

Comhairle Chontae Atha Cliath Theas

PR/1593/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0410 **Application Date:** 28-Oct-2022
Submission Type: New Application **Registration Date:** 28-Oct-2022
Correspondence Name and Address: Matthew Fagan 229, Clonliffe Road, Drumcondra, Dublin 3
Proposed Development: Retention of construction of canopy structure to the west of the main school building.
Location: Lucan East Educate Together N.S, Kishogue Cross, Lucan, Co Dublin
Applicant Name: The Minister of Education
Application Type: Retention

(NM)

Description of Site and Surroundings

Site Area: stated as 1.12 Hectares.

Site Description

The subject site is located at Lucan East Educate Together National School off Griffeen Avenue and within close proximity to the R136. The site contains the existing school, along with car parking and play areas. The existing building is a part single storey and part two-storey flat roofed facility and the subject development for retention is a canopy covering an AstroTurf pitch to allow all weather outdoor play to the western elevation.

Proposal

Permission is sought for the following works:

- Retention of construction of canopy structure to the west of the main school building.

Zoning

The subject site is located within the Clonburriss Strategic Development Zone (SDZ), which is subject to zoning objective 'SDZ': 'To provide for strategic development in accordance with approved planning schemes' under the South Dublin County Development Plan 2022-2028.

Consultations:

Irish Water: No report received at the time of writing.

Surface Water Drainage: No report received at the time of writing.

Roads Department: No objections or comments.

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SEA Sensitivity Screening

Indicates no overlap with the relevant layers.

Submissions/Observations/Representations

None received.

Relevant Planning History

Subject

SD08A/0054 – **Permission Granted** for 1 no. two storey 16 classroom building with general purpose hall, support teaching spaces and ancillary accommodation with a total floor area of c.1000sq.m. The site works to the school grounds will consist of the provision of cycle storage, bin stores, ball courts, landscaping and boundary treatment and all other associated site development works. The works to the remainder of the site will consist of the provision of 19 car parking, drop-off and pick-up facilities and new access road including the provision of temporary road link to the existing Griffeen Avenue Roundabout. All on a site of c.0.88 hectares.

SD10A/0238 – **Permission Granted** for amendments to previously approved planning permission (Reg. Ref. SD08A/0054) for a 16 classroom school, of which 8 classrooms have been constructed to date, comprising the following: (a) revised floor plans and elevations for 8 classrooms, general purpose room, library and ancillary accommodation and (b) additional 2 class Special Needs Unit. The described changes will result in an increase in the overall floor area from 1120sq.m. to 3003sq.m. Site works will consist of a Special Needs Sensory Garden, a screened bin area, 2 bicycle racks and an increase in carparking from 19 to 27 spaces. Planning permission is also sought for associated construction site compound and related access at Lucan East Educate Together National School.

Relevant Enforcement History

S8729 - Erection of a roof struct without PP – **Live File**.

Pre-Planning Consultation

None.

Relevant Policy in South Dublin County Council Development Plan 2022-2028

Policy GI1: Overarching

Policy GI2: Biodiversity

Policy GI3: Sustainable Water Management

Policy GI4: Sustainable Drainage Systems

Policy GI5: Climate Resilience

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Policy QDP7: High Quality Design – Development General

Policy QDP7: High Quality Design – Street Frontage

Policy SM2: Walking and Cycling

SM2 Objective 7:

To promote walking and cycling for school trips by implementing the following measures:

- Identifying school sites that are as close as possible to the communities they serve;*
- Ensuring that multiple access points are provided to school sites for pedestrians and cyclists;*
- Ensuring that adequate and secure bicycle storage is provided within schools;*
- Promoting initiatives such as the Green Schools and Schools Streets projects;*
- Prioritising school routes for permeability projects and provision and enhancement of pedestrian and cycle ways;*
- Supporting the use of a range of physical measures to provide improved safety for pedestrians and cyclists at and close to schools.*

Policy SM7: Car Parking and EV Charging

Policy COS8: Primary and Post Primary Schools

COS8 Objective 4:

To support and facilitate the extension of existing school facilities, based on identified needs, subject to appropriate safeguards in relation to safe travel to school, traffic management and the amenities of the area.

COS8 Objective 6:

To ensure new schools are designed and located to promote walking and cycling and access to public transport, by implementing the following measures:

- Ensuring school sites are in locations that are central and accessible to the communities they serve;*
- Providing infrastructure including safe cycle ways and footpaths;*
- Requiring a mobility management plan for all new schools that prioritises active travel modes and public transport;*
- Incorporating measures to promote walking and cycling at design stage including permeability and connectivity with the surrounding area through provision of adequate access points for pedestrians and cyclists;*
- Ensuring the provision of adequate secure bicycle storage;*
- Working with existing and new schools to increase the proportion of students walking and cycling through the promotion of initiatives such as the 'Green Schools' and 'School Streets' projects. (Refer to Chapter 7: Sustainable Movement);*
- Introducing measures that would support increased bus services to enable more students to travel to school through public transport.*

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COS8 Objective 9:

To support the provision of adequate indoor and outdoor school sports facilities for all new and existing schools in the County, based on identified need and in line with the population of the school.

Policy IE2: Water Supply and Wastewater

Policy IE3: Surface Water and Groundwater

Policy IE4: Flood Risk

Policy IE7: Waste Management

12.3.1 Appropriate Assessment

12.3.3 Environmental Impact Assessment

12.4.2 Green Infrastructure and Development Management

12.5.1 Universal Design

12.5.2 Design Considerations and Statements

12.5.3 Density and Building Heights

12.5.4 Public Realm: (At the Site Level)

12.7.1 Bicycle Parking / Storage Standards

12.7.4 Car Parking Standards

12.8.5 Education Facilities

Planning Applications for schools will be expected to demonstrate how the following issues are addressed:

- Location, Siting and Design – location should be accessible to public transport, walking and cycling; siting and design should maximise solar gain, work with site constraints and add visual interest and sense of place to the area;*
- Site Access – multiple site access points for pedestrians and cyclists should be provided to maximise permeability and connectivity with the surrounding area;*
- Universal Design – insofar as is feasible, this approach should be used in order to cater for diverse needs;*
- Impact on Residential Amenity – noise, traffic, parking, overlooking, sunlight and daylight, and other relevant matters should be addressed;*
- Mobility Management – mobility management plans will be required which prioritise walking, cycling and public transport above private car trips; traffic, parking and drop-off management should also be addressed;*
- Cycling – adequate and secure bicycle storage will be a requirement;*
- Landscape Proposals – these should include linking in with existing green infrastructure and proposals for native tree species and pollinator planting;*

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- *Sustainable Urban Drainage (SuDS) – measures include permeable paving, water butts, green roofs and walls, swales.*

12.11.1 Water Management

12.11.3 Waste Management

12.11.4 Environmental Hazard Management

Clonburris SDZ 2019

The Clonburris Strategic Development Zone (SDZ) Planning Scheme represents a shared outlook for the future residential, social, economic, and environmental development of a new planned and sustainable community in South Dublin County.

The Planning Scheme 2019 shall be used by the planning authority to assess planning applications in the SDZ. Planning Applications within the SDZ boundary shall be consistent with the Planning Scheme. The Planning Scheme form part of the Development Plan and any contrary provisions of the Development Plan are superseded by the Planning Scheme.

Clonburris comprises 12 Development Areas, with the proposed development located in Development Area 10 Kishoge North East.

The key overarching principles of the 2019 Planning Scheme include the following:

- To prioritise the delivery of high quality services, utilities infrastructure, and sustainable urban surface water drainage;*
- To ensure that the phasing and implementation of the SDZ occurs at a pace whereby it is supported by all necessary supporting community facilities, services, infrastructure and amenities, in order to ensure that place making is prioritised.*
- To provide attractive, interesting and well used outdoor spaces using the latest place making and urban design principles, creating a pedestrian-centred environment with active, inviting public space, parks and private gardens.*

Relevant Government Guidelines

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

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

Provision of Schools and the Planning System, A Code of Practice for Planning Authorities Department of Education and Science (2008).

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General Design Guidelines for Schools (Primary & Post-primary), Department of Education and Science (2007).

Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020, Department of Transport, (2009).

National Cycle Manual, National Transport Authority (June 2011).

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

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy
- Planning Note
- Residential and Visual Amenity
- Drainage
- Roads
- Green Infrastructure
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is located in an area which is zoned 'SDZ' 'To provide for strategic development in accordance with approved planning schemes' under the South Dublin County Council Development Plan 2022-2028. The principle of the proposed development is consistent with the Clonburris SDZ Planning Scheme.

Planning Note

The application for the proposed development for retention is located within the Clonburris Strategic Development Zone which was not noted on the advertisements. Therefore, the applicant should readvertise the proposed development for retention to include the required information and this should be sought by **Additional Information**.

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Visual Amenity and Residential Amenity

The proposed development is an open sided canopy with a galvanised metal frame and a predominantly clear roof treatment bookended with white panels. It is not visible at street level but is visible from the rear elevations of the existing dwellings to the west.

The canopy has an as built ridge height of 4.932m and is clearly visible from the neighbouring dwellings to the west and partially abuts their rear boundary walls (southwest).

Whilst noting the proximity of the existing school building to the adjoining properties, the canopy, which is the subject of this application, is significant in height. The applicant should demonstrate the rationale for a curved roof which has added to the ridge height as a lean-to roof would have resulted in a lower ridge height and lesser impact on the residential amenities of the units to the west which too should be sought by **Additional Information**.

Drainage

No report was received at the time of writing and given the nature of the proposed development, **Additional Information** regarding the appropriate treatment of Sustainable urban Drainage Systems should be sought.

Roads

The Roads Department have no objections and given the nature of the development; this is acceptable.

Green Infrastructure

The site does not appear to be located within a Primary or Secondary GI Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4 and fully detailed in Appendix 4 of the South Dublin County Development Plan 2022-2028) and given the size, scale and nature of the proposed development, a full GI assessment for the proposed development is not required.

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 applicant has submitted a Stage 1 Appropriate Assessment Screening Report. This report concludes that a Stage 2 assessment is not required.

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The subject site is not located within nor within close proximity to a European site. The development involves the construction of a school building and sports hall and other associated works.

Having regard to:

- the nature of the development,
- the location of the development in a serviced 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 principle of the proposed development for retention is acceptable. However, the applicant is requested to address the issues as highlighted throughout the report via **Additional Information**.

Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. The site notices do not describe the proposed development as within the Clonburris Strategic Development Zone, which is subject to zoning objective 'SDZ' 'To provide for Strategic Development in accordance with approved planning schemes' under the South Dublin County Council Development Plan 2022-2028. The application is therefore deficient in correctly identifying that the subject site is located within an SDZ.

Therefore, the applicant is requested to submit revised newspaper and site notices that clearly outline the proposed development is located within the Clonburris SDZ in accordance with Article 35 of the Planning and Development Regulations 2001 (as amended).

2. The applicant should submit a reasoned justification for the ridge height of 4.923m of the canopy for retention as a necessary or desirable component in making optimal use of the development over alternative design approaches including a lean-to roof which could have reduced the impact on the residential amenities of the adjoining dwellings.

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3. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development for retention. The applicant should submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development such as such as but not limited to the following:
Rain Gardens, Water Butts, Planter boxes with overflow connection to the public surface water sewer, Permeable Paving, Grasscrete.

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REG. REF. SD22A/0410

LOCATION: Lucan East Educate Together N.S, Kishogue Cross, Lucan, Co Dublin


Colm Harte,
Senior Executive Planner

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date: 15/12/22


Gormla O'Corrain, Senior Planner