

SUMMARY RESPONSE TO FURTHER INFORMATION REQUEST

IN RESPECT OF

P.A. REF. NO. SDZ 22A/0011

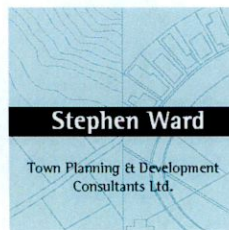
**PROPOSED DEVELOPMENT OF A PRIMARY SCHOOL AT THOMAS OMER WAY,
BALGADDY, LUCAN, CO. DUBLIN**

ON BEHALF OF THE APPLICANT

THE DEPARTMENT OF EDUCATION

BY

STEPHEN WARD PLANNING CONSULTANTS LIMITED



January 2023

1.0 INTRODUCTION

I refer to your correspondence of 16 September 2022 seeking Further Information (FI) in respect of the above proposed development. This Report contains a summary of the applicant's response to the Further Information request and should be read in conjunction with the accompanying drawings/plans/reports and other supporting documentation that accompany this response.

The Further Information Request contains 12 No. Items. There is however some overlap in the issues raised by the Planning Authority across questions and as such the subject matter of the Further Information request can be broadly summarised under the following topic headings.

- Design and layout of the proposed development and consistency with the Planning Scheme
- Access to the Proposed Development
- Impacts of Proposed Development on Landscape
- Impacts of Proposed Development on Ecology & Bio-diversity
- Surface Water Design and SuDS.

1.1 Consultation with Planning Authority in the Preparation of the Further Information Response

In order to fully and comprehensively address the concerns of the Planning Authority, the applicant's agent, and other members of the design team have engaged directly with the appropriate sections of the Planning Authority since the date of issue of the Request.

Specifically, this engagement has consisted of bi-lateral consultation between Mr. Denis Lenihan of AFEC and Mr. Colm Harte, Planning Officer of South Dublin County Council involving the submission by AFEC of a revised scheme layout on 13/10/22 comprising 'direct access' proposal off Thomas Omer Way for consideration by the Planning Authority. The submission of this drawing was followed by consultation on 13/10/22 and again 03/11/22 and telephone conversations between Mr. Lenihan and Mr. Harte during which revisions to the development, as now proposed, in particular the amendments to the position of the vehicular entrance off Thomas Omer Way and revisions to the existing road layout were discussed and agreed in principle.

By email dated 1/11/22 the Planning Section, following internal consultation with the Roads Section of South Dublin County Council, issued the following guidance to AFEC regarding the design and configuration of the proposed new vehicular access –

- Similar vehicular access arrangement to adjoining Kishoge Community College to be provided i.e. left in, left out and a right hand turning lane.
- No pedestrian access.
- Proposed access can be separate from site to the east.

These guidelines have been incorporated into the revised design proposal as now submitted as part of the applicant's response to the Further Information Request.

Separately, discussion also took place on 14/10/22 between Mr. J.P. Casey of CPL Landscape Architects and his counterpart Mr. Laurence Colleran from the Parks Department of South Dublin County Council regarding the requirements for the Green Infrastructure Plan and other landscape related matters.

Key outcomes from that meeting were that existing hedgerows to west and south should be retained and enhanced and that the proposal should comply with the Parks Strategy of the Planning Scheme including incorporation of SuDS.

1.2 Summary of Alterations to Development as Originally Submitted under P.A. Ref. No. SDZ22A/ 0011

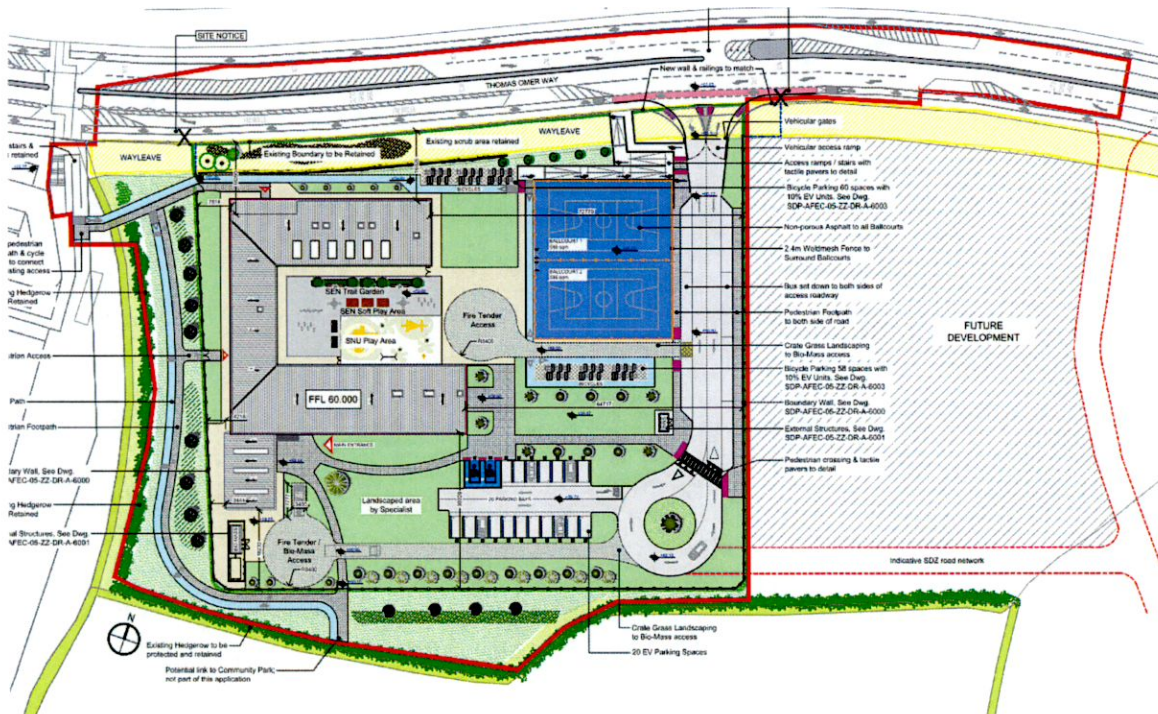
In order to fully and comprehensively address the Further Information request, specifically Items 1,2,3,4 and 5, the design and layout of the originally submitted proposal has been subject to a series revisions. The principal revisions to the scheme can be summarised as follows –

- Application Site amended from 1.91 hectares to 2.09 hectares to facilitate changes to the road layout on Thomas Omer Way and pedestrian/cyclist access off Thomas Omer Way via the existing pedestrian cyclist access to the NW of the site.
- Direct vehicular access off Thomas Omer Way now provided c. 100 m west of originally proposed 'link road' access.
- Revisions to the existing road layout on Thomas Omer Way including modification of both east/west traffic lanes, between pedestrian traffic lights at existing school for approximately 210 meters westwards comprising the omission of bus lanes in both directions; lane reductions to allow for access into new site; creating a break in the central median opposite entrance to new school and to widen a section of the median immediately to the east of the new entrance; new two-way entrance into new school; with a left (west) exit only; modifications to southern bicycle lane to allow safe access across proposed new entrance and the installation of a new kerbed island within new entrance to force the left-out exit.
- Omission of emergency pedestrian access gate in NW corner from Thomas Omer Way.
- Revisions to internal road layout including increased set back of the internal turning circle/access road from 3.6m to 6.7 meters from the Barony Hedge to the south
- Reduction in overall car parking provision to 20 no. spaces to comply with standards for Zone 1 as set out in Table 12.25 of the Development Plan i.e. 1 space per classroom plus 2 no. disabled spaces.
- Bicycle parking racks relocated to more convenient and accessible locations within the site i.e. to the north of the proposed building at the termination of the cycle lane running along the west of the site from Thomas Omer Way. A second bicycle parking area is provided to the south of the proposed ball courts in proximity to the central courtyard incorporating on the main entrances.

- Gross Floor Area of proposed school building increased to 3,390 sq.m from 3,355 sq.m
- Building height increased from 9.277m to 10.09m.
- Revisions to all elevations including changes in size and positioning of opes and of proposed external finishes and materials to higher quality materials to include a mix of render, brick and aluminium cladding.

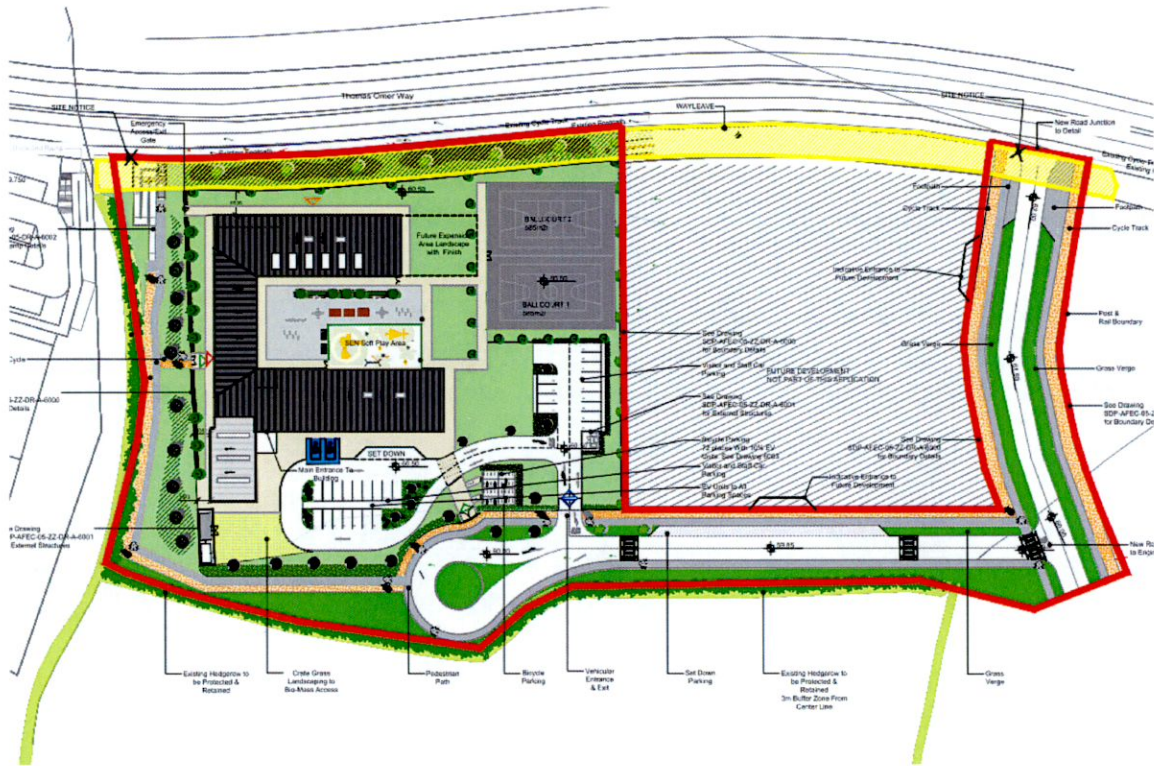
For ease of reference and comparison, not-to-scale extracts from the revised and originally proposed layouts are provided overleaf.

Figure 1 – Revised Proposal



Not-to-Scale Version of AFEC Drawing Ref. No. SDP – AFEC – 05-00-DR-A-1002

Figure 2 – Proposal As Originally Submitted



Not-to-Scale Version of AFEC Drawing Ref. No. SDP – AFEC – 05-00-DR-A-1002

In addition to the revisions described above, the applicant's response also contains revisions to the originally submitted surface water proposals. More detailed information on surface water proposals as well as traffic calming measures are also provided.

1.3 Contributors to and Content of the Further Information Response

a) Contributors to the Response

The response of the applicant comprises inputs from the following built environment and landscape and heritage consultants –

- Stephen Ward Town Planning & Development Consultants (S. Ward & Co.)
- AFEC International (AFEC)
- CPL Landscape Architects
- Charles Mc Corkell Arboricultural Consultancy
- MMOS Consulting Structural & Civil Engineers
- PCME Limited
- Ecofact
- Coakely Engineers

Separate drawing/document schedules are provided under separate cover but in summary the applicant's response consist of the following.

Excluding this summary response statement by S.Ward & Co, the following drawings/reports/studies comprise the applicant's response. As required 6 no. copies of all drawings and documentation are provided.

Table 1 – Summary Content of Applicant FI Response	
Consultant	FI Response
AFEC International	- Revised Architectural Drawings
CPL Landscape Architects	- Revised Landscape Plan - Green Infrastructure Plan - Hedgerow Management Plan
Charles Mc Corkell Arboricultural Consultant	- Revised Arboricultural Report (Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement)
MMOS Consulting Structural & Civil Engineers	- Revised drawing package - Revised drainage report
PCME	- Revised Mobility Management Plan - Revised RSA - Revised TTA - Response to specific FI no. 2 (c)
Ecofact	- Bat Survey Report (Winter Daytime Assessment)
Coakley Engineers	- Road Safety

b) Letters of Consent

DDLETB - In addition to the drawings, studies and reports set out in Table 2 above, the applicant's response also contains a letter of consent from DDLETB to include the area encompassing the existing steps/ramps of Thomas Omer Way within the revised application site area which are in its ownership.

South Dublin County Council – A letter of consent from South Dublin County Council dated 12th January 2023 is also enclosed. This letter consents to the inclusion of a portion of Thomas Omer Way within the revised application site area to facilitate changes to the road layout on Thomas Omer Way for the repositioned vehicular access.

2.0 APPLICANT RESPONSE TO FURTHER INFORMATION REQUEST

The format of the applicant's response follows the same numerical sequencing as the FI Request. For ease of reference Table 1 below provides a summary of the FI question, a brief summary of the response and then identifies the project design team member(s) responsible for that response.

Table 2 – Summary of FI & FI Response			
Item	Summary FI	Summary Response	Response
1			
(a)	Relationship with Open Space to South	Updated site plan utilising direct access from the Thomas Omer Way has altered the nature of the site from the southern side.	Refer to drawing SDP-AFEC-05-00-DR-A-1002
(b)	Proposed access arrangements and consistency with Planning Scheme	Direct access as agreed during consultation has been applied to the site layout plan with reference to possible connection to the future SDZ road layout.	Refer to drawing SDP-AFEC-05-00-DR-A-1002 & SDP-AFEC-05-00-DR-A-1006
(c)	Design of proposed streets	The provision of direct access has led to a road/street design that is intended to be a more temporary in nature and is designed in accordance with DMURS, and has been refined in accordance with the Stage 1 RSA	Refer to drawing SDP-AFEC-05-00-DR-A-1002
(d)	Pedestrian /Cycle access to west	The existing stepped/ramped structure serving Kishoge Community College will be utilised for access to the green corridor/proposed school access	Refer to drawing SDP-AFEC-05-00-DR-A-1002
(e)	Emergency access off Thomas Omer Way	Updated site plan shows permanent connection and pathway to the north elevation of the building.	Refer to drawing SDP-AFEC-05-00-DR-A-1002
(f)	Location of cycle parking	Bicycle Parking has been reconfigured to suit the revised site plan with direct access.	Refer to drawing SDP-AFEC-05-00-DR-A-1002
2			
(a)	Revised MMP	Updated MMP document has been prepared	Refer to PMCE MMP Report P22-066-PSW2-RP-001
(b)	Cycle parking provision /toucan provision	Use of the SDZ road network no longer considered in this application, thus need for toucan crossing in that location.	Refer to drawing SDP-AFEC-05-00-DR-A-1002
(c)	Quantum of drop-off spaces	PMCE have prepared a response to this FI	Refer to Cover letter from Coakley Consulting Engineers
3			
1	Revised car parking layout	AFEC Have provided an updated site layout plan @ 1:200 scale	Refer to drawing SDP-AFEC-05-00-DR-A-1004
2	Eastbound vehicles turning right from Thomas Omer Way	AFEC have provided an updated site layout plan @ 1:200 scale	Refer to drawing SDP-AFEC-05-00-DR-A-1004
3	Revised drawing showing how items identified in RSA will be addressed	AFEC Have provided an updated site layout plan @ 1:200 scale	Refer to drawing SDP-AFEC-05-00-DR-A-1004
4	Fire tender access	AFEC Have provided an updated site layout plan @ 1:200 scale	Refer to drawing SDP-AFEC-05-00-DR-A-1004
5	Refuse collection	AFEC Have provided an updated site layout plan @ 1:200 scale	Refer to drawing SDP-AFEC-05-00-DR-A-1004
6	Cross section of access roads	AFEC have provided an updated site section drawing	Refer to drawing SDP-AFEC-05-00-DR-A-5001 & 6002

Table 2 – Summary of FI & FI Response			
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4			
(i)	Protection of Strategic Green Corridor	Green Infrastructure Plan has been prepared	Refer to GI Plan by CPL Landscape Architects
(ii)	Street tree girth requirement 18-20 cm	Green Infrastructure Plan has been prepared	Refer to GI Plan by CPL Landscape Architects
(iii)	Green Infrastructure Plan	Green Infrastructure Plan has been prepared	Refer to GI Plan by CPL Landscape Architects
(ii)	Protection of GI Assets	Green Infrastructure Plan has been prepared	Refer to GI Plan by CPL Landscape Architects
(iii)	Characteristics of GI Core, Corridor or Stepping Stone to be reflected in proposed development	Green Infrastructure Plan has been prepared	Refer to GI Plan by CPL Landscape Architects
(iv)	Retain /enhance / restore features that act as ecological corridors	Green Infrastructure Plan has been prepared	Refer to GI Plan by CPL Landscape Architects
(v)	Nearest GI sites to be identified	Green Infrastructure Plan has been prepared	Refer to GI Plan by CPL Landscape Architects
(vi)	Control of invasive species	Green Infrastructure Plan has been prepared	Refer to GI Plan by CPL Landscape Architects
(vii)	Green Infrastructure Plan	Green Infrastructure Plan has been prepared	Refer to GI Plan by CPL Landscape Architects
(viii)	Site Location Plan showing development site in context of wider GI	Green Infrastructure Plan has been prepared	Refer to GI Plan by CPL Landscape Architects
(ix)	Survey and analysis of existing GI Assets	Green Infrastructure Plan has been prepared	Refer to GI Plan by CPL Landscape Architects
(x)	Demonstrate how proposals link to wide GI Network	Green Infrastructure Plan has been prepared	Refer to GI Plan by CPL Landscape Architects
(xi)	Protection, enhancement and restoration of existing GI	Green Infrastructure Plan has been prepared	Refer to GI Plan by CPL Landscape Architects
(xii)	Proposals for identification and restoration of GI	Green Infrastructure Plan has been prepared	Refer to GI Plan by CPL Landscape Architects
5	Bat Survey	A bat survey (Day time winter) has been undertaken.	Please refer to enclosed Bat Survey by Ecofact.
6			
a(i)	Protection of barony boundaries	Charles McCorkell has prepared a response within his updated package	Refer CMK Cover letter ref. 220403
a(ii)	Compensatory Planting	Revised landscape scheme	CPL Landscape Drawing Ref. No. 202217-LP-001
b(i)	Revision of tree/hedgerow plan	Revised landscape scheme	CPL Landscape Drawing Ref. No. 202217-LP-001
b(ii)	Method Statement for construction /planting regime and species selection	Revised landscape scheme	CPL Landscape Drawing Ref. No. 202217-LP-001
7			
(a)	Street tree planting	Revised landscape scheme	CPL Landscape Drawing Ref. No. 202217-LP-001
(b)	Frequency of planting intervals	Revised landscape scheme	CPL Landscape Drawing Ref. No. 202217-LP-001
(c)	Retention of trees and enhanced planting along boundary to Thomas Omer Way	Existing trees and scrub being maintained and supplementary planting proposed	CPL Landscape Drawing Ref. No. 202217-LP-001
(d)	Retention of hedgerow along western and southern boundary.	Existing hedgerow to western and southern boundaries is being retained in full.	CPL Landscape Drawing Ref. No. 202217-LP-001
(e)	Tree lined roadways in accordance with Planning Scheme	Revised landscape scheme	CPL Landscape Drawing Ref. No. 202217-LP-001
(f)	Street trees to incorporate tree pits	Revised drainage network incorporates SUDS proposals including tree pits	CPL Landscape Drawing Ref. No. 202217-LP-001 & Drainage plans from MMOS 22087-MMS-ZZ-ST-DR-C-10002
(g)	Street trees to be planted at minimum girths of 15-20m	Revised landscape scheme	CPL Landscape Drawing Ref. No. 202217-LP-001

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8			
(i)	SuDS Proposal in compliance with SDC guidance	MMOS consulting engineers have prepared an updated drainage package and report	Refer to drainage report 22087-MMS-XX-XX-RE-C-0001
(ii)	Concept plans showing existing & proposed flows	MMOS consulting engineers have prepared an updated drainage package and report	Refer to drawings 22087-MMS-ZZ-ST-DR-C-10012 & 22087-MMS-ZZ-ST-DR-C-10013
(iii)	Additional SuDS features	MMOS consulting engineers have prepared an updated drainage package and report	Refer to drainage report 22087-MMS-XX-XX-RE-C-0001
(iv)	Swales to be planted with native pollinator and perennial riparian wildflowers.	Revised landscape Plan proposed	Refer to revised landscape plan by CPL.
(v)	Collaboration between landscape architect and engineer required on SuDS measures	CPL Plans and MMOS Plans now aligned	Please refer to revised landscape plan in conjunction with MMOS inputs
(vi)	Consistency between drainage and landscape proposals	Relevant scheme drawings have been amended.	Please refer to revised landscape plan in conjunction with MMOS inputs
(vii)	Waterway /SuDS proposal along southern site boundary	MMOS consulting engineers have prepared an updated drainage package and report	Refer to enclosed input from MMOS.
(viii)	Demonstrate how SuDS will be incorporated	Relevant scheme drawings have been amended.	Please refer to revised landscape plan in conjunction with MMOS inputs
(ix)	Details on individual SuDS element function	MMOS consulting engineers have prepared an updated drainage package and report	Refer to drainage report 22087-MMS-XX-XX-RE-C-0001
(x)	Demonstrate bio-diversity, amenity, water quality and attenuation	MMOS consulting engineers have prepared an updated drainage package and report	Refer to drainage report 22087-MMS-XX-XX-RE-C-0001
(xi)	Use of swales for attenuation	MMOS consulting engineers have prepared an updated drainage package and report	Refer to enclosed input from MMOS.
(xii)	SuDS Management Plan	MMOS consulting engineers have prepared an updated drainage package and report	Refer to enclosed input from MMOS
(xiii)	10m set back	MMOS consulting engineers have prepared an updated drainage package and report	Refer to enclosed input from MMOS
(xiv)	Integrity of riparian corridor	MMOS consulting engineers have prepared an updated drainage package and report	Refer to enclosed input from MMOS
(xv)	Inclusion of all above ground SUDS features in calculations	MMOS consulting engineers have prepared an updated drainage package and report	Inclusion of all above ground SUDS features in calculations
9.			
(i)	Street trees to be provided in accordance with Planning Scheme Requirements	Revised landscape plan	CPL Landscape Drawing Ref. No. 202217-LP-001
(ii)	Details of roadside tree planting	Revised landscape Plan	CPL Landscape Drawing Ref. No. 202217-LP-001
(iii)	Trees along local roads to be 18-20 cm girth minimum	Revised Landscape Plan	CPL Landscape Drawing Ref. No. 202217-LP-001
(iv)	Retained, removed and compensatory hedgerow to be identified on landscape plan	Revised Landscape Plan	CPL Landscape Drawing Ref. No. 202217-LP-001
(v)	Details of all natural SuDS features to be identified on landscape plan	Revised Landscape Plan	CPL Landscape Drawing Ref. No. 202217-LP-001
(vii)	Tree and hedgerow protected measures to be provided.	CMK Arborist had prepared an updated package	CMK Drawing ref. 220403-P-12 REV B
(viii)	Planting to comply with landscape requirements of the Planning Scheme	Revised Landscape Plan	CPL Landscape Drawing Ref. No. 202217-LP-001
(ix)	Landscape requirements to reflect additional information above	Revised Landscape Plan	CPL Landscape Drawing Ref. No. 202217-LP-001

Table 2 – Summary of FI & FI Response			
Item	Summary FI	Summary Response	Response
10	Applicant is requested to provide clarification of open space provision.	Applicant will encourage use of open space facilities out of hours	Refer to enclosed correspondence from the Department of Environment
11			
(a)	Revised drawing and report showing increased surface water volume	MMOS consulting engineers have prepared an updated drainage package and report	Refer to MMOS drainage report and drawings.
(b)	Soil percolation tests	MMOS consulting engineers have prepared an updated drainage package and report	Refer to MMOS drainage report and drawings.
(c)	Cross sectional views, dimensions and location of proposed soakway required.	MMOS consulting engineers have prepared an updated drainage package and report	Refer to MMOS drainage report and drawings.
	(i) at least 5 m from any building, public sewer or structure	MMOS consulting engineers have prepared an updated drainage package and report	Refer to MMOS drainage report and drawings.
	(ii) Not within 3m of boundary of adjoining property	MMOS consulting engineers have prepared an updated drainage package and report	Refer to MMOS drainage report and drawings.
	(iii) Ground below foundations should not be affected	MMOS consulting engineers have prepared an updated drainage package and report	Refer to MMOS drainage report and drawings.
	(iv) 10 from any sewerage treatment percolation area and from any watercourse floodplain		Refer to MMOS drainage report and drawings.
	Soakways to include overflow connection	MMOS consulting engineers have prepared an updated drainage package and report	Refer to MMOS drainage report and drawings.
12	Provision of greenroofs	Modular design of proposed school building is not appropriate for green roofs	The intended use of modular systems for this project results in limitations on the structural capacity of the modules to be bear the weight of retained water typically present in green roof systems.

FI Item 1(a)

One of the key objectives for Kishoge North East is ‘to provide a distinctive, diverse and quality frontage to Thomas Omer Way, the avenues /Link Streets and the strategic open spaces’. It is noted that the proposal cannot provide direct frontage to Thomas Omer Way, the applicant is requested to revise how the open space to the south is addressed.

Applicant Response to FI Item 1(a) - *In response to the Planning Authority’s request the applicant has revisited the design and layout of the originally submitted scheme and made amendments that seek to address the concerns expressed by the Planning Authority through Item 1(a).*

In the first instance, the overall building height has been increased from 9.277m to 10.09m. This represents an increase of 817 mm and will, if submitted, better address and provide greater definition to the public frontages, including Thomas Omer to the north, onto which the school will face. It is now proposed to finish the building in a mix of brick, selected render and aluminium cladding. The revised choice of materials in conjunction with the increase in building height are more in keeping with the objectives of the Planning Scheme as referenced above and set out at Section 2.8.2 of the Scheme. In terms of external finishes and appearances, Section 2.8.2 of the Scheme states,

“Building finishes shall be durable and of a high quality and should adhere to the principles of sustainability and energy efficiency, Traditional materials such as stone, brick, timber, metal and glass should be used throughout the SDZ lands together with traditional weather resistant renders where appropriate such as sand-cement, lime and pebble dash”. (Section 2.8.2:54)

The southern part of the site has also been redesigned. Specifically, the internal access road has been set back from the barony hedge that defines the southern site boundary and provision has also been made for a future pedestrian/cycle connection to lands to the south, in keeping with the objective of the Planning Scheme.

FI Item 1(b)

The applicant is requested to re-examine the streets they are proposed to deliver. There are concerns that the delivery of an element of the link street would be premature, as there are strategic infrastructure requirements linked to its delivery. It may be more feasible to provide a local street linking to Thomas Omer Way, either to the east of the proposed school, in link with Figure 2.2.7 or to the west, linking up with the adjacent school site. It should be noted that the area to the west is also proposed as a green infrastructure link and any development in this location should be mindful of this designation. Any revised street proposal should be accompanied by the relevant roads assessments in terms of visibility and safety.

Applicant Response to FI Item 1(b) – *In consultation with the Planning Authority, it is now proposed to provide a direct access to the proposed development via a local street to the east of the proposed building off Thomas Omer Way. The revisions to the proposed access will require works to the existing road layout along Thomas Omer Way in the vicinity of the site. A letter of consent to include a portion of the Thomas Omer Way in the application site area has been provided by South Dublin County Council and is provided under separate cover. The proposed link street has been designed such that it can easily connect with and form part of the future road*

network to the east as set out in the Planning Scheme and if necessary via the proposed roundabout to the south with the potential for the northern portion to revert to a pedestrian only connection in the future.

All of the proposed works required have been subject to the assessment by the project engineers and meet all relevant road and junction safety and visibility standards.

FI Item 1(c)

In terms of street design, it is not apparent that the proposed streets are laid out in accordance with the requirements of the scheme, the applicant is therefore required to re-design streets to ensure compliance with Figure 2.2.6 of the Planning Scheme (and Figure 2.2.5, if relevant).

Applicant Response to FI Item 1(c) – *The revised access proposal to the proposed development from Thomas Omer Way is designed to be flexible in terms of its long term use and function in the context of the Planning Scheme. The proposed access road has been designed as a local street in accordance with Figure 2.2.6 of the Scheme, is designed in accordance with DMURS, and has been refined in accordance with the Stage 1 RSA. It has an overall carriageway width of 6.7m (3.350m individual carriageway width) with 2.7m set down areas either side with 2.2m wide footpaths provided either side. The street also includes a vehicular turning circle.*

FI Item 1(d)

The Planning Authority is concerned that the applicant is providing a pedestrian /cycle route to the west, adjacent to existing access points on the adjacent school site. The applicant is requested to assess whether it is possible to connect into these existing routes.

Applicant Response to FI Item 1(d) - *In direct response to the Planning Authority's request the proposed pedestrian / cycle route providing access to the site has been omitted and it is now proposed to utilise the existing, established access serving Kishoge Community College / Griffeen CC, adjacent to the site. At the request of the Planning Authority the application site area has been expanded as part of the Further Information response to include the existing steps and ramp. DDLETB on whose land the steps and ramp is located has provided a letter of consent to include this area in the revised application site. A copy of the letter of consent dated 16/01/23 is provided under separate cover.*

FI Item 1(e)

It is also noted that the submitted landscape plan identifies the access point in the northwestern side boundary operating as an emergency access / exit only. It is recommended that the applicant amend this entrance to provide more direct access/egress to proposed school for pedestrians and cyclists on a day-to-day basis. More generally, entrances from the west for pedestrians and cyclists should be emphasised in the elevational design for wayfinding purposes.

Applicant Response to FI Item 1(e) - *The emergency access / exit has been omitted and it is now proposed to provide access via the existing steps and ramp serving the adjoining educational campus, as detailed in the foregoing section. Please refer to AFEC drawing ref. no. SDP-AFEC-05-00-DR-A-1002 submitted under separate cover.*

FI Item 1(f)

The proposed cycle parking is located on the south eastern corner of the site, away from the western pedestrian and cycle entrances. It is recommended that the applicant should consider locating a significant proportion of cycle parking on the western side of the site also, in the interests of providing more direct access to the school for cyclists off Thomas Omer Way.

Applicant Response to FI Item 1(f) - *The location of the proposed cycle parking area has been relocated within the site to a more convenient and accessible location to the north of the school building mid-point between the principal access points off Thomas Omer Way, with a second parking area located to the south of the proposed ball courts. In the case of the former, the parking area is located at the termination of point of the cycle path that leads from Thomas Omer Way along the western site boundary.*

FI Item 2(a)

The applicant is requested to submit a revised MMP with ambitious targets for cycling, walking and public transport for staff and students, and commitments to the implementation of measures that will seek to achieve these.

Applicant Response to FI Item 2(a)

A revised MMP has been prepared by PCME and is provided under separate cover.

FI Items 2(b)

The applicant is requested to submit details that indicate the following –

- That sufficient cycle parking is provided on site which would cater for at least 20 % of staff and 20 % of students using this mode;
- That the cycle parking is relocated on site in a manner which ensures full cycling priority from the external road network to the parking and that no roads are required to be crossed by children within the site; and
- A toucan crossing point is provided on the north-south road forming the eastern boundary of the site which accommodates cyclists on Thomas Omer Way from the east.

Applicant Response to FI Item 2(b) – *A revised site plan has been prepared by AFEC International is provided under separate cover. Cycle parking numbers have been adjusted in line with the FI Request. There is now more better connectivity from cycle routes to cycle parking areas. A toucan crossing is no longer proposed for this scheme as it no longer ties in with the future SDZ road network.*

FI Item 2(c)

The applicant is requested to provide clarity in terms of the quantum of drop-off spaces, its location, and a full justification for both in terms of road safety and promotion of sustainable transport modes.

Applicant Response to FI Item 2(c) - *Set-down area are provided along the site access road. PMCE/Coakley Consulting engineers have provided a response to this under separate cover*

FI Items 3(1)

The applicant is requested to submit a revised layout of not less than 1:200 scale showing the location and number of car parking spaces to be provided at the development. Please refer to Table 12.25: Maximum Parking Rates (Non Residential) – from the SDCC County Development Plan 2022 – 2028.

Applicant Response to FI Item 3(1) – The quantum of parking proposed has been reduced from 31 to 20. This represents a reduction of 11 or the equivalent of almost one third. Car parking provision to serve the development now aligns more closely with the car parking standards set out at Table 12.25 of the Development Plan. The requirement for schools both (secondary and primary) is 1 no. space per classroom. The building encompasses a total of 16 no. mainstream classrooms, with 2 no. additional classrooms provided in addition to a General Purpose Hall. A total of 20 no. spaces are now proposed including 2 no. disabled spaces. The car parking is arranged as grouped car parking area in direct proximity to the main building access.

FI Item 3(2)

The applicant is requested to submit a revised layout of not less than 1:200 scale, showing how east bound vehicles will turn right from the Thomas Omer Road into the proposed link street (if retained).

Applicant Response to FI Item 3(2) – Vehicular access to the proposed development from the link street has been omitted and direct access from Thomas Omer Way is now provided. Please refer to enclosed Drawing Ref. SDP-AFEC-05-00-DR-A-1002

FI Item 3(3)

The applicant is requested to submit a revised layout showing how the items identified in the road safety audit will be rectified.

Applicant Response to FI Item 3(3) – Please refer to enclosed Drawing Ref. SDP-AFEC-05-00-DR-A-1002

FI Item 3(4)

The applicant is requested to submit a revised layout of not less than 1:200 scale, detailing how fire tenders will access the building.

Applicant Response to FI Item 3(4) – Please refer to enclosed Drawing Ref. SDP-AFEC-05-00-DR-A-1006

FI Item 3(5)

The applicant is requested to submit a revised layout showing the location of refuse collection points.

Applicant Response to FI Item 3(5) – Please refer to enclosed Drawing Ref. SDP-AFEC-05-00-DR-A-1002

FI Item 3(6)

The applicant is requested to submit a revised layout of not less than 1:200 scale showing the cross section of the access roads, ensuring they confirm to the layout described in the Clonburris SDZ masterplan.

Applicant Response to FI Item 3(6) – Cross section drawings are enclosed. Refer to AFEC drawing SDP-AFEC-05-00-DR-A-5001 & 6002

FI Item No. 4

The applicant is required to provide a green infrastructure plan and proposals that demonstrate : -

- i. The protection and enhancement of the green infrastructure corridor along the western and southern boundaries that define the barony boundary – by greater retention of trees and hedgerows and including of nature-based SuDS incorporating a ‘waterway/SuDS’ along the southern boundary. A Local Green Corridor along the boundary with Thomas Omer Way. The removal of trees and hedgerow along the northern boundary to make way for more open planting is contrary to SDCC Green Infrastructure policies. Retention of existing treeline; strengthening of planting proposals and incorporation of nature based SuDS.
- ii. Provision of street trees 18-20 cm girth on both sides along local roads as identified by Clonburris Parks and Landscape Strategy. Landscape plan to extend to include the whole of the development including vehicular i.e. include vehicular access road.
- iii. Provide a green infrastructure plan: demonstrate compliance with the requirements of 12.4.2 of the County Development Plan : i.e. proposals contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements; having regard to
 - where the development site is located within or close to a Core or Corridor the development should at a minimum protect any existing GI assets and enhance same (for example, not breaking a GI Corridor but enhancing same with a connecting piece of planting, retaining hedgerow or woodlands);
 - The characteristics and assets of the approximate GI Core, Corridor or Stepping Stone should be reflected within the proposed development, for example, continuation of hedgerows, tree-planting and waterways.
- iv. Development should seek to enhance or restore features that act as ecological corridors, particularly water features, hedgerows, tree lines, areas of un-cultivated land. These or some element of them, should be incorporated into the proposed development to create pathways for wildlife and /or increase amenity value.
- v. Development sites which are not located proximate to designated GI Cores or Corridors should identify the nearest designated GI Core, Corridor or Stepping Stone and make provision for GI Interventions on the site which could eventually provide a link to local Stepping Stones, Cores or Corridors:
- vi. Developers should be aware that ecological corridors can also act quickly to spread non-native invasive species. Therefore identification and control of invasive species site should be included in planning applications and the GI Plan.

Applicant Response to FI Item No. 4 -As highlighted in the earlier sections of this Report prior to embarking on the preparation of the Plan, the Landscape Architect consulted with Mr. Laurence Colleran from the Parks Department of South Dublin County Council regarding the requirements for the Green Infrastructure Plan and other landscape related matters. Green Infrastructure Plan has been prepared by CPL Landscape Architects and accompanies the application under separate cover. The Plan incorporates points i – vi above and has regard to the relevant sections of the South Dublin County Development Plan 2022-2028 including Chapter 4, Appendix 4 and Section 12.4 of the Plan.

FI Item No. 5

The Applicant is requested to provide a comprehensive bat survey and an assessment of the lighting design by a suitably qualified bat expert.

Applicant Response to FI Item No. 5 – *Having regard to the date of issue of the further information request and due to statutory time limitations that apply under Article 33 of the Planning and Development Regulations 2001 (as amended) it was not possible to undertake a bat survey during the “active bat season”. A Bat Survey Report (Winter Daytime Assessment), however, was undertaken by bat experts Ecofact. In summary, the Assessment finds there no evidence of bats roosts on the site with limited opportunities for feeding and foraging. It should also be noted that the principle linear features on the site i.e. hedgerows to the west and south are being retained in full as part of the proposed development. The bat survey report is enclosed under separate cover.*

FI Item No. 6

The Applicant is requested to submit

- a) A hedgerow management plan that shows:
 - (i) The protection and enhancement of the hedgerow network, in particular hedgerows that form townland, parish and barony boundaries.
 - (ii) The amount of trees and hedgerow being removed and the amount of compensatory /replacement hedgerow being planted as part of the proposals. To be in compliance with the SDZ, and the requirement of no net loss hedgerow across the scheme, the amount of compensatory /replacement hedgerow shall be at least equal to that being removed. The compensatory /replacement hedgerow can be planted within the site area or within the wider SDZ.
- b) A tree and hedgerow protection plan, indicating:
 - (i) Revision of tree and hedgerow protection plan to reflect revised design to create Strategic and Local Green Corridors.
 - (ii) A Method Statement for the construction, planting regime and species selection of both ‘dry’ and ‘wet’ hedgerows (all planning applications within 10m of existing hedgerows along the barony boundary.)

Applicant Response to FI Item No. 6 - *Please refer to revised Arboricultural Report by Charles Mc Corkell, Arborist provided under separate cover.*

FI Item No. 7

The applicant is requested to provide landscape proposals that extend to the full red line boundary include (the) vehicular access roads(s) that demonstrate trees to be provided for part of the scheme:

- a) A high quality of street tree planting along vehicular accessways (local roads) to strengthen green infrastructure links.
- b) Streets should be generously planted at frequent intervals to soften the impact of parking and strong building frontages at intervals of 14-20 metres. In the interest of biodiversity and place making, reduced spacing between street trees should be considered where appropriate and achievable (Planning Scheme p. 64).

- c) **Thomas Omer Way (Local Green Corridor):** Retention of existing street trees and enhanced planting shall be provided by additional trees, hedgerow, grassed and planted swales and small-scale SuDS as appropriate to create a local Green Corridor along this corridor as required by the Planning Scheme.
- d) **Western and Southern boundary (Strategic Green Corridor)** Retail all of the existing hedgerow and strengthen existing proposals and create the required Green Corridor. Enhanced planting shall be provided by additional street trees, hedgerows, grassed and planted swales and small-scale SuDS as appropriate to create a Strategic Green corridor. The SDZ drawings require a waterway/SuDS along the southern Strategic Green corridor.
- e) **Tree lined roadways on both sides.** The applicant is referred to the Clonburris SDZ Planning Scheme 2019, Clonburris SDZ Parks and Landscape Strategy and DMURS (2019) for guidance on street tree provision and appropriate design layouts for local roads/streets.
- f) **All street trees adjacent to hard surfaces shall have suitable tree pits that incorporate SuDS bio-retention features including sufficient growing medium.**
- g) **Street trees to be planted at minimum girth along local roads.**

Applicant Response FI Item No. 7 - *A revised landscape proposal has been prepared by CPL Landscape Architects taking account of items a – g above the revisions to the design and layout and in consultation with the project engineers, MMOS, who have revisited SuDS provision on the site. Please refer to enclosed landscape plan by CPL drawing ref. 202217-LP-001 in conjunction with MMOS drawing ref. 22087-MMS-ZZ-ST-DR-C-10002.*

FI Item No. 8

The following additional information is requested:

- (i) A SuDS proposal that complies with SDCC SuDS Explanatory Design and Evaluation Guide; the Clonburris SDZ Planning Scheme, Parks and Landscape Strategy and Biodiversity Management Plan and SDCC County Development Plan 2022-2028.
- (ii) Concept plans showing existing and proposed flows.
- (iii) Additional natural SuDS features shall be incorporated into the proposed drainage system for the development, particularly along strategic and local green links, e.g. bio-retention tree pits, swales, rain gardens, green roofs etc.
- (iv) Swales to be planted with native and pollinator perennial riparian wildflowers using local species. Full species lists for the SDZ can be found in Ecological Survey of Clonburris (FERS Ltd. 2018)
- (v) The SuDS proposals should be a collaboration between landscape architect and drainage engineer to integrate SuDS into landscape design proposal providing amenity, biodiversity, water quality treatment as well as quality and attenuation.
- (vi) Drainage and Landscape proposals to be consistent regarding SuDS provision. For example, only grasscrete shown on landscape plan; this is omitted from Engineers drawing; None of the SuDS proposals on engineers plans are shown on landscape proposals.
- (vii) Drainage design proposals for the site that incorporate the waterway/SuDS/wetland along the southern site boundary.
- (viii) Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage and landscape design for the proposed development
- (ix) Details on how each SuDS element function as part of the overall treatment/management train.
- (x) Demonstrate the biodiversity, amenity, water quality and attenuation value of all SuDS features including proposals for integrating the existing ditch to the northwest.
- (xi) Any proposed swales should be used for attenuation as well as conveyance of overland flow. They should also have an amenity and biodiversity value.
- (xii) 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.
- (xiii) A minimum 10m setback from the top of the bank from watercourses bounding the site.
 - (xiv) Demonstrate how the integrity of the riparian corridor can be maintained and enhanced having regard to flood risk management, biodiversity, ecosystem service provision, water quality and hydromorphology
 - (xv) Inclusion of all above ground SUDS features in attenuation calculation (avoid underground systems). SDCC do not accept underground tanks unless it is demonstrated that above ground SuDS devices are not feasible.

Applicant Response to FI Item 8 - *Please refer to enclosed engineering drawings and reports by MMOS in conjunction with Landscape Plan by CPL which identifies the location of SuDS features.*

FI Item No. 9

The applicant is requested to provide a revised detailed landscape plan, to be agreed with Public Realm, with full works specification, that accords with the specifications and requirements of Council's Public Realm Section. The revised landscape plan shall maximise the retention of existing boundary hedgerows, integrate tree planting and SuDS drainage to provide strong green infrastructure links throughout the development in accordance with Clonburris SDZ Planning Scheme, Parks and Landscape Strategy, Biodiversity Management Plan and SDCC County Development Plan (2022/2028).

The revised Landscape Proposals shall incorporate:

- i. Street trees that are in line with the requirements set out in the Clonburris Strategic Development Zone Planning Scheme (Clonburris SDZ) 2019; Clonburris Parks and Landscape Strategy, Clonburris Biodiversity Management Plan and the 'Design Manual for Roads and Streets (DMURS) 2019. Street tree provision to incorporate small scale SuDS features that enhance biodiversity, provide amenity, manage surface water volume while providing water quality treatment.
- ii. Details of roadside tree planting to be submitted to the Public Realm Section of SDCC for agreement. Urban tree pits to include SUDs measures / storm water attenuation. The applicant shall submit cross section details of the SUDs tree pits, including growing and drainage/storage media.
- iii. Trees along local roads to be a minimum of 18 to 20-centimetre girth (cmg) at planting as per the requirements of the Clonburris SDZ Parks and Landscape Strategy. For suggested native species see P. 53 of the Strategy.
- iv. Retained, removed and compensatory hedgerow to be clearly identified on Landscape Plans.
- v. Details of all natural SuDS features including swales, rain gardens, bioretention tree pits, channel rills, filter strips, ponds, detention basins with lower areas allowed to fill first (low flow channels), wetlands etc; and to be shown on the landscape plans
- vi. Landscape masterplan/planting plan to clearly delineate lighting to ensure tree planting proposals are realistic and not damaging to the Strategic Green Corridor and to Bats. If this is not currently the case, proposals to be revised to ensure street tree delivery.
- vii. Tree and hedgerow protection measures: show extent and position of tree and hedgerow protection fences including protection of all vegetation along the Strategic Green Corridor along the Barony Boundary.
- viii. The relevant requirements of the Clonburris Parks and Landscape Strategy.
- ix. Landscape Proposals to reflect the requirements of above additional information to deliver the required green infrastructure.

Applicant Response to FI Item 9 - *Please refer to enclosed Landscape Plan by CPL in conjunction with engineering drawings by MMOS which has regard to the items i – ix above.*

FI Item No. 10

The applicant is requested to provide clarification of the open space provision, in light of the school size and the proposal for out of hours community use of these facilities.

Applicant Response to FI Item No. 10 - *The Department's policy is to encourage the use of school facilities for community purposes outside of school hours. The school facilities will be generally made available to the wider community (outside of school hours) once built, thereby delivering major planning and community gain. The facilities will include a General Purpose room, outdoor ball courts and sports facilities, indoor spaces for evening classes, meetings of community groups etc.*

Given that this is a Department owned property, arrangements can be put in place to ensure this access can be agreed with and safely managed directly by the Board of Management of the School and work around the school's usage.

A letter from the Department of Education to this effect is provided under separate cover.

FI Item No. 11

- a. **The surface water attenuation volume proposed of 840m³ is undersized by approximately 50%. The applicant is requested to submit a revised drawing and report showing increased surface water attenuation volume for the development. The surface water attenuation should be provided by SuDS in so far as this is possible. Prior to submission of revised documents contact water services to discuss same. Also, it is required by SDCC drainage section for a climate change factor of 20% to be applied to attenuation calculations.**
- b. **There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design. Subject to percolation test results passing test, all additional Surface Water is to be directed to proposed soakaway. If the percolation test does not indicate soil conditions are suitable for a soakaway, a written agreement from Irish Water is required in order to connect the surface water overflow to foul system.**
- c. **The applicant is requested to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:**
 - i) **At least 5m from any building, public sewer, road boundary or structure.**
 - ii) **Generally, not within 3m of the boundary of the adjoining property.**
 - iii) **Not in such a position that the ground below foundations is likely to be adversely affected.**
 - iv) **10m from any sewage treatment percolation area and from any watercourse / floodplain.**

- v) **Soakaways must include an overflow connection to the surface water drainage network.**

Applicant Response to FI Item No. 11 - *Please refer to enclosed suite of drawings and reports from MMOS Engineers.*

FI Item No. 12

The Planning Scheme requires, where feasibly practical and viable, the provision of green roofs for all new public buildings (Council buildings, school buildings, hospitals, community centres, sports facilities, libraries, Garda stations etc), to assist in flood alleviation, insulation and improved biodiversity, and to actively promote these measures where appropriate in new commercial and industrial buildings. The applicant is requested to address this.

Applicant Response FI Item No. 12 - *The proposed school building is a modular structure. For technical and structural engineering reasons, the use of green roofs on such structures is not considered appropriate. This is because the modules simply do not have the structural capacity to bear the weight of retained water typically present in green roof systems.*

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).

Having regard to the nature of the revisions proposed and on the instruction of the Planning Authority arising during discussions between AFEC and the Planning Officer, revised notices are submitted with this response.