann Trust CLG

**Development:** The development will consist of the change of use of Templeogue College Community Residence and garage (c.767sqm) to a special educational needs school. The proposed works consists of the following; 1) reconfiguration and refurbishment (internal and external alterations) of existing building with new extension (c.9sqm) to the rear. The revised internal layout consists of 4no. classrooms and related ancillary school facilities (including reception area, principal's office, meeting room, living skills room, staff room, student and staff WC. 's and shower room, a sensory room, storage and new stairs. 2) reconfiguration of existing garage for rear access. The development will also consist of associated minor alterations to the existing facades and siteworks to facilitate the proposed development: 1) replace all existing windows, 2) new external classroom doors on the Western elevation, 3) new gently sloped access ramps and external covered walkways to the North, East and West elevations 4) 5 no. new car parking spaces and drop-, off point. 5) development of rear garden to include landscaping for 2no. soft play areas. 6) a new pedestrian access from Temple Ville Road.

**Location:** Templeogue College, Templeville Road, Dublin 6.

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 26-Oct-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. 1. The applicant shall submit a revised layout of not less than 1:200 scale, showing a swept path analysis drawing (i.e. Autotrack or similar) demonstrating that fire tenders coaches, and large refuse vehicles can access/egress the site safely.
  2. The applicant shall submit a revised layout of not less than 1:200 scale, showing the front access gate and all footpaths, crossings and access ramps throughout the site having a minimum width of 2 metres.
  3. The applicant shall submit a revised layout of not less than 1:200 scale showing the location and number of Bicycle parking spaces to be provided at the development. Please refer to Table 12.23: Minimum Parking/Storage Rates – from the SDCC County Development Plan 2022-2028.
  4. The applicant is requested to submit details on the number of staff pupils at the school. The applicant should refer to Table 12.25: Maximum Parking Rates (Non-Residential) – from the SDCC County Development Plan 2022-2026 and demonstrate an adequate provision of parking spaces required for staff and students at the school.
2. A revised proposed elevations/sections layout is required, clearly marking the side covered walkway structures that would remain after the works have been complete.
  3. 1. Landscape Plan
    - (i) 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 provide a landscape design including details of boundary treatment for the proposed development.
    - (ii) In addition, the applicant is required to provide a GI Plan – in the case of small-scale developments this may consist of a simple landscape plan which includes objectives to protect or restore existing on site GI assets, provides for connection to local or primary GI corridors or includes elements which may allow the site to act as a local stepping stone.
  2. Existing Trees
    - i) Retention and Protection of Existing Trees

No trees within the site shall be felled, cut back, damaged or removed, unless otherwise first agreed in writing with the local planning authority. No development shall commence until information has been submitted to the Planning Authority for the approval of the Public Realm Section in accordance with the requirements of BS 5837:2005 in relation to tree retention and protection as follows:

      - Tree Survey detailing works required.
      - Trees to be retained.
      - Tree retention protection plan.
      - Tree constraints plan.
      - Arboricultural implication assessment.
      - Arboricultural method statement (including drainage service runs and construction of hard surfaces).
    - ii) Survey of Existing Trees

No equipment, machinery or materials are brought to the site for the purposes of the development, until a written statement detailing the retention and protection of trees on the site has been submitted to and approved in writing by the local planning authority. The submitted statement shall include a survey and assessment of all trees on the site and shall identify on a scaled drawing those trees to be retained and where arboricultural work is proposed. It shall also detail the measures and means of protecting the trees on the site in accordance with British Standards 5837:2005 (Trees in Relation to Construction). The development shall be carried out fully in accordance with the agreed details unless otherwise first agreed in writing with the local planning authority.
  3. Sustainable Drainage Systems

(A) The applicant should demonstrate compliance with the SDCC SUDS Design Guide 2022, and Policies GI3, GI4, GI5, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1, and 12.11.3. of the South Dublin County Development Plan 2022 - 2028 in relation to sustainable drainage systems.

(B) In relation to SUDS, the applicant is requested to submit plans showing how surface water shall be attenuated to greenfield run off rates and showing what SuDS (Sustainable Drainage Systems) are proposed.

#### 4. Green Infrastructure & GSF

The applicant is requested to provide additional information as follows and in accordance with the quoted policies and sections of the South Dublin County Development Plan 2022 - 2028:

(a) To demonstrate how they intend to reduce fragmentation of existing green infrastructure. The applicant should provide a green infrastructure plan showing connections through the site and connections to wider GI network.

(b) To demonstrate how the appropriate Green Space Factor (GSF) will be achieved for the relevant land use zoning objective.

**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/0404

**Date:** 16-Dec-2022

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**