

MCOH Architects  
Old Church  
Church Street  
Portlaoise  
Co. Laois.

**NOTIFICATION TO GRANT PERMISSION  
PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

Final Grant Order No.:	<b>0759</b>	Date of Final Grant:	<b>29-Jun-2023</b>
Decision Order No.:	<b>0575</b>	Date of Decision:	<b>25-May-2023</b>
Register Reference:	<b>SD22A/0352</b>	Date:	<b>28-Apr-2023</b>

**Applicant:** Dublin and Dun Laoghaire Education and Training Board  
**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:** Colaiste Chillian, Old Nangor Road, Clondalkin, Dublin 22

**Time extension(s) up to and including:**

**Additional Information Requested/Received:** 02-Nov-2022 / 28-Apr-2023

A Permission has been granted for the development described above, subject to the following conditions.

**Conditions and Reasons:**

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 the 28th of April 2023, save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.

## 2. Parking & Roads

(a) Prior to the commencement of development the applicant/developer shall submit revised architectural and engineering plans and drawings, for the written agreement of the Planning Authority, showing:

i. The existing vehicular access/egress to the site omitted.

ii. Revised plans for the proposed access and egress showing that they align with South Dublin County Council's active travel proposals and the National Cycle Manual, NTA (2011) or any superseding document. The applicant shall liaise with SDCC's Active Travel Section where necessary to ascertain details of the revised layout along Old Nangor Road prior to submitting the revised plans.

iii. The total number of car parking spaces on the school site to be no more than 89 no. spaces or otherwise agreed with the Planning Authority. The plans shall demonstrate a car parking provision/strategy for when the lifetime of the temporary prefabricated classrooms cease.

iv. Bicycle parking spaces designed in accordance with the requirements of the National Cycle Manual, NTA (2011) or any superseding document. Cycle parking shall be covered and secure.

v. Provision of advance warning signage for the school site.

vi. Construction details of all items to be taken in charge. All items and areas for taking in charge shall be undertaken to a taking in charge standard.

(b) Prior to the commencement of development the applicant/developer shall submit, for the written agreement of 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.

(c) 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.

(d) 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.

(e) 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.

(f) 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.

(g) The applicant/developer shall provide a financial contribution of €15, 000.00 for the improvement to cycle infrastructure.

(h) Any gates shall open inwards and not outwards over the public domain.

(i) All road markings shall comply with Chapter 7 (ROAD MARKINGS) of the Traffic Signs Manual.

(j) All road signage shall comply with Chapter 5 (REGULATORY SIGNS) of the Traffic Signs Manual.

REASON: In the interests of traffic and pedestrian safety.

3. Boundary

Prior to the commencement of development the applicant/developer shall submit, for the written agreement of the Planning Authority, fully detailed revised plans providing for an alternative boundary treatment that is more visually appropriate.

REASON: In the interest of visual amenity

4. Shared Use of School Facilities

Prior to the occupation of the development the applicant/developer shall submit for the written agreement of the Planning Authority a statement detailing the measures to be taken to make the school facilities available outside of school hours.

REASON: To comply with COS8 Objective 8 of the Development Plan.

5. Irish Water Connection Agreement.

Prior to the commencement of development the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.

REASON: In the interest of public health and to ensure adequate water/wastewater facilities.

6. Street Lighting

A maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of works on site the applicant, owner or developer shall have lodged with the Planning Authority for written agreement:

A Public Lighting Scheme for the development as approved, designed to provide for high quality public lighting throughout the public realm of the site, prepared by competent public lighting design consultants to BS5489: European Lighting Standard EN13201 2013 or the latest NSAI (National Standards Authority of Ireland) versions approved, and the SDCC Specification for Public Lighting Installations in Residential and Industrial Developments: Revision 2 dated 14/10/2016.

Completed Lighting Design and Electrical designs to serve the entire development including details of the overall height of all proposed equipment shall be lodged with the Public Lighting Scheme. The public lighting scheme shall be contained within the public realm of the development as approved, entirely in areas to be offered for taking in charge or subject to the responsibility in perpetuity of an approved management company.

Appropriate natural or artificial lighting or both shall be provided and maintained throughout car parking areas.

The external lighting scheme shall be designed to minimise potential glare and light spillage and shall be positioned and/or cowled away from residential properties. No lighting column shall be located within the eventual canopy spread of any proposed street tree or other tree as the case may be. The public lighting design consultants should consult with the Council's Parks section in this regard.

In addition, no dwelling unit/commercial unit shall be occupied on any street until the public lighting provided for that street is operational fully in accordance with the agreed Public Lighting Scheme for the overall development.

The applicant, owner or developer may consult with the Council's Public Lighting Section before lodging the required plan for agreement.

REASON: In the interests of public safety and amenity, to prevent light pollution and in the interests of the proper planning and sustainable development of the area.

7. Archaeological Conservation

(a) The applicant/developer shall employ a qualified Archaeologist, licensed to carry out Archaeological Monitoring of all sub-surface works carried out within the proposed

development site. This will include the archaeological monitoring of the removal of topsoil, the excavation of trenches for foundations, services, access roadway, etc. associated with the proposed development.

(b) Should archaeological material be discovered during the course of Archaeological Monitoring, the applicant shall facilitate the archaeologist in fully recording the material. The applicant shall also be prepared to be advised by the Department with regard to the appropriate course of action, should archaeological material be discovered.

(c) The archaeologist shall prepare and submit a report, describing the result of the Archaeological Monitoring, to the Local Authority and the Development Application Unit of the Department of Environment, Heritage and Local Government within six weeks following completion of Archaeological Monitoring.

REASON: To facilitate the recording and protection of any items of archaeological significance that the site may possess.

#### 8. Signage.

No advertising sign(s) or structure(s) (including any signs installed to be visible through windows), banners, canopies, flags, or other projecting elements shall be erected except those, which are exempted development, without the prior approval of the Planning Authority or An Bord Pleanála on appeal.

REASON: In the interest of visual amenity, compliance with development plan policies and the proper planning and sustainable development of the area.

#### 9. Inland Fisheries

The following requirements of Inland Fisheries Ireland shall be adhered to in full:

(a) The maintenance of any attenuation structures (e.g. de-silting operations) shall not result in the release of contaminated water to the surface water network. Only clean and uncontaminated surface water shall be discharged from the site to the local surface water network. Precautions shall be taken to ensure there is no entry of solids to the Camac catchment during the connection of pipework to the existing surface water system.

(b) The owner shall enter into an annual maintenance contract in respect of the efficient operation of the petrol/oil interceptor.

REASON: In the interests of water and fish protection.

#### 10. Environmental Health

The following requirements of the HSE Environmental Health Officer shall be adhered to in full:

(a) Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for evening and night time. Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level. Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting a person in any premises in the neighborhood.

(b) If any unexpected contamination is encountered in soils or groundwater with visual or olfactory signs of contamination, works in that area shall cease immediately; examples of such materials include buried barrels or containers, soil or water with an unusual colour or odour, builders' rubble containing asbestos, or soil with a distinctive diesel or oil based component. A risk assessment shall be completed by a suitably qualified consultant to assess the risks to human health and the environment. Should unacceptable risks be identified then appropriate remedial works shall be conducted and agreement sought from the relevant regulatory bodies.

(c) The development shall be so operated that there will be no emissions of malodours, gas,

dust, fumes or other deleterious materials, no noise vibration on site as would give reasonable cause for annoyance to any person in any residence, adjoining unit or public place in the vicinity.

(d) A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.

REASON: In the interests of public health.

#### 11. Construction and Demolition Resource Waste Management Plan

Prior to the commencement of development the applicant/developer shall submit for the written agreement of the Planning Authority a Construction and Demolition Resource Waste Management Plan that:

- include specific proposals as to how the RWMP will be measured and monitored for effectiveness.

- follow the requirements set out in Sections 4 & 5 and meeting the minimum content requirements set out in Appendix C of Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)

REASON: In the interest of appropriate waste management.

#### 12. 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.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

#### 13. 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.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

14. Drainage - Irish Water.

(a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

15. Bat Survey

Prior to the commencement of development, the applicant/owner shall lodge, for the written agreement of the Planning Authority, a bat survey for bat usage carried out across the entire site and immediately adjoining sites to assess roosting and feeding/foraging activities and assessing potential impact on these species arising from the proposed development. No building, structure, feature or tree/hedgerow shall be altered, destroyed or removed prior to this assessment. The survey shall be undertaken by a qualified and experienced bat surveyor carrying professional indemnity insurance during the correct time of the year and under the weather conditions appropriate for a survey of such species. The requirements of the Heritage Officer shall be ascertained in this regard prior to commencement of development.

If bats are found to be present on the site or the immediately adjoining sites no development shall take place until the necessary permission/derogation licence has been obtained from the National Parks & Wildlife Service.

REASON: In the interests of bat protection as any interference with protected species such as bats and disturbance or destruction of their roosting sites, in particular, is a prosecutable offence under the EU Habitats Directive and S.I. No. 477 of 2011 (European Communities (Birds And Natural Habitats) Regulations 2011).

16. Sustainable Urban Drainage Systems (SUDS)

Prior to the commencement of development the applicant/developer shall submit, for the written agreement of the Planning Authority, a full set of revised landscaping and drainage information, plans and drawings that demonstrate the following:

(a) The areas (m<sup>2</sup>) of the different surface types such as building, roads paths, permeable paving, grass and their respective run off coefficients broken down and provided.

(b) Adequate attenuation volumes.

(c) A report and drawing showing a flow route analysis for the site. It shall be clear which roofs and hardstanding areas drain where.

(d) Detail on the slopes of the proposed swales/detention basins.

(e) A revised design for the Wetland/Detention Basin in Northeast corner of the site, including revising the location of the manholes and detail on how the petrol interceptor would work.

(f) It demonstrated that the SUDS scheme and measures have been incorporated into the landscape plan(s) and provide for amenity and biodiversity.

REASON: To ensure that the development complies with the policies and guidelines as outlined in South Dublin County Council's Development Plan/SuDs Explanatory Design and Evaluation Guide.

17. Green Space Factor

Prior to the commencement of development the applicant/developer shall submit, for the

written agreement of the Planning Authority, detail on compliance with the Green Space Factor as outlined in the South Dublin County Development Plan 2022-2028.

REASON: To ensure that new development makes a positive contribution to the local environment with respect to biodiversity, amenity, air quality, stormwater management, temperature regulation and other ecosystem services.

#### 18. Green Infrastructure

Prior to the commencement of development the applicant/developer shall submit, for the written agreement of the Planning Authority, revised plans that demonstrate how the plans contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the application submission, having regard to the following:

- i. In the case of small-scale developments this may consist of a simple landscape plan which includes objectives to protect or restore existing on site GI assets, provides for connection to local or primary GI corridors or includes elements which allow the site to act as a local stepping stone;
- ii. Where the development site is located within or close to a Core or Corridor the development should, at a minimum, protect any existing GI assets and enhance same (for example, not breaking a GI Corridor but enhancing same with a connecting piece of planting, retaining hedgerows or woodlands);
- iii. The characteristics and assets of the proximate GI Core, Corridor or SteppingStone should be reflected within proposed development, for example continuation of hedgerows, tree planting, waterways;
- iv. Development should seek to enhance or restore features that act as ecological corridors, particularly water features, hedgerows, tree lines, areas of un-cultivated land. These, or some element of them, should be incorporated into the proposed development to create pathways for wildlife and / or increase amenity value;
- v. Development sites which are not located proximate to designated GI Cores or Corridors should identify the nearest designated GI Core, Corridor or Stepping Stone and make provision for GI interventions on the site which could eventually provide a link to local Stepping Stones, Cores or Corridors;
- vi. Developers should be aware that ecological corridors can also act to quickly spread non-native invasive species. Therefore, identification and control of invasive species site should be included in planning applications and the GI Plan.
- vii. All development proposals shall be accompanied by a Green Infrastructure Plan, which will normally be submitted as part of the suite of Landscape Plans that are required for a development. Plans shall include the following:
  - Site location plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County;
  - Site survey and analysis, identifying existing GI Infrastructure and key assets within the site;
  - Indicate how the development proposals link to and enhance the wider GI Network of the County;
  - Proposed GI protection, enhancement and restoration proposals as part of the landscape plan, where appropriate, for the site.

REASON: To reduce fragmentation, protect and enhance the biodiversity and ecological value of South Dublin County's Green Infrastructure network

#### 19. Trees

##### Tree Protection

- (a) Existing trees shall be retained and protected from damage during building operations in accordance with a Tree Protection Plan agreed with the Planning Authority.
- (b) Only those trees detailed for removal on said plan shall be removed. All other trees on the

site shall be retained and protected from damage for the duration of the works on site, to the satisfaction of the Planning Authority in accordance with BS 5837: 2012.

(c) All existing trees to be retained shall be enclosed by stout protective fencing, located at a suitable distance as detailed in BS: 5837 – 2012 – 'Trees in Relation to Design, Demolition and Construction'. This protective fencing shall be erected before any materials are brought onto site and prior to the commencement of any works associated the proposed development.

(d) The protective fencing shall be maintained intact and in good order for the duration of the construction works. Any damage caused to the protective fence shall be repaired immediately.

(e) No materials shall be stored, no rubbish dumped, no fires lit and no buildings erected inside the protective fence(s), nor shall any changes in ground level be made within the fence(s) unless previously agreed in writing by the Planning authority.

REASON: In the interest of visual amenity and of protection of existing trees and to ensure the continuity of amenity afforded by existing trees.

## 20. Implementation of Landscape Plan

(a) Prior to the commencement of development the applicant/developer shall submit, for the written agreement of the Planning Authority, revised Landscape Plan(s), Tree Constraints, Arboricultural Impact Assessment and Tree Protection Plan. These plans shall incorporate a surface water drainage and Sustainable Urban Drainage Systems (SUDS) scheme as agreed where necessary with South Dublin County Council's Water Services and Public Realm Sections. These plans shall incorporate any measures recommended as a result of a bat survey(s).

(b) The plans agreed under (a) above shall be implemented in full, within the first planting season following completion of the development (completion of construction works on site) and prior to occupation of the new school buildings. All hard and soft landscape works shall be completed in full accordance with the approved Landscape Plan.

(c) 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.

REASON: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

## 21. Landscape Architect

No development shall commence on this site until the developer has retained the professional services of a qualified Landscape Architect, as a Landscape Consultant, throughout the life of the site development works; and the developer shall notify the Planning Authority of that appointment in writing prior to commencement of works on site. The developer shall engage the Landscape Consultant to procure, oversee and supervise the landscape contract for the implementation of the permitted landscape proposals. When all landscape works are inspected and completed to the satisfaction of the Landscape Consultant, he/she shall prepare, sign and submit a Practical Completion Certificate (PCC) to SDCC Parks and Landscape Services, as verification that the approved landscape plans and specification have actually been fully implemented.

REASON: To ensure full and verifiable implementation of the approved landscape design proposals for the permitted development, to the approved standards and specification.

### **NOTES :**

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.



NOTE: The requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.

NOTE: The applicant shall notify the Irish Aviation Authority and the Department of Defence regarding any cranes likely to penetrate ICAO surfaces.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. Please log onto [www.localgov.ie](http://www.localgov.ie) and click on BCMS link.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1: Structural use of reinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

*M. Crowley*

29-Jun-2023

for Senior Planner