

Land Use Planning & Transportation

08 MAR 2023

South Dublin County Council

Planning Department  
South Dublin County Council,  
County Hall,  
Belgard Square North,  
Tallaght,  
Dublin

February 27th, 2023

**Address:** Lucan East Educate Together National School, Kishogue Cross, Griffeen Avenue,  
Kishogue, Lucan, Co. Dublin

**Re:** The development requiring retention permission consists of the construction of a  
canopy structure to the west of the main school building.

**Applicant:** The Minister of Education

**Reg Ref:** SD22A/0410

**Clarification of Additional Information**

Dear Sir/Madam,

I am writing in response to your request for Clarification of Additional Information dated January 19<sup>th</sup>,  
2023:

*"1. The canopy proposed for retention is considered overly high, has an industrial-type appearance and the justification for the structure is considered weak, having regard to the proximity of the structure to residential dwellings. To address these concerns, revisions are requested to mitigate the adverse impact on the outlook of the residential dwellings nearby, revisions might include (i) removing the covering/cladding from the frame of the building and covering it with netting to act as a ballstop or (ii) preparing details landscaping proposals for a green wall of climbing plants over the exterior of the structure facing the dwellings to soften the appearance of the structure or (iii) alternative revisions for screening the development from the dwellings to bring it in line with Section 2.8.6 Building Heights and Street Widths of the Clonburris Strategic Development Zone Planning Scheme (May 2019) and Section 12.8.5 'Education Facilities' of the South Dublin County Council Development Plan 2022-2028 and more generally the proper planning and sustainable development of the area."*

Our response:

There is a strip of landscaping with 8 buddleia trees alongside the existing canopy; these trees are an estimated 2-3m in height. We put it to SDCC that these trees provide an element of screening of the canopy structure from the nearby houses. See fig.1 below:



*Fig. 1: existing 8 buddleia trees which provide an element of screening.*

Additionally, we propose planting Magnolia Grandiflora (Evergreen Magnolia), or another similar screening planting that SDCC deems suitable for screening purposes, along the green strip between the canopy structure and the houses. These trees can grow more than 4m tall, will provide excellent screening and are suited for Dublin. Please see drawing 22035-PL(CFI)-2.013 included.

Additionally, the applicant is open to the idea of including a trellis with planting along the top of the boundary wall if the Council feels it is also necessary to provide complete screening.

Yours sincerely,

*Matthew Fagan,*

**Matthew Fagan,  
B Arch, MRIAI**