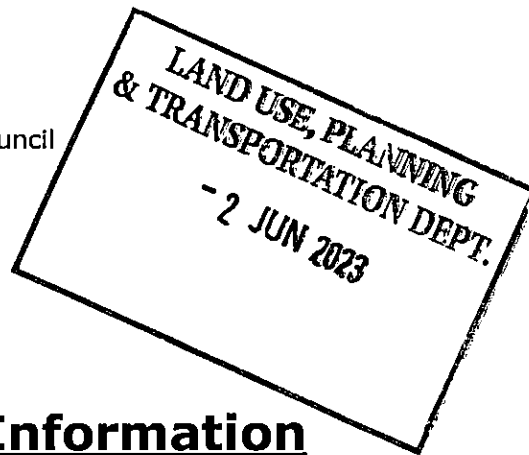


Planning Department
South Dublin County Council
County Hall,
Belgard Square North,
Tallaght,
Co. Dublin

31/05/2023



Oppermann Associates,
Unit D1 The Steelworks,
Foley Street,
Dublin 1.
01 8899800

Additional Information

Ref. SD22A/0461

Applicant: The Minister for Education & Skills

Development: A new two storey extension linked to the existing primary school consisting of a new 2 Classbase Special Educational Needs facility with ancillary accommodation on ground floor and additional teaching rooms to first floor. (total area 842sq.m); Associated ancillary siteworks to include revised carparking layout (total no. 31), the demolition of existing external & bin store with new external & bin store to be located near main entrance gate (total area 25.5sq.m), existing bicycle shelter to be relocated next to new external store with provision for additional bicycle spaces to be included and any accompanying landscaping works; The provision of 12sq.m of photovoltaic panels to extension roof.

Location: Esker Educate Together National School, Lucan, Co Dublin

Application Type: Permission

Dear Sir/Madam,

With reference to the additional information received on the 20-Feb-2023, please see below responses to each point and any additional/updated drawings shall be referenced & attached.

1. a. The applicant is requested to provide a Road Safety Audit which addresses:

- the proposed car-parking arrangement
- pedestrian activity after entering through the northern pedestrian gate
- narrow footpath widths around proposed extension.

1.a. Please see attached road safety audit (report - 23029-01-001-RSA1-2) which addresses all the queries mentioned above.

b. The applicant is requested to provide a revised layout which shows:

- minimum of 6m spacing behind all perpendicular parking
- a turning head/means for turning for cars that cannot find parking
- clear dimensions for all footpath widths, carpark space widths and all other relevant dims
- footpaths of min width 1.8m
- min 5% of carparking to be provided for mobility impaired
- min 10% of carparking to be provided for EV charging
- 100% of carpark spaces to be ducted for the future provision of EV charging

1.b. Please see attached revised proposed site plan (drawing -20782-OPP-00-00-DR-A-9203-PL-P02) which addresses all the queries above.

- We have allowed for a minimum of 6m behind all parking.
- We have introduced a space 4.8 x 4.9m wide at the end of the car park to allow cars to turn around.
- All footpaths, carpark spaces and additional dimensions have been added.
- All footpaths are now minimum 1.8m wide.
- We have allowed for two mobility impaired car spaces.
- We have allowed for two EV charging points which can charge 10% of the cars.
- The M/E designer has allowed for the entire car parking to be ducted for future provision of EV charging spots. See drawing Electrical Site plan E12.

c. The applicant is requested to provide an AutoTRAK analysis showing how:

- cars using spaces 1, 20, 21, 27, and "Mobility Impaired" spaces can be safely accessed and egressed
- how two vehicles will pass each other at carpark pinch-point near roundabout
- emergency & refuse vehicles will access the site

1.c. Please see attached updated Autotrak drawings (drawing - 21.135-AT02 & 21.135-AT03) which addresses all the queries mentioned above.

d. The applicant is requested to provide staff and student numbers, and a subsequently:

- car parking rationale consistent with the CDP 2022-28, table 12.25
- bicycle parking rationale to CDP 2022-28, table 12.23

1.d. There are 48 staff members and 428 students roughly (allowing for extra with the new extension). As per 2022-28 table 12.25, car parking is 1 space per classroom meaning there should be 18 spaces. We currently have 31 spaces.

As per 2022-28 table 12.23, bike parking is 1 space per 5 staff members and 1 per 5 students meaning there should be 96 spaces. Currently we are relocating the bike and scooter stands which provides 70 spaces and we are introducing an additional 30 spaces.

2. a. The applicant is requested to submit a report showing surface water attenuation calculations for the existing and proposed development. The applicant is requested to show in m² the surface water types, such as, green roofs, roads, permeable paving, and green areas. Show how much attenuation is required and how much is provided in m³. Examine if concrete footpaths can be changed to permeable paving.

2.a. We have attached a report showing surface water attenuation for the existing and proposed development. All the surface water types such as, green roofs, roads, permeable paving, tarmac area, and green areas measurement in m² are recorded in the report. The surface water attenuation calculation for the existing development is shown in report. The existing tank is 440 m³ and location of the tank shown in the drawing No. 12.1/C-020 (Appendix 1). The required storage needed is 460m³ for the school including new extension of the school. For the remaining 20m³ the rainwater from the new extension roof of 533 m² is diverted to rain garden. The Rain garden provided 30.4 m³ which will attenuate the recommended attenuation capacity.

The design of the system is shown on the layout drawings and drawing No. 21.135-213A which was submitted with the application. (Report Appendix 1)

b. The applicant is requested to submit in a report and drawing showing how much surface water attenuation is provided in m³

2.b. See answer above which covers this query.

c. The applicant is requested to submit a drawing to show what SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:

- Green roofs
- Raingarden /planters with overflow connection to a public surface water sewer
- Swales and rill channels
- Grasscrete
- The applicant should refer to SDCC SuDS guidance.

2.c. Please see attached raingarden calculations and drawing (drawing - 21.135-213 Raingarden - 213A) within the surface water report.

d. The applicant is requested to contact Water Services in SDCC prior to submission of revised drawings and documents.

2.d. We have been in contact over the past couple of months with Brian Harkin in the drainage department of SDCC and have presented our options to him for his consideration.

Please see below the list of drawings & reports which are attached.

- Proposed Site Plan
- Autotrack – Car
- Autotrack – Fire Tender and Refuse Vehicle
- Surface Water Attenuation Calculation and Report FI
- Road Safety Audit Stage 1/2
- Electrical Site Services

If anything is unclear above, please feel free to call me on 01 8899800

Yours sincerely,
Donal McDermott
Architectural Technologist
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