

To: South Dublin County
Council Planning
Department

Address: County Hall Tallaght,
Dublin 24, D24 A3XC

Date: 15th February 2023

Reg Ref: SD22A/0404

Subject: ADDITIONAL
INFORMATION
RESPONSE



Dear Sir/Madam,

With regard to your Request for Additional Information in relation to the proposed development at Templeogue College Community Residence, Templeogue College, Templeville Road, Dublin 6W, D6WNW94 (reference; SD22A/0404), on behalf of our client please see relevant response to each item raised as follows:

Item 1.1

The applicant shall submit a revised layout of not less than 1:200 scale, showing a swept path analysis drawing (i.e. Autotrack or similar) demonstrating that fire tenders coaches, and large refuse vehicles can access/egress the site safely.

Please refer to drawings; 222272-PUNCH-XX-XX-DR-C-0600, 222272-PUNCH-XX-XX-DR-C-0601, 222272-PUNCH-XX-XX-DR-C-0602 prepared by Punch Consulting Engineers enclosed, outlining swept path analysis carried out for fire tender access, refuse vehicles & bus.

Item 1.2

The applicant shall submit revised layout of not less than 1:200 scale, showing the front access gate and all footpaths, crossings and access ramps throughout the site having a minimum width of 2 metres.

Please refer to revised drawing; 22041-AFEC-P1-ZZ-DR-A-2002 Proposed Site Layout, outlining min. 2m wide pedestrian access to be achieved throughout. All footpaths, crossings & access ramps are proposed to achieve 2m minimum width.

Item 1.3

The applicant shall submit a revised layout of not less than 1:200 scale showing the location and number of Bicycle parking spaces to be provided at the development. Please refer to Table 12.23: Minimum Parking/Storage Rates - from the SDCC County Development Plan 2022-2028.

Please refer to revised drawing; 22041-AFEC-P1-ZZ-DR-A-2002 Proposed Site Layout, denoting location for 10no. bike spaces which is in line with the requirements set out in Table 12.23 of the SDCC County Development Plan 2022-2028. See also letter enclosed from Spiritan Education Trust dated 6th January 2023, outlining transport arrangements for pupils to the proposed Special Education School. With 75% of pupils arriving via HSE organised bus escorts and the remainder being dropped by car.



Item 1.4

The applicant is requested to submit details on the number of staff pupils at the school. The applicant should refer to Table 12.25: Maximum Parking Rates (Non-Residential) - from the SDCC County Development Plan 2022-2026 and demonstrate an adequate provision of parking spaces required for staff and students at the school.

Please refer to enclosed letter from the Spiritan Education Trust outlining expected occupancy levels for the proposed Special Education School. As this is a Special Education School there will be a greater number of staff per pupil than a traditional school setting, hence the existing 12no. car park spaces were not deemed to be sufficient by the client. An additional 5no. spaces have been included in the original application allowing for a total of 17no. spaces, 2 of which are accessible.

Item 2

A revised proposed elevations/sections layout is required, clearly marking the side covered walkway structures that would remain after the works have been complete.

Please refer to the enclosed revised drawing *22041-AFEC-P1-ZZ-DR-A-4001 Proposed Elevations/Sections*, outlining extent of covered walkway structures as requested.

Item 3.1.(i)

There are concerns with the lack of information submitted in terms of a landscaping scheme and boundary treatment for the proposed development. The applicant is requested to provide a landscape design including details of boundary treatment for the proposed development.

Please refer to landscape plan LP-001, prepared by Casey Planning & Landscape Consultancy. As this is a change of use application all existing boundaries are to be retained on site as outlined on the landscape plan enclosed.

Item 3.1.(ii)

In addition, the applicant is required to provide a GI Plan - in the case of small-scale developments this may consist of a simple landscape plan which includes objectives to protect or restore existing on site GI assets, provides for connection to local or primary GI corridors or includes elements which may allow the site to act as a local stepping stone.

Please refer to report; *Green Infrastructure Plan* prepared by Casey Planning & Landscape Consultancy. As this is a change of use application the main objective is to retain the existing landscape features in so far as is practicable.

Item 3.2.(i)

Retention and Protection of Existing Trees. No trees within the site shall be felled, cut back, damaged or removed, unless otherwise first agreed in writing with the local planning authority. No development shall commence until further information has been submitted to the Planning Authority for the approval of the Public Realm Section in accordance with the requirements of BS 5837:2005 in relation to tree retention and protection as follows: -Tree survey detailing works required. -Trees to be retained -Tree retention protection plan - Tree constraints plan -Arboricultural implication assessment -Arboricultural method statement (including drainage service runs and construction of hard surfaces)

Item 3.2.(ii)

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



Please refer to drawings; 221215-P-10 (*Tree Survey Plan*), 221215-P-11 (*Tree Removals Plan*), 221215-P-12 (*Tree Protection Plan*) and report; 221215-PD-11 (*Arboricultural Report*), prepared by C. McCorkell, Arboricultural Consultancy which addresses both items above.

Item 3.3.(A) & 3.3.(B)

(A)The applicant should demonstrate compliance with the SDCC SUDS Design Guide 2022, and Policies G13, G14, G15, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1, and 12.11.3 of the South Dublin County Development Plan 2022-2028 in relation to sustainable drainage systems.

(B) The applicant should demonstrate compliance with the SDCC SUDS Design Guide 2022, and Policies G13, G14, G15, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1, and 12.11.3 of the South Dublin County Development Plan 2022-2028 in relation to sustainable drainage systems.

Please refer to report; 222272-PUNCH-XX-XX-RP-C-001 prepared by Punch Consulting Engineers enclosed, which addresses both items above.

Item 4

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

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

Please refer to report; *Green Infrastructure Plan* prepared by Casey Planning & Landscape Consultancy. As this is a change of use application the main objective is to retain the existing landscape features.

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

Please refer to report; *Green Infrastructure Plan* prepared by Casey Planning & Landscape Consultancy. In this instance the Green Space Objective is not deemed as applicable. The existing site has circa 52-55% 'green space' and the proposed is not deemed to affect this figure as outlined in the report enclosed.

I trust that all of the above is in order and look forward to your response.

Should you have any further queries please do not hesitate to contact us at 01-6642836 or admin@afec.ie.

Kind Regards,

Mark Hennessy,
Project Architect,
AFEC International