

Date: 15-May-2023

Register Reference: SD22A/0352 AI

Development: Construction of two new three storey primary school buildings for Gaelscoil na Camoige agus Gaelscoil Chluain Dolcain providing 16 classrooms each, a shared general purpose area, ancillary teaching and staff accommodation; The development will also consist of the construction of a new single storey PE Hall building for Colaiste Chillian; The development will also include two new pedestrian access routes, with one located on New Nangor Road and with another located at the junction of New Nangor Road and Old Nangor Road; A new vehicle entrance and exit onto Old Nangor Road to provide a one-way vehicle route with a bus/vehicle set down zone, conversion of existing vehicle entrance to Colaiste Chillian to an in-only entrance; 2 new hard play courts and play space at each primary school with site landscaping, bicycle parking spaces and car parking spaces for each primary school including accessible car parking spaces, internal refurbishment works to Colaiste Chillian to facilitate the reintegration of teaching accommodation upon Gaelscoil Chluain Dolcain's move to the new school; Removal of the existing temporary changing room and relocation of car park at Gaelscoil Chluain to provide accessible parking spaces and associated works; Connections to public utility and drainage services, boundary treatments, installation of PV panels, alterations to existing drainage layout and associated site development works.

Location: SD22A0352 AI - Colaiste Chillian, Old Nangor Road, Clondalkin, Dublin 22

Applicant: Dublin and Dun Laoghaire Education and Training Board

App. Type: Permission

Planning Officer: CAITLIN O'SHEA

Date Received: 28-Apr-2023

Decision Due: 25-May-2023

Roads Department – Planning Report

Additional Information Requested by SDCC:

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

Applicant Submitted Response:

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



Roads Department Assessment:

Roads are satisfied that the AI requirements have been met, and would ask that Cycle South are advised of same.

Additional Information Requested by SDCC:

5. (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.

Applicant Submitted Response:

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 Chillíain. Gaelscoil Chluain Dolcáin has 10 classrooms and 9 prefabricated classrooms. Coláiste Chillíain 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

Roads Department Assessment:

- (a) Roads have gone through the figures provided in detail and understand that a provision of 103 spaces is being made for 81 classrooms. This proposed figure exceeds the maximum allowed, under the CDP 2022-28, by 22 car park spaces.
The applicant has provided a rationale for why some, but not all, of this excess may be needed by providing a full list of staff who would be working at the three schools. Note this is nonstandard criteria for determining maximum carpark quantum and deviates considerably from normal practice.
Roads feel that what is proposed is not in keeping with the county's active travel plan, that the proposed figure of 103no spaces is excessive, and that this figure needs to be more closely aligned to the CDP maximum rates.
- (b) The applicant has demonstrated that the minimum bicycle parking requirement under the CDP 2022-28 will easily be exceeded and Roads deem this element to be satisfactory.
Routes that carry cyclists to the bicycle parking locations are clearly defined and allow for good permeability throughout the site.
- (c) Roads deem the submitted rationale to be acceptable.

Should the application be granted, the following conditions (as per the previous/expired application on this site are suggested:

2. No development shall take place on site until the following requirements of the Roads Section, South Dublin County Council have been submitted for written agreement by the Roads Section;
 - (a) The existing two pedestrian accesses to the site (off the Old Nangor Road and off the pedestrian laneway to the north west of the site) shall be maintained, in addition to the two additional proposed pedestrian accesses.
 - (b) Footpath and kerb shall be dishd and constructed to the satisfaction of South Dublin County Council and at the applicant/developer's expense. Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department. Under this Act, non-compliance constitutes an offence.
 - (c) Within six months of the opening of the schools and for the written approval of the Roads Department, the applicant/developer shall lodge with the Planning Authority an updated mobility management plan with goals, targets and modal splits updated with data collated from the school and a clear approach on how they will be achieved.
 - (d) Prior to development and for the written approval of the Roads Department, the applicant/developer shall lodge with the Planning Authority a Construction Traffic Management Plan. Once agreed the agreed information shall be lodged with the Planning Authority for compliance. No development shall take place until this lodgement has been acknowledged.
 - (e) Submit a revised site layout plan which shows the following;
 - i. Revise the exit layout that omits the existing entrance to Colaiste Chilliain. Also to include all proposed works in the public realm.
 - ii. Provide raised platforms at the entrance and egress.
 - iii. Address the potential issue of pupils exiting buses in the set down area (right hand side of access road) and stepping into traffic.
 - (f) Submit plans for the provision of advance warning signage for the school site.
 - (g) The applicant/developer shall provide a financial contribution of €15,000.00 for the refurbishment of the existing signal controlled pedestrian crossing on the Nangor Road to a Toucan Crossing
 - (h) Upon completion of the proposed development, submit a Stage 3 Road Safety Audit for the written approval of the Roads Department upon completion of the proposed development.

REASON: In the interests of traffic and pedestrian safety.