

# Comhairle Chontae Atha Cliath Theas

**PR/0063/23**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22A/0437      **Application Date:** 17-Nov-2022  
**Submission Type:** New Application      **Registration Date:** 17-Nov-2022

**Correspondence Name and Address:** Moloney O' Beirne Architects 2nd Floor, Oyster Point, Temple Road, Blackrock, Co. Dublin

**Proposed Development:** New single storey prefabricated building containing a classroom of 79.5sqm and associated site works located on the eastern boundary of Riverview Educate Together's external play area.

**Location:** Riverview Educate Together National School, Limekiln Road, Greenhills, Dublin 12

**Applicant Name:** Board of Management of Riverview ETNS

**Application Type:** Permission

(EW)

### **Description of Site and Surroundings:**

Site Area: 1.024 hectares

Site Visit: 16/01/2023

### **Site Description:**

The application site is located on an existing school site in Greenhills, an established residential community. The site borders Limekiln Manor to the north and west, Temple Manor Avenue to the north and Limekiln Road to the south, with access from the latter. There is an existing complex of buildings situated to the south of the site. The proposal is to the eastern side of site, adjacent to the rear gardens of Limekiln Park. Limekiln Manor is a newly constructed development adjacent to the northwest of the site.

### **Proposal:**

The proposal consists of *Permission* for the following:

- New single storey prefabricated building containing a classroom of 79.5sqm and associated site works located on the eastern boundary of Riverview Educate Together's external play area.

### **Zoning:**

The site is zoned objective 'RES' – 'To protect and/or improve Residential Amenity'.

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### **Consultations:**

<i>Surface Water Drainage</i>	Requests Additional Information.
<i>Irish Water</i>	Requests Additional Information.
<i>Parks</i>	No objections.
<i>E.H.O.</i>	No objections, subject to conditions.
<i>Roads</i>	No objection, subject to conditions.

### **SEA Sensitivity Screening:**

No overlap with relevant layers.

### **Submissions/Observations /Representations:**

None received.

### **Recent Relevant Planning History:**

**SD21A/0341** – Permission **granted** for a Single storey prefabricated building containing a classroom of 79.5sq.m. and two special education teaching rooms of 14.5sq.m. each and associated site works. The new single storey prefabricated building is proposed to be located in front of the Riverview Educate Together school entrance to the north-west.

### **Condition:**

1. Duration of permission.

The prefabricated accommodation hereby granted permission is on a temporary basis for a period of 5 years from the date of the final grant of permission, after which time the temporary structure shall be removed from the site within six months, unless prior to that date, permission for its retention for a further period has been granted by the Planning Authority, or An Bord Pleanála on appeal.

REASON: In the interest of the proper planning and sustainable development of the area.

2. Cycling Provision.

Within six months of the date of final grant of permission, the applicant shall submit for the written agreement of the Planning Authority:

- (a) Drawings or specifications for the cycle parking. The stands shall be covered.
- (b) Clarification of the number of cycle parking stands to be provided, as per Table 11.22 of the South Dublin County Council Development Plan 2016 - 2022.

REASON: To ensure adequate provision for cyclists and to promote sustainable means of transport to and from a communal facility. (Has been complied with)

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**SD19A/0207** – Permission **granted** for a single storey prefabricated building containing three classrooms of 79.8sq.m each; the new single storey prefabricated building is proposed to be located on the north corner of the site along with associated ground works.

N.B.: Condition 2 of the above reads as follows:

“Duration of permission.

The prefabricated accommodation hereby granted permission is on a temporary basis for a period of 3 years from the date of the final grant of permission, after which time the temporary structure shall be removed from the site within three months, unless prior to that date, permission for its retention for a further period has been granted by the Planning Authority, or An Bord Pleanála on appeal.

REASON: In the interest of the proper planning and sustainable development of the area.”

**SD17A/0152** – Permission **granted** for new single storey prefabricated building containing three classrooms of 62.3sq.m each and clinical office suite of 165sq.m and the renovation of the existing school building (excluding the rooms and external play area currently being used by Riverview Educate Together) for temporary use by Setanta Special School at Saint Peter's School, Limekiln Road, Greenhills, Dublin 12. The new single storey prefabricated building is proposed to be located on the north west corner of the site along with associated ground works.

N.B.: Condition 2 reads as follows:

‘This permission hereby granted for the erection or construction of the prefabricated building containing three classrooms and the clinical office suite shall be for a period of 5 years only from the date of final grant of this permission. The temporary prefab structures shall be removed from the site on or before this date and shall be disposed of in accordance with the Waste Management Regulations 2007, as amended, and the site fully re-instated.

REASON: To ensure that the development shall be in accordance with the permission, and that effective control of development be maintained.’

**SD06A/0598** – Permission **granted** for demolition of the existing school hall and the construction of a new school hall area 408sq.m. to include a mezzanine, office floor, wc facilities, changing rooms, stage, covered walkway connecting to existing school, all with associated site works & boundary & landscaping.

Decision: Grant permission, subject to conditions.

### **Recent Relevant Enforcement History**

None traced.

### **Pre-Planning Consultation**

None recorded.

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### **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*

*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;*

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- *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.*

*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;*

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- *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;*
- *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*

### **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).*

*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).*

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### **Assessment:**

The main issues for consideration are:

- Zoning and council policy;
- Planning history;
- Context of proposal
- Residential and visual amenity;
- Roads
- Surface Water Drainage.
- Green Infrastructure
- Screening for Appropriate Assessment;
- Screening for Environmental Impact Assessment;

### **Zoning and council policy**

The subject site is zoned 'RES' with the zoning objective 'To protect and/or improve Residential Amenity'. 'Education' uses are open for consideration under the 'RES' zoning objective of the site. Uses that are open for consideration are subject to detailed assessment based on the policies and objectives of the County Development Plan, and their impact on the overall delivery of development in the county.

The proposed development is considered acceptable in principle in the context of the existing use on the site, the site zoning and policies of the County Development Plan in respect of educational facilities, including the special local objective. Subject to inclusion of a condition limiting the permission for a period of five years, in the interest of the proper planning and sustainable development of the area, and subject to visual and amenity safeguards (assessed below) the proposal would be acceptable.

### **Planning History / Temporary Permissions**

Under SD17A/0152 prefabricated structures were granted planning permission, to be situated to the southwest of the site. These were subject to a temporary permission of five years.

Under SD19A/0207, prefabricated structures were granted planning permission for a temporary period of 3 years, located to the north-east of the site. The Planner noted, "In this application, having regard to the location of the proposed prefabs, which are removed from the main complex of buildings, it is considered reasonable that these be given a three-year permission only."

Under SD21A/0341, prefabricated building was granted permission for a temporary period of five years and to be located in front of the Riverview Educate Together school entrance to the north-west.

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### **Context of proposal**

The applicant's cover letter notes that the school site is currently shared between Riverview Educate Together School and Setanta Special School – a temporary arrangement pending the return of Setanta Special School to a site being redeveloped in Stillorgan. The rebuilding of Setanta School in Stillorgan has been delayed and Riverview Educate together require the new prefab building to provide additional classroom space.

It is considered appropriate to limit the duration for which prefabricated structures would be present on a site in a residential area, due to their impact on the character of the area and the appearance of haphazard development. Notwithstanding previous decisions, it is considered appropriate to set this limit at the higher end of 5 years.

As noted, the site currently contains educational uses and is situated within a residential area. There are prefabricated buildings under previous permissions at different parts of the site.

### **Residential and visual amenities**

The proposed development would provide a temporary prefab building along the site's eastern boundary and is located 1m away from the east boundary wall at the south end and adjacent at the northern end. The prefabricated building containing a classroom with one wc and a disability toilet of 79.5 sqm at 7.8m in width and 11m in length is located 4.5m from the western side of the adjacent school building. The prefab building would be approx.—3.013 metres in height with a flat roof. It would be adjacent to the eastern boundary and against the rear boundaries of private gardens on Limekiln Park, most notably No.21 Limekiln Park.

Under previous report SD21A/0341, a prefabricated building was granted permission for a temporary period of five years to be located in front of the Riverview Educate Together school entrance to the northwest. It is noted from the previous planning report:

*There appear to be alternative locations on the site in which a prefabricated structure could be located, i.e., against the eastern boundary and against the rear boundaries of private gardens. The development may also have a lesser visual impact if it kept to the building lines of the adjacent house, No. 11 Limekiln Manor.*

The additional subject temporary structure is located favourably to the rear gardens of Limekiln Park. Given the proximity of the dwelling houses to the rear boundary wall at 1.2m in height, the circa 0.3m over-wall height of the flat roof from the prefab building would not negatively impact this adjacent dwelling.

Given the existing use it is reasonable to expect impacts such as noise from the site; the proximity of the proposed structure in context to the established school site will not impact negatively on/to the rear garden. Therefore, the prefabricated building is deemed to cause no



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overbearing impact or overshadowing to the neighbouring properties and is considered acceptable to the RES zoning of the site; a grant of permission is recommended.

### **Public Realm**

The Public Realm Department has stated no comment or objection to the application. This is noted.

### **Roads**

The Roads Department have no objections and state the following:

#### Access & Roads Layout:

No impact on the roads/footpath network.

#### Should the permission be granted, the following conditions are suggested:

1. Prior to commencement the applicant shall submit a Construction Management Plan.

There are approx. 50 car parking spaces on the site, and this would appear to exceed the number of classrooms. It is noted that the proposed structure is intended to be temporary pending the exit of Setanta Special School from the site, and Riverview Educate Together School taking occupancy of the entire site.

It is also noted that the applicant was requested to address the total provision of cycle parking facilities on the site under condition 3 of previous report SD21A/0341, Brief Summary of Compliance Submission agreed dated 01-Aug-2022:

- (a) The applicant has submitted detail drawings showing the specifications for the sheltered bike stands.
- (b) The applicant has submitted a site layout plan showing the location of the proposed bike stands along with an accompanying cover letter detailing the number of pupils and staff using the building.

Regarding the previous requirements of the Planning Authority under SD21A/0341, it is noted that the cycle parking facilities appear in the southwestern area of the site, further south of the temporary prefabricated building. However, this needs to be fully clear and outlined. Under South Dublin County Council Development Plan 2022-2028, section 12.7.1 Bicycle Parking / Storage Standards, Table 12.23: Minimum Bicycle Parking / Storage Rates are required for educational purposes and would be necessary for the increase in student numbers for the 79.5 sqm prefabricated classroom building, this can be obtained by **condition**.

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### **Water**

Surface Water Drainage has requested Additional Information on the following:

- The applicant is required to submit drawings of the existing and proposed plan for Surface Water Layout on site.
- There are no SuDS (Sustainable Drainage Systems) features proposed for the development. Submit a drawing in plan and cross-sectional views showing proposed Sustainable Drainage Systems (SuDS) features for the development.
- Show in a report calculations of how much surface water attenuation is required in m<sup>3</sup> and show how much surface water attention is provided in m<sup>3</sup>.
- Show on a drawing where surface water attenuation is provided and how much surface water attenuation is provided in m<sup>3</sup>.

Irish Water requests additional information, subject to connection agreements for water and wastewater and to submit a drawing showing the connection of water / Foul drain to the point of connection to the public water main system and foul sewer system.

Notwithstanding the requirements of the Surface Water Drainage Department and Irish Water, the above requirements can be sought by condition prior to the commencement of development in the event of a grant of permission. It is noted that the proposed development would be temporary if granted permission and would replace an existing hard-standing surface.

### **Green Infrastructure**

The subject application provides for a temporary portable structure of circa 79.5 sq.m and a modest temporary footprint on the subject established educational site. The site boundary is not located within a Primary GI Corridor or Secondary GI Link 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). A **condition** for surface water shall include for SuDS measures in the form of water butts.

Having regard to the modest temporary footprint on the subject residential site, with little intervention on existing greenery, the provision of SuDS measures, it is considered that the subject development has incorporated Green Infrastructure and will protect, manage and enhance the GI resources on the subject site. As such, the proposal is in accordance with GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 – 2028.'

### **Environmental Health**

A report received from the Environmental Health Officer has noted no objections, subject to conditions relating to noise and air quality. It is considered reasonable that these conditions be attached in the event that permission is granted.

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### **Screening for 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 subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of a temporary prefab building.

Having regard to:

- the small scale and temporary nature of the development,
- the location of the development in a serviced urban 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.

### **Other Considerations**

#### **Bonds & Contributions**

The proposed development is for a temporary structure of 79.5 sq.m. The permission will not exceed a period of 5 years. Assessable area is nil.

#### **SEA Monitoring**

Development Type: Education/Community

Floor Area (Sq.m.): 79.5 sq.m

Site Type: Brownfield / Urban Consolidation

Site Area (Ha.): 1.024

### **Conclusion**

It is considered acceptable on a temporary basis that the proposed development be facilitated and as such a temporary permission would be in accordance with the proper planning and sustainable development of the area.

### **Recommendation**

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s)

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specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

### **FIRST SCHEDULE**

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 - 2028 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

### **SECOND SCHEDULE**

#### **Conditions and Reasons**

1. Development in accordance with submitted plans and details.  
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. Duration of permission.  
The prefabricated accommodation hereby granted permission is on a temporary basis for a period of 5 years from the date of the final grant of permission, after which time the temporary structure shall be removed from the site within six months, unless prior to that date, permission for its retention for a further period has been granted by the Planning Authority, or An Bord Pleanála on appeal.  
REASON: In the interest of the proper planning and sustainable development of the area.
3. Noise
  1. To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that :  
The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours
    - Before 07.00 hours on weekdays, Monday to Friday
    - Before 09.00 hours on Saturdays.
    - After 19.00 hours on weekdays, Monday to Friday.
    - After 13.00 hours on Saturdays.
    - Not permitted at any time on Sundays, Bank Holidays or Public Holidays.REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable

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development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

### **Air Quality**

During the construction / demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include

covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.

**REASON:** To contain dust arising from construction / demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

### **4. Drainage - Surface Water.**

Prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:

1.1 The applicant is required to submit drawings of the existing and proposed plan for Surface Water Layout on site.

1.2 There are no SuDS (Sustainable Drainage Systems) features proposed for the development. Submit a drawing in plan and cross-sectional views showing proposed Sustainable Drainage Systems (SuDS) features for the development.

1.3 Show in a report calculations of how much surface water attenuation is required in m<sup>3</sup> and show how much surface water attention is provided in m<sup>3</sup>.

1.4 Show on a drawing where surface water attenuation is provided and how much surface water attenuation is provided in m<sup>3</sup>

(a) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(b) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.

Note: Sample SuDS devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance. In addition the applicant should consider the provision of Water butts as part of the SuDS proposals.

**REASON:** To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies under SECTION 4.2.2. SUSTAINABLE WATER MANAGEMENT and other relevant policies in the South Dublin County Council Development Plan 2022-2028.

### **5. Cycling Provision.**

Within six months of the date of final grant of permission, the applicant shall submit for the written agreement of the Planning Authority:

(a) Drawings or specifications for the cycle parking. The stands shall be covered.

(b) Clarification of the number of cycle parking stands to be provided, as per Table 12.23 of the South Dublin County Council Development Plan 2022 - 2028.

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REASON: To ensure adequate provision for cyclists and to promote sustainable means of transport to and from a communal facility.

6. Drainage - Irish Water.

(a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

7. Irish Water Connection Agreement.

(i) Prior to the commencement of development the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.

(ii) Submit a drawing showing the connection of water drain to the point of connection to the public water main system.

REASON: In the interest of public health and to ensure adequate water/wastewater facilities.

8. Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

9. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority,

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having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

**REASON:** In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

**NOTE:** The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

**NOTE:** The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

**NOTE:** The requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

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**REG. REF. SD22A/0437**

**LOCATION: Riverview Educate Together National School, Limekiln Road, Greenhills,  
Dublin 12**



**Deirdre Kirwan,  
Senior Executive Planner**

**ORDER:** A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

**Date:** 19/01/23



**Gormla O'Corrain,  
Senior Planner**