

SJK

*Additional Information Requested*

Planning Department,  
South Dublin County Council,  
County Hall Tallaght,  
Dublin 24, D24 A3XC

LAND USE, PLANNING  
& TRANSPORTATION DEPT.  
26 APR 2023

DATE : 26<sup>th</sup> April 2023  
REF : 2350.RFI Cover Letter  
SUBJECT: Planning Application Reference SD22A/0153  
Proposed works for Gaelcholaiste an Phiarsaigh at Loreto Abbey Rathfarnham  
Response to Request for Further Information dated 26<sup>th</sup> July 2022

Dear Sir / Madam,  
On behalf of our Client, the Department of Education, we submit herewith comprehensive response to South Dublin County Council's Request for Further Information letter dated 26<sup>th</sup> July 2022 in respect of Planning Application Register Reference SD22A/0153.

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We acknowledge with gratitude South Dublin County Council's consent to an extension of time up to and including 2<sup>nd</sup> May 2023 for receipt of this response submission.

Six hard copies, as requested in South Dublin County Council's letter dated 26<sup>th</sup> July 2022, of the response documentation and drawings are submitted herewith. We also include a USB key with all drawings and documents available as digital PDFs.

SJK Architects have been assisted in the preparation and compilation of the replies by our professional Design Team colleagues:

- Fitzgerald Kavanagh + Partners - Conservation Architects
- Eamon O'Boyle and Associates – Fire Engineers
- Peter Costello & Partners - Quantity Surveyors
- BDP - Consulting Services (M + E) Engineers
- DBFL - (Civil, Structural + Traffic) Engineers
- Chris Mee Consultancy - PSDP

The responses are contained within revised and amended planning drawings at A0 (extended) and A1 sizes, and A4 and A3 report documents as per the attached register.

Six copies of a summary RFI Response report is submitted, containing the CGI 3Ds requested under RFI item 2 and formatted as a single A3 booklet containing texts and reduced drawings in a 14no. chapter RFI point-by-point basis for ease of reference.

PLANNING APPLICATION REFERENCE SD22A/0153	
RFI Item 1.	"1. The applicant is requested to submit a revised site layout plan at scale of not less than 1:200, clearly indicating the following: a. Location of the temporary toilet block



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Simon J Kelly and Partners Ltd, trading as Simon J Kelly Architects is a company limited by shares registered in Dublin Ireland.  
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	<p>b. <i>The location and number of vehicular car parking spaces proposed to serve the school, in compliance with the maximum standards specified in the Development Plan, noting the new Development Plan will be effective from August 3<sup>rd</sup>, 2022.</i></p> <p>c. <i>Existing and proposed site layout plans clearly indicating the number of car parking spaces associated with Loreto Abbey residential development.”</i></p> <p>[refer to the enclosed <b>South Dublin County Council's Further Information Request Letter</b>]</p>
	<p><u>In response to the RFI Item 1.a. above:</u></p> <p>Please refer to the enclosed <b>RFI Report – Section 1.a.</b></p> <p>Please refer to the following enclosed drawings:</p> <ul style="list-style-type: none"> <li>• 2350_SJK_RFI_S2B_S_002 - Site Plan – Proposed Phase-1 Site Layout</li> </ul> <p><u>In response to the RFI Item 1.b. above:</u></p> <p>Please refer to the enclosed <b>RFI Report – Section 1.b.</b></p> <p>Please refer to the following enclosed A1 drawings:</p> <ul style="list-style-type: none"> <li>• 2350_SJK_RFI_S2B_S_002 - Site Plan – Proposed Phase-1 Site Layout</li> <li>• 2350_SJK_RFI_S2B_S_020 - Site Plan – Proposed Future Master Plan (Phase-2 Site Layout)</li> </ul> <p>In support to the drawings above, please refer to the following A4 document for the calculations and overall project statistics for car parking:</p> <ul style="list-style-type: none"> <li>• 2350_SJK_S2B_RFI_RP_01 - Project Statistics – Car and Cycle Parking</li> </ul> <p><u>In response to the RFI Item 1.c. above:</u></p> <p>Please refer to the enclosed <b>RFI Report – Section 1.c.</b></p> <p>Please refer to the following enclosed drawings:</p> <ul style="list-style-type: none"> <li>• 2350_SJK_RFI_S2B_S_001 - Site Plan – Existing Site Layout – Rev A</li> <li>• 2350_SJK_RFI_S2B_S_002 - Site Plan – Proposed Phase-1 Site Layout</li> </ul> <p><u>As a complementary information we are also including the following drawings</u></p> <ul style="list-style-type: none"> <li>• 2350_SJK_RFI_S2B_S_001 – Existing Site Layout</li> <li>• 2350_SJK_RFI_S2B_S_003 – Site Plan – Existing Site Layout and Proposed Site Demolitions</li> </ul>

<p>RFI Item 2.</p>	<p>"2. The applicant is requested to submit detailed drawings and CGI's of the proposed glazed link, from all sides."</p> <p>[refer to the enclosed <i>South Dublin County Council's Further Information Request Letter</i>]</p> <hr/> <p><u>In response to the RFI Item 2 above:</u></p> <p>Please refer to the enclosed <i>RFI Report – Section 2</i>.</p> <p>Please refer to the following enclosed drawings:</p> <ul style="list-style-type: none"> <li>• 2350_SJK_RFI_S2B_S_180 - Zone 1 – Ground Floor Plan – General Arrangement</li> <li>• 2350_SJK_RFI_S2B_S_181 - Zone 1 – First Floor Plan – General Arrangement</li> <li>• 2350_SJK_RFI_S2B_S_182 - Zone 1 – Second Floor Plan – General Arrangement</li> <li>• 2350_SJK_RFI_S2B_S_183 - Zone 1 – Third Floor Plan – General Arrangement</li> <li>• 2350_SJK_RFI_S2B_S_184 - Zone 1 – Roof Plan – General Arrangement</li> <li>• 2350_SJK_RFI_S2B_S_200_E250 – Proposed Elevation Section 1-1</li> <li>• 2350_SJK_RFI_S2B_S_200_E251 – Proposed Elevation Section 2-2</li> <li>• 2350_SJK_RFI_S2B_S_200_E252 – Proposed Elevation Section 3-3</li> <li>• 2350_SJK_RFI_S2B_S_200_E253 – Proposed Elevation Section 4-4</li> <li>• 2350_SJK_RFI_S2B_S_200_E254 – Proposed Elevation Section 5-5</li> <li>• 2350_SJK_RFI_S2B_S_200_E255 – Proposed Elevation Section 6-6</li> <li>• 2350_SJK_RFI_S2B_S_200_E260 – Section 11 – Details 1</li> <li>• 2350_SJK_RFI_S2B_S_200_E261 – Section 12 – Details 2</li> <li>• 2350_SJK_RFI_S2B_S_200_E262 – Section 12 – Details 3</li> </ul> <ul style="list-style-type: none"> <li>• 2350_SJK_S2B_RFI_RP_02 - A3 summary RFI Response Report, formatted as a single A3 booklet contains CGI 3Ds, texts and reduced drawings on an RFI point-by-point basis for ease of reference.</li> </ul>
<p>RFI Item 3.</p>	<p>"3. The applicant is requested to submit a schedule of materials and finishes for the proposed new link extensions as materials and finishes have not been indicated. Options were provided as part of the pre-planning with Option B considered to be more appropriate in materials and overall design in this location. This should include full details on materials and finishes for all elements of the proposed development. "</p> <p>[refer to the enclosed <i>South Dublin County Council's Further Information Request Letter</i>]</p> <hr/> <p><u>In response to the RFI Item 3 above:</u></p> <p>Please refer to the enclosed <i>RFI Report – Section 3</i>.</p> <p>Please refer to the following within the A3 RFI Report document:</p>

	<ul style="list-style-type: none"> <li>• Schedule of Materials – Proposed New Entrance and New Link Extension and Site Finishes</li> </ul>
<p>RFI Item 4.</p>	<p><i>"4. The applicant is requested to submit a window schedule for all historic and original windows in order to justify the proposed upgrading works to include the use of new high performance slim glazing units. Details of the reinstatement of new timber sliding sash windows should be submitted to confirm the overall design, profile and material."</i></p> <p>[refer to the enclosed <b>South Dublin County Council's Further Information Request Letter</b>]</p> <hr/> <p><u>In response to the RFI Item 4 above:</u></p> <p>Please refer to the enclosed <b>RFI Report – Section 4.</b></p> <p>Please refer to the enclosed drawings:</p> <ul style="list-style-type: none"> <li>• 1925-SV-404 – Windows Schedule – Block A – East Elevation</li> <li>• 1925-SV-405 – Windows Schedule – Block A – West Elevation</li> <li>• 1925-SV-406 – Windows Schedule – Block A – North &amp; South Elevation</li> <li>• 1925-SV-407 – Windows Schedule – Block B – East Elevation</li> <li>• 1925-SV-408 – Windows Schedule – Block B – West Elevation</li> <li>• 1925-SV-409 – Windows Schedule – Block B – North &amp; South Elevation</li> <li>• 1925-SV-501 – Windows Detail – Block A – Type A&amp;B</li> <li>• 1925-SV-502 – Windows Detail – Block A – Type C&amp;D</li> <li>• 1925-SV-503 – Windows Detail – Block B – Type A&amp;B</li> <li>• 1925-SV-504 – Windows Detail – Block B – Type C&amp;D</li> <li>• 1925-SV-505 – Windows Detail – Block B – Type E&amp;F</li> <li>• 1925-SV-506 – Windows Detail – Block B – Type G&amp;H</li> <li>• 1925-SV-507 – Windows Detail – Block B – Type I&amp;J</li> <li>• 1925-SV-508 – Windows Detail – Block B – Type K1&amp;K2</li> <li>• 1925-SV-509 – Windows Detail – Block B – Type L</li> <li>• 1925-SV-511 – Windows Detail – Block D – Type A1/A2</li> </ul>
<p>RFI Item 5.</p>	<p><i>"5. The new build element proposes at the junction of Blocks B and D facing west (front elevation) in order to provide a clearly visible and identifiable accessible pedestrian entrance into the new circulation link behind required further detail. This intervention involves the removal at lower ground floor of part of the wall to make an accessible entrance and the addition of a fully glazed 2-storey screen which is designed to align with the Georgian House string course, while being set back and secondary to its corner. It is considered that the need for this intervention is warranted in order to provide accessibility, however the execution and how this intervention is</i></p>

	<p>warranted in order to provide accessibility, felt that specific details on the installation and fixtures etc are required to ensure minimal intervention and high-quality finish. Further images and detailed drawings should be provided ensuring the overall design elements materials are acceptable.”</p> <p>[refer to the enclosed <i>South Dublin County Council's Further Information Request Letter</i>]</p> <hr/> <p><u>In response to the RFI Item 5 above:</u></p> <p>Please refer to the enclosed <i>RFI Report – Section 5</i>.</p> <p>Please refer to the enclosed drawings:</p> <ul style="list-style-type: none"> <li>• 2350_SJK_RFI_S2B_S_701 – Proposed New Entrance Details 1 – RFI item 5</li> <li>• 2350_SJK_RFI_S2B_S_702 – New Entrance Details 2 – RFI item 5</li> </ul> <p>Please refer to the following within the A3 RFI Report document:</p> <ul style="list-style-type: none"> <li>• Schedule of Materials – Proposed New Entrance and New Link Extension and Site Finishes</li> </ul>
<p>RFI Item 6.</p>	<p>“6. The applicant is requested to submit a revised layout not less than 1:100 scale showing bicycle parking and pedestrian routes within the development, with reference to the relevant standards contained within the Development Plan, effective from August 3<sup>rd</sup> 2022. The site layout plan should include as follows:</p> <ol style="list-style-type: none"> <li>a. The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users.</li> <li>b. All external bicycle parking spaces shall be covered and details should be provided, including plans and elevations, or other relevant specifications for bike standards. “</li> <li>c. Footpath layout shall provide adequate connectivity around the development and footpaths on the main road.</li> <li>d. All cycling infrastructure should be provided in compliance with the NTA's 'National Cycle Manual' including the provision of sheltered cycle parking and the provision of identifiable routes through the car parking for cyclists.”</li> </ol> <p>[refer to the enclosed <i>South Dublin County Council's Further Information Request Letter</i>]</p> <hr/> <p><u>In response to the RFI Item 6.a. above:</u></p> <p>Please refer to the enclosed <i>RFI Report – Section 6.a</i>.</p> <p>Please refer to the following enclosed drawings:</p> <ul style="list-style-type: none"> <li>• 2350_SJK_RFI_S2B_S_005 – Site Plan – Proposed Phase 1 Site Layout – zone 1 1:100 extended A0</li> <li>• 2350_SJK_RFI_S2B_S_006 – Site Plan – Proposed Phase 1 Site Layout – zone 2</li> </ul>

	<p>1:100 / A0</p> <ul style="list-style-type: none"> <li>• 2350_SJK_RFI_S2B_S_007 – Site Plan – Proposed Phase 1 Site Layout – zone 3 1:100 / extended A0</li> </ul> <p><u>In response to the RFI Item 6.b. above:</u></p> <p>Please refer to the enclosed <i>RFI Report</i> – Section 6.b.</p> <p>Please refer to the following enclosed drawings:</p> <ul style="list-style-type: none"> <li>• 2350_SJK_RFI_S2B_S_703 – Proposed Bicycle Parking Area 1:100</li> </ul> <p>In support to the drawings above, please refer to the following document for the calculations and overall project statistics for bicycle parking:</p> <ul style="list-style-type: none"> <li>• 2350_SJK_S2B_RFI_RP_01 - Project Statistics – Car and Cycle Parking</li> </ul> <p><u>In response to the RFI Item 6.c. above:</u></p> <p>Please refer to the enclosed <i>RFI Report</i> – Section 6.c.</p> <p>Please refer to the following enclosed drawings:</p> <ul style="list-style-type: none"> <li>• 2350_SJK_RFI_S2B_S_005 – Site Plan – Proposed Phase 1 Site Layout – zone 1 1:100 extended A0</li> <li>• 2350_SJK_RFI_S2B_S_006 – Site Plan – Proposed Phase 1 Site Layout – zone 2 1:100 / A0</li> <li>• 2350_SJK_RFI_S2B_S_007 – Site Plan – Proposed Phase 1 Site Layout – zone 3 1:100 / extended A0</li> <li>• 2350_SJK_RFI_S2B_S_008 – Site Plan – Site plan connectivity diagram</li> </ul> <p><u>In response to the RFI Item 6.d. above:</u></p> <p>Please refer to the enclosed <i>RFI Report</i> – Section 6.d.</p> <p>Please refer to the following enclosed drawing:</p> <ul style="list-style-type: none"> <li>• 2350_SJK_RFI_S2B_S_703 – Proposed Bicycle Parking Area 1:100</li> </ul>
RFI Item 7.	<p>"7. The applicant is required to submit plans, elevations and sections of not less than 1:100 scale, showing boundary details at the proposed vehicular access, ensuring that proposals provide adequate, safe forward visibility for vehicles."</p> <p>[refer to the enclosed <i>South Dublin County Council's Further Information Request Letter</i>]</p> <p><u>In response to the RFI Item 7 above:</u></p>

	<p>Please refer to the enclosed <i>RFI Report – Section 7.</i></p> <p>Please refer to the following enclosed drawings:</p> <ul style="list-style-type: none"> <li>• 2350_SJK_RFI_S2B_S_704 – Existing and Proposed Vehicular Entrances – Plan Views</li> <li>• 2350_SJK_RFI_S2B_S_705 – Existing and Proposed Vehicular Entrances – Elevations</li> </ul> <p>Please refer to the following enclosed DBFL drawing in relation to forward visibility for vehicles:</p> <ul style="list-style-type: none"> <li>• 190187-DBFL-RD-SP-DR-C-1211 Roads Layout</li> </ul>
<p>RFI Item 8.</p>	<p><i>"8. The applicant is requested to submit revised layout of not less than 1:100 scale, showing a swept path analysis drawing (i.e. Autotrack or similar) demonstrating that large vehicles/ school busses and refuse vehicles can access/egress the site."</i></p> <p>[refer to the enclosed <i>South Dublin County Council's Further Information Request Letter</i>]</p> <hr/> <p><u>In response to the RFI Item 8 above:</u></p> <p>Please refer to the following enclosed DBFL drawing:</p> <ul style="list-style-type: none"> <li>• 190187-DBFL-RD-SP-DR-C-1212 Vehicle Tracking</li> </ul>
<p>RFI Item 9.</p>	<p><i>"9. The conclusions of the traffic and transport assessment should be consistent, and the results of the junction analysis be stated in RFC and the maximum PCU be reported for all junctions. The applicant is requested to submit a response to this."</i></p> <p>[refer to the enclosed <i>South Dublin County Council's Further Information Request Letter</i>]</p> <hr/> <p><u>In response to the RFI Item 9 above:</u></p> <p>Please refer to the following enclosed DBFL document:</p> <ul style="list-style-type: none"> <li>• 190187-DBFL-TR-XX-RP-C-0001 TTA</li> </ul>
<p>RFI Item 10.</p>	<p><i>"10. The traffic analysis shall include the next major junction along the network i.e. the R822 and R821. As this junction is close to the proposed development and may have a significant impact considering the other junctions are more than the 10% saturation threshold."</i></p> <p>[refer to the enclosed <i>South Dublin County Council's Further Information Request Letter</i>]</p>

	<p>Please refer to the following enclosed DBFL document:</p> <ul style="list-style-type: none"> <li>• 190187-DBFL-TR-XX-RP-C-0001 TTA</li> </ul>
<p>RFI Item 11.</p>	<p>11. Submit a revised report to show the discharge rate from the site equal to <math>Q_{bar}</math> or 2 litres/second/hectare whichever is greater. The discharge rate should comply with the Greater Dublin Regional Code of Practice for Drainage Works. Note: The proposed discharge of 8 l/s/ha for the site is excessive and above the greenfield runoff rate or 2 litres/second/ha.</p> <p>[refer to the enclosed <b>South Dublin County Council's Further Information Request Letter</b>]</p> <hr/> <p><u>In response to the RFI Item 11 above:</u></p> <p>Please refer to the following enclosed DBFL Document</p> <ul style="list-style-type: none"> <li>• 190187-DBFL-XX-XX-RP-C-0001 Infrastructure Design Report</li> </ul>
<p>RFI Item 12.</p>	<p>"12. There are very little SuDS (Sustainable Drainage Systems) proposed in the development. The applicant is requested to submit a revised report and drawing showing what SuDS are proposed for the development. Surface water attenuation should be provided by SuDS where possible and only when this is insufficient should an alternative arched type of attenuation system be used. Examples of SuDS include, but are not limited to:</p> <ol style="list-style-type: none"> <li>Green roofs, blue roofs</li> <li>Rain Gardens, Planter boxes with overflow connection to the public surface water sewer.</li> <li>Permeable Paving</li> <li>Swales</li> <li>Grasscrete</li> <li>Filter drains</li> <li>Detention basins</li> <li>Channel rills</li> <li>Other such SuDS</li> </ol> <p>There should be a treatment train between SuDS systems to help in water treatment and reducing the speed of water flow from site. Examples of SuDS can be found at: <a href="https://www.sdcc.ie/en/climateaction/spotlight-sustainable-drainage-systems/suds-evaluation-guide.pdf">https://www.sdcc.ie/en/climateaction/spotlight-sustainable-drainage-systems/suds-evaluation-guide.pdf</a></p> <p>Prior to submitting this additional information, the applicant is encouraged to contact South Dublin County Council Water Services."</p> <p>[refer to the enclosed <b>South Dublin County Council's Further Information Request Letter</b>]</p> <hr/> <p><u>In response to the RFI Item 12 above:</u></p> <p>Please refer to the following enclosed drawings:</p> <ul style="list-style-type: none"> <li>• 90187-DBFL-CS-SP-DR-C-1312</li> </ul> <p>Please refer to the following enclosed documents:</p>



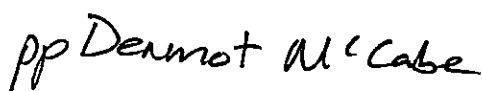
	<ul style="list-style-type: none"> <li>• <b>DBFL REPORT 190187-DBFL-XX-XX-RP-C-0002 Site Specific Flood Risk Assessment R02</b></li> </ul>
<p>RFI Item 13.</p>	<p><i>"13. It is unclear what surface water mitigation measures are proposed to address the flood risk on site. The applicant is requested to submit a revised report and drawing showing what mitigation measures are proposed for the site in the event of site flooding." [refer to the enclosed South Dublin County Council's Further Information Request Letter]</i></p> <hr/> <p><u>In response to the RFI Item 13 above:</u></p> <p>Please refer to the following enclosed drawing:</p> <ul style="list-style-type: none"> <li>• <b>190187-DBFL-CS-SP-DR-C-1312 Surface Water Layout</b></li> </ul> <p>and note as follows: The following text is prepared by DBFL Consulting Engineers in relation to the proposed mitigation measures to address the flood risk on site:</p> <p>The proposed drainage network is designed in accordance with the recommendations of the GSDSDS and provides attenuated outlets and associated storage up to the 1% AEP (1 in 100-year return period event). The drainage network for the site has been designed to ensure that there is no out of pipe flooding for a 1% AEP or 1 in 100-year return period storm plus 20% additional climate change. Refer to DBFL's Infrastructure Design Report and Surface Water Layout drawing for proposed surface water design.</p> <p>SUDs features such as permeable paving and raingardens are incorporated in to the surface water drainage design. The reduction of velocity as the aggregate/filter material used in the SuDs features slows the run-off at source, ultimately reduces the peak flow in the drainage system. SUDs features are outlined in DBFL's infrastructure design report and shown on DBFL's Surface Water Layout Drawing 190187-DBFL-CS-SP-DR-C-1312.</p> <p>Surface water discharge rates from each catchment will be controlled by a vortex flow control device (Hydrobrake or equivalent) and associated underground attenuation tanks (Stormtech Chambers or equivalent). As the site is currently a brownfield site, this significantly reduces the flow rate to the public drainage network on Dispensary Lane. Refer to DBFL Infrastructure Design Report for flow control and attenuation calculations. Refer to DBFL's Surface Water Layout drawing (dwg ref no. 190187-DBFL-CS-SP-DR-C-1312) for flow control design and attenuation storage locations.</p> <p>Proposed drainage system to be maintained on a regular basis to reduce the risk of a blockage. Maintenance of SuDS features to be carried out in accordance with the recommendations of "The SuDS Manual" (CIRIA).</p> <p>The Eastern CFRAM flood extents maps identify the location of the predicated 1% AEP and 0.1% AEP fluvial flood events in the vicinity of the site. All proposed finished floor levels have a minimum of 500mm freeboard above the 1% AEP as required by GSDSDS. Refer to Section 4.1 of the Site-Specific Flood Risk Assessment.</p> <p>All proposed finished floor levels are also above the highest calculated surface water level within the proposed drainage system.</p>

	<p>In the event of storms exceeding the 1% AEP design capacity of the attenuation system, overland flow routing towards open space areas should not be blocked. Refer to DBFL's Site Specific Flood Risk Assessment for flood exceedance overland flow routes. The overflow routes are toward open spaces and the site's boundaries are permeable to facilitate flood routing onto adjacent public roads.</p>
<p>RFI Item 14.</p>	<p><i>"14. The applicant is requested to submit a drawing showing the site footprint on the CFRAM map showing a 1 in 1000 year flood risk event."</i>          [refer to the enclosed <i>South Dublin County Council's Further Information Request Letter</i>]</p> <hr/> <p><u>In response to the RFI Item 14 above:</u></p> <p>Please refer to the following enclosed DBFL documents:</p> <ul style="list-style-type: none"> <li>• 190187-DBFL-FL-SP-DR-C-1001 Flood Risk Assessment Layout</li> </ul>

For ease of reference, we have attached to this Cover Letter a copy of South Dublin County Council's Further Information Request letter dated 26<sup>th</sup> July 2022.

We trust that the above and attached package of revised drawings and reports responds comprehensively and satisfactorily to the RFI items raised, and hope to receive a positive response from South Dublin County Council in due course.

Yours Sincerely,



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