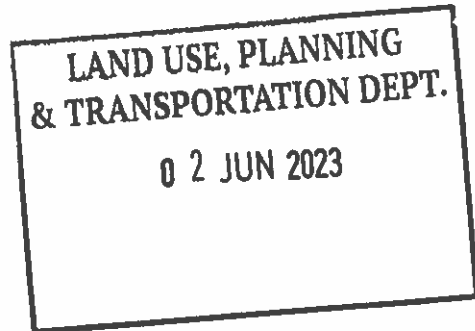


South Dublin County Council  
County Hall  
Tallaght  
Dublin 24



26<sup>th</sup> May 2023

**Planning Register Reference: SD21A/0317**

Dear Sirs,

I refer to Planning Application Register Reference **SD21A/0317** in regard to a proposed SEN unit at St Josephs Boys National School, Boot Road, Dublin 22.

We wish to submit our compliance information in relation to the Conditions of Planning of the South Dublin County Council Grant of Permission.

***Condition No 1 : Development to be in accordance with submitted plans and details. The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 28th July 2022, save as may be required by the other conditions attached hereto.***

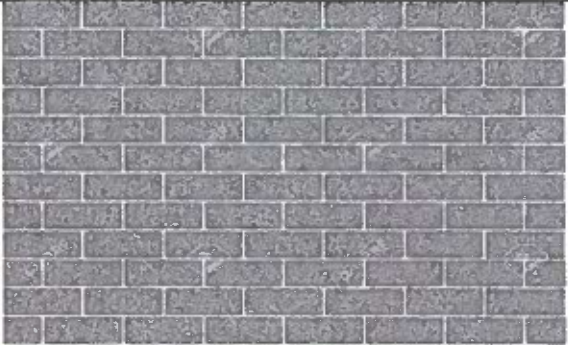



LBA Response: Noted.

***Condition No 2 : External Finishes. All external finishes shall harmonise in colour and texture with the existing school building on the subject site.***

LBA Response: It is our intention to provide three main components to the external Façade treatment. They are noted in table below;

RIAI



1.	<i>Concrete Brick</i>	
2.	<i>Rendered bands</i>	
3.	<i>Spandrel Panels</i>	
4.	<i>Flat Roof finish</i>	

**Condition No. 3.**

- a) ***Prior to the submission of the Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any permitted development or any related construction activity or tree felling on site, the applicant, owner or developer shall:***
- i) ***Engage the services of a qualified arborist as an arboricultural consultant, for the entire period of construction activity and shall notify the planning authority of that appointment in writing.***

LBA Response : We have engaged the services of Treeworks. We have appointed them as consultant for the duration of the works.

Treework details are :

*Treeworks.ie  
5 Field Ave, Walkinstown, Dublin 12  
Tel: 085 719 6605 Email: info@treeworks.ie  
VAT Number IE7073058F*

- ii) ***Submit photographs and confirmation that fencing for retained trees/hedgerows meets BS5837:2012. 'Trees in Relation to Design, Demolition and Construction – Recommendations' for the written agreement of the Public Realm Section. This shall include a location map of where each picture was taken from.***

LBA Response : As advised in the Arborist Report

- b) ***All trees and hedgerows within the boundaries of the site shall be retained and maintained with the exception of the following:***
- i) ***Specific trees, the removal of which is authorized in writing by the planning authority to facilitate development (Trees A to D on Existing Site Plan 21.01.10P).***

LBA : Noted

- ii) ***Trees which are agreed in writing by the planning authority to be dead, dying or dangerous through disease or storm damage, following submission of a qualified tree surgeons report, and which shall be replaced with agreed specimens.***

LBA : The Arborist's Tree Report indicates the status of the additional trees surrounding the works. Treeworks have advised that the condition of the trees range from good to poor. They do not, however, recommend any additional trees to be removed for the purposes of these construction works. Please refer to Section 4.4 of the Report.

- c) ***The removal of hedges and trees from the development site shall only be carried out in the months from September to February inclusive, that is outside of the main bird nesting season.***

LBA Response : Treeworks have carried out the removal of the trees during the week of the 15<sup>th</sup> February 2023. This was done to ensure that the construction works could take place during the Summer of 2023. Treeworks have cut down the trees noted A-C to form stumps for the easy removal of the stump by the appointed contractor off site prior to the construction works commencing. Tree D has been relocated within the school site as requested by the school.

***Condition No. 4 :***

***Prior to the submission of the Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any permitted development or any related construction activity or tree felling on site, the applicant, owner or developer shall: engage the services an independent, qualified ecologist/bat specialist, for the entire period of construction activity. The applicant shall inform the planning authority in writing of the appointment and name of the consultant. The consultant shall ensure the implementation of all of the recommendations in the ecofact Bat Survey Report and Biodiversity Assessment Report, both dated 5th July2022.***

LBA Response : We have retained the services of Ecofact Environmental Consultants who carried out the original Bat Survey and Biodiversity Assessment Report for the duration of the Construction period.

Ecofact details are :

**Dr. William O' Connor**

*PhD, MSc, BSc, CBiol, CEnv, FRSB, MCIEEM, MIFM*

Chartered Biologist

Chartered Environmentalist

Ecofact Environmental Consultants Ltd.

Tait Business Centre

Dominic Street

Limerick City

Ireland

***Condition No. 5 :***

***The Landscape Proposals, shall be implemented in full, within the first planting season following completion of the development (completion of construction works on site):***

- a) ***Prior to the commencement of development the Applicant shall submit for the written agreement of the Planning Authority a landscape plan incorporating the***

*protection and enhancement of Green Infrastructure assets, demonstrating compliance with the Green Infrastructure Strategy outlined in the South Dublin County Development Plan 2022-2028.*

- b) All hard and soft landscape works shall be completed in full accordance with the approved Landscape proposals.*
- c) All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of BS : 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).*
- d) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction –Recommendations'.*
- e) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.*
- f) Planting shall native and pollinator friendly species to support the local bat population.*

LBA Response : Noted. All landscaping will be carried out in accordance with the approved drawings and in accordance with the arborist recommendations.

**Condition No. 6.**

***Prior to the commencement of development, the Applicant shall submit the following information for the written agreement of the Planning Authority:***

- a) A drawing in plan and cross-sectional view showing the distance between foundation of proposed development and existing surface water drain south of same. There shall be no loading on existing surface water drain. Provide a report and drawing what access to existing surface water drain will be available to maintain same.*
- b) Submit a report and drawing showing how surface water will be attenuated for proposed development. Surface water can be attenuated by means of SuDS (Sustainable Drainage Systems). The report shall show what surface water attenuation is required in m<sup>3</sup> and what surface water attenuation is provided in m<sup>3</sup>.*

- c) ***The applicant shall show in a drawing and report what SuDS features are proposed for the development. Examples of SuDS include and are not limited to Rain Gardens, Green Roofs, Water Butts, Planter boxes, Permeable Paving, Grasscrete.***
- d) ***The applicant shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.***
- e) ***All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.***

LBA Response : We have awaiting our Structural Engineer's, Hanley Pepper, compliance documentation and will forward it to South Dublin City Council as part of our compliances when received.

***Condition No. 7.***

- a) ***Prior to the commencement of development the Applicant shall enter into a water connection agreement with Irish Water.***
- b) ***Prior to the commencement of development the Applicant shall enter into a wastewater connection agreement with Irish Water.***

LBA Response : Noted

***Condition No. 8. Minimise Air Blown Dust.***

***During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.***

LBA Response : Noted

***Condition No. 9 Construction Noise and Hours.***

***To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays. Any construction work outside***

*these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).*

*The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:*

- *Schedule of works to include approximate timeframes*
- *Name and contact details of contractor responsible for managing noise complaints*
- *Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.*

LBA Response : Noted

We trust the enclosed is acceptable in order to proceed, but if you require anything further please do hesitate to contact the undersigned.

Yours faithfully,



**LOUIS BURKE** Dip.Arch. BArch.Sc. FRIAI. Architect.