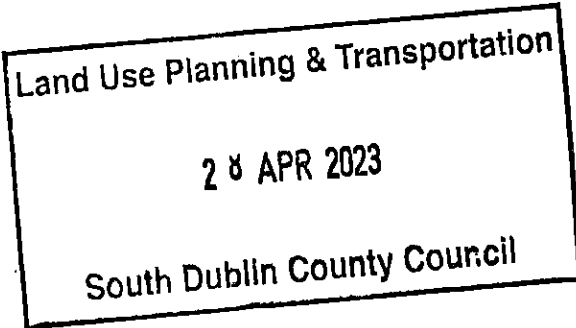




Our Ref: 20-13

Date: 26th April 2023

Planning Department,
South Dublin County Council
Planning Department
County Hall
Town Centre
Tallaght,
Dublin 24.



Re: The construction of two new three storey primary school buildings for Gaelscoil na Camóige and Gaelscoil Chluain Dolcáin and the construction of a new single storey PE Hall building for Coláiste Chilliain at Old Nangor Road, Clondalkin, Dublin 22

Dear Sir / Madam,

Enclosed please find drawings and document in response to the request for further information received, dated 2nd November 2022, in relation to Planning Ref No SD22A/0352.

We address the items raised in the request for further information below:

Item 1 - Quoted directly from the RFI:

The proposed development would involve internal refurbishment works to the existing Colaiste Chilliain school building to facilitate the reintegration of teaching accommodation upon Gaelscoil Chluain Dolcain's move to the new school and the removal of the existing temporary changing room. The applicant is requested to submit existing and proposed drawings, in particular floor plans and elevations, of these buildings to show the proposed works.

We enclose floor plans and elevations of the existing building.

The proposed work includes some minor internal renovations as detailed on drawing 20-13 P1202

Item 2 - Quoted directly from the RFI:

The applicant is requested to submit a revised proposed development amalgamating the existing and proposed eastern vehicular access into one access/egress. All vehicular accesses should incorporate a raised table into the design.

The design team met with Graham Murphy from SDCC on 26th January 2023 and discussed the vehicular accesses to the site. The accesses and site strategy were previously granted under SD17A/0035 and SD18A/0447

The internal vehicular layout is designed to provide a safe and efficient parking and circulatory system that reduces the potential for conflicting movements, which can comfortably accommodate the anticipated volume of arrivals and departures without detriment to the existing public road to which it connects.

The proposed internal road layout has also been designed to accommodate the anticipated traffic to the site (i.e. busses and private vehicles). Adequate provisions have been provided to facilitate the turning movements of HGV's such as busses and emergency vehicles to park, turn, drop off, and exit from the site.

All vehicles visiting the site will be accommodated within the site boundary and all vehicles will be able to arrive and depart the site in forward gear. No parking outside the site will be required. It is proposed that all parking outside the site currently associated with the existing school will not continue once the proposed site access arrangements have been implemented.

Roads and Traffic are addressed further in the Engineering Services Report prepared by Tobin Consulting Engineers

Item 3 - Quoted directly from the RFI:

The new northern pedestrian access would involve works outside the site (red) line within Council owned/controlled land. A letter of consent from SDCC, dated 9 May 2016, in relation to these works has been submitted with the application. The proposed site layout plan also indicates that car parking spaces along Old Nangor Road would be removed to facilitate sightlines. Given the date of the letter and the extent of works, the applicant is requested to submit an up to date letter of consent from SDCC that takes into account all proposed works within Council ownership / control.

An updated letter of consent from South Dublin County Council, dated 5th April 2023, is enclosed.

Item 4 - Quoted directly from the RFI:

(a) The Roads Department and National Transport Authority have raised concerns regarding the number of car parking spaces proposed. The overall car parking provision should be reviewed and reduced to the maximum CDP rate, or lower if appropriate. The number of spaces should not exceed the maximum CDP provision. In this regard, the applicant is also requested to clarify the number of classrooms for the existing post-primary school.

(b) The applicant is requested to review and provide bicycle parking in terms of the overall site, including the existing post-primary school (and including staff). Information should be submitted that identifies clear and direct routes for cyclists through the site from the school gates.

(c) The applicant is requested to clarify the quantum of drop-off spaces, their locations, and a full justification for the drop-off spaces, in terms of road safety and promotion of sustainable transport modes.

The CDP provision of 1 car parking space per classroom is not in line with the staffing levels in the existing or proposed new school buildings.

The existing building caters for both Gaelscoil Chluain Dolcáin and Coláiste Chilliaín. Gaelscoil Chluain Dolcáin has 10 classrooms and 9 prefabricated classrooms. Coláiste Chilliaín has 30 classrooms. There are currently 54 existing parking spaces adjacent to the existing school. On completion of the works, a total of 41 spaces will be provided for the existing school for the 40 classrooms. This does not allow for parking for ancillary staff and visitors. There are also 9 No prefabricated classrooms.

Gaelscoil Chluain Dolcáin currently have 32 staff and will retain this level of staffing when they move to the new building. The breakdown of staff is as follows: 18 No mainstream teachers, 6 No special education staff, 4 No special needs assistants, 1 No principal, 2 No cleaners, 1 No school secretary, 1 No caretaker.

Gaelscoil Na Camóige will have 16 classrooms in the proposed new building, together with 3 learning support teachers, 3 No special education staff, 2 No special needs assistants, 1 No principal, 1 No cleaners, 1 No school secretary, 1 No caretaker.

Each school has an allocation of 26 spaces. This allows for an additional 10 spaces for each school for their additional staff and visitors. There are 10 No spaces provided adjacent to the standalone PE hall, this allows for the 6 spaces for the PE hall together with 4 No visitor spaces. A total of 103 spaces will be provided on the site

The post primary school has 439 students and a total of 32 staff. There are currently 24 bicycle parking spaces. The revised site plan indicated additional bicycle parking which give a total of 018 spaces allocated to the existing school. We have added additional bicycle parking for both Gaelscoil Chluain Dolcáin and Gaelscoil na Camóige giving each a total of 107 spaces. See drawing No 20-13 P003, Rev A

The proposed drop off spaces are designed to ensure that any queues associated with drop off traffic at peak times will be accommodated within the site. This will increase safety for pedestrians and motorists in the area of the school as parents and busses currently park outside the school grounds during drop off and pick up times which results in congestion along the Old Nangor Road. All traffic associated with the development will be accommodated with the school site which will ease the issues with congestion currently experienced at peak times in the area of the school.

Item 5 - Quoted directly from the RFI:

The applicant is requested to:

(a) Submit a report to clarify the site area for the development. Clarify the areas of the different surface types such as building, roads paths, permeable paving, grass and their respective run off coefficients. Water services estimate that the attenuation provided of 620m³ is undersized by approximately a factor of 2 or 3.

(b) Clarify in report what attenuation in m³ is proposed and what attenuation in m³ is provided.

(c) Submit a report and drawing(s) showing what SUDS (Sustainable Drainage Systems) are proposed and what attenuation capacity each SUDS system has. SDCC does not approve of using underground tanks as part of SUDS schemes where the full natural potential of the site to manage surface water runoff has not been explored. The following additional information is requested:

- i. A SUDS proposal that complies with SDCC SUDS Explanatory Design an Evaluation Guide and South Dublin County Development Plan 2022-2028.*
- ii. Additional natural SUDS features shall be incorporated into the proposed drainage system for the development such as blue/green roofs, SuDS Tree Pits, swales, rain gardens, channel rills, detention basins, filter drains, etc.*
- iii. The SuDS proposals should be a collaboration between landscape architect and the drainage engineer to integrate the SuDS into the landscape design proposals providing amenity, biodiversity, water quality treatment as well as quality and attenuation.*
- iv. Plans showing existing and proposed flows.*
- v. Details on how each SuDS component function as part of the overall treatment train.*
- vi. Demonstrate the biodiversity, amenity, water quality and attenuation value of all SuDS features. Swales should be used for attenuation as well as conveyance of overland flow. They should also have an amenity and biodiversity value.*
- vii. 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.*

The applicant is recommended to contact the Public Realm and Water and Drainage Department to discuss. Submit a drawing in plan and cross section of each SuDS system.

(d) Submit a report and drawing showing a flow route analysis for the site.

The items above are addressed within the Engineering Services Report prepared by Tobin Consulting Engineers which is enclosed as part of this submission

Item 6 - Quoted directly from the RFI:

The applicant is requested to submit:

- a) *An updated tree and hedgerow survey to include a tree constraints / arboricultural impact plan and tree protection plan in accordance with British Standard 5837:2012. Show how it is proposed to protect existing trees and hedgerows during the construction phase and what the potential impacts of the proposed development on trees and hedgerows will be.*
- b) *A bat survey to assess roosting and feeding/foraging activities and assessing potential impact on these species arising from the proposed development. This should be undertaken by a qualified and experienced bat expert at the appropriate time of the year for the survey of species.*
- c) *Information to demonstrate how the proposed development complies with the Green Space Factor outlined in the South Dublin County Development Plan 2022-2028.*
- d) *Information to demonstrate how the plans contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements. The applicant is referred to the SDCC Green Infrastructure Strategy and the relevant policies and objectives of the South Dublin County Development Plan 2022-2028.*
- e) *A revised and fully detailed landscape plan with full works specification and a fully detailed planting plan that accords with the specifications and requirements of the Council's Public Realm Section. The landscape proposals shall include:*
 - i. *Full works specification, that accords with the specifications and requirements of the Council's Public Realm Section.*
 - ii. *Hard and soft landscape details including levels, sections and elevations, detailed design of SUDs features such as permeable paving, green roof(s), swales, rain gardens and integrated SUDs bioretention tree pits. Planting plan clearly setting out location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate.*
 - iii. *Details of boundary treatments.*
 - iv. *Car parking shall be combined with regular tree planting to reduce the hard urban impact of the proposed development; for biodiversity; green infrastructure; air quality and sustainable water management. Trees every 5 perpendicular or 2 parallel car park spaces is recommended.*
 - v. *Details of lighting and other underground services shall also be included on the landscape drawing to ensure that proposals are realistic, and planting is not precluded by the location of underground services and lighting.*

An updated tree survey is enclosed which includes details on tree protection and arboricultural Impact. A Tree Survey and Impact Report prepared by CMK Hort & Arb Ltd is enclosed as part of this submission. A supplemental report, titled "Arboricultural Assessment: Notice of urgent tree works required", was issued on the 10th of February to school authorities. This details the locations of a number of poplar trees which should be removed due to their poor condition and risk to school users.

The request for a bat survey to assess roosting and feeding/foraging activities and assessing potential impact on these species arising from the proposed development is noted. However, a survey would need to be carried out between May and September, this would further delay the construction of the urgently needed school building. The tender process for the proposed works is complete and a contractor is in place to start the works as soon as possible. We suggest that the bat survey could be a condition to planning and undertaken in the coming months.

The proposed development complies with the Green Space Factor through the use of natural features such as woodlands, hedgerows, trees, water courses which strengthens the GI assets and provides connections to the wider GI network. We have also incorporated a series of swales and detention basins into the scheme. There is provision for new native trees within the development as well pollinator friendly species

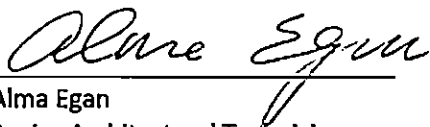
The plans contribute through various green infrastructure elements including biodiversity, sustainable water management & climate resilience. The existing biodiversity is strengthened by the introduction of

native species and pollinator plants. A series of Suds and detention basins that act as multi-functional spaces will provide a sustainable water management system to take water during periods of high rainfall and flooding. Urban greening is provided to benefit climate resilience by taking existing backlands within the school grounds and converting them into swales and detention basins but which will primarily function as an open space for amenity use.

A revised landscape plan has been prepared including items detailed in items (i,ii,iii,iv & v) . These include full works specifications, sections and detail designs of SUDS, boundary treatments, integration of tree planting within the car parks with trees every 5 perpendicular or 2 parallel parking spaces and underground services on the landscape drawing.

Please do not hesitate to contact me should you require to discuss the enclosed in relation to this application.

Yours sincerely,



Alma Egan
Senior Architectural Technician
MCOH Architects