

South Dublin County Council
Planning Department
County Hall
Town Centre
Tallaght
Dublin 24

31st July 2023

Planning Register Reference: SD22A/0371

Dear Sirs,

I refer to Planning Application Register Reference **SD22A/0371** in regard to a proposed SEN unit at Scoil Naomh Aine National School, New 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 : The Development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

LBA Response: Noted.

Condition No. 2 : Tree Protection :
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 and works on site, the applicant shall submit and agree:

- i) A comprehensive Tree Report with SDCC Public Realm Section. This shall comprise a detailed Tree Survey and Arborist Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement, all in accordance with, BS 5837:2012 Tress in relation to design, demolition***



and construction- recommendations. This Report shall be carried out by an independent qualified Arborist.

LBA Response: We sought the services of an Arborist to carry out this Report. We consulted with Mr Fintan Fawsitt of Treeworks. After reviewing the site it was agreed that an Arborist Report was not required as the area adjoining the development works

- Does not contain any large tree specimens along the southern boundary.
- Does not contain any planting, shrubs of merit.
- Will not require any removal of planting or trees along the southern boundary.
- Only requires tidying up of area and relocation of recently planted apple trees.

ii) ***Pre Development Photo's: Prior to the Commencement of Works the applicant shall submit pictures of the existing trees/ hedgerows before work commence with the tress protective fencing. This shall include a location map of where each picture was taken from.***

LBA Response: below is the Photos indicating the existing area prior to works commencing: We have attached a site map with the photographs displayed of each area noting.

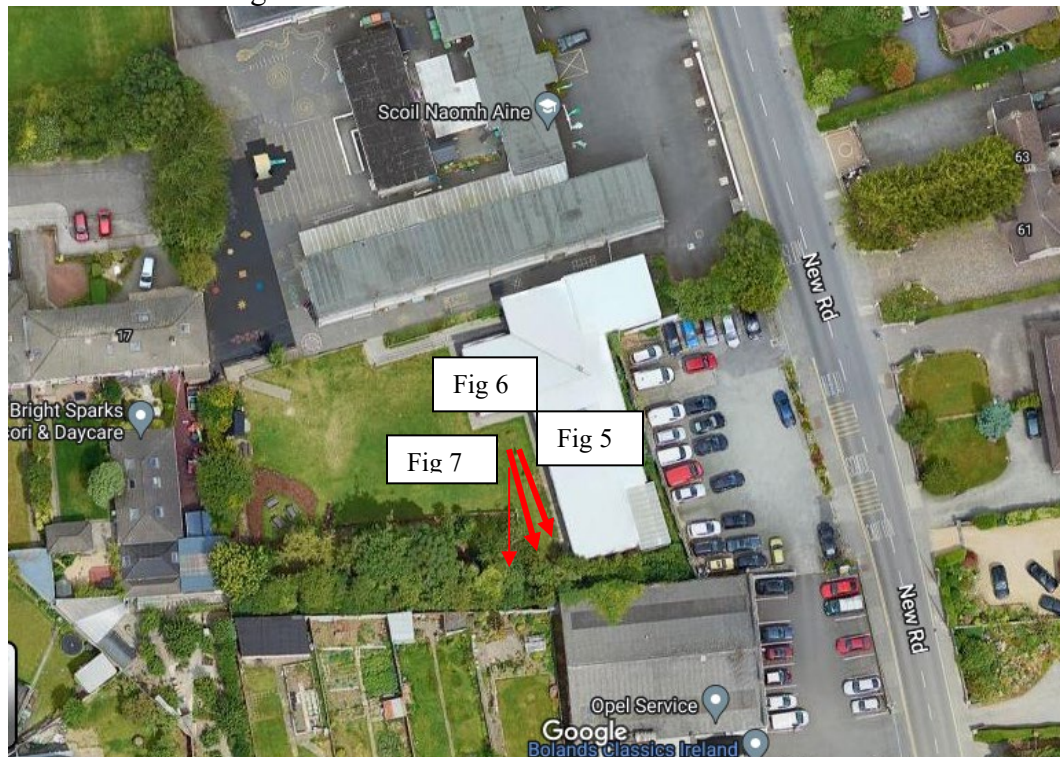


Fig 1 Site Plan





Fig 4: View from rear

Fig 3: View from New Road

Fig 2 : Southern Elevation



Area to the western Boundary is made up of overgrown shrubs and hedging. Existing ivy has grown against the boundary wall of the adjoining building and has extended to its roof level. There are no trees provided within this area.

In our opinion there is no species/ plants of merit.

It is our intention to cut back this area to allow for a more usable space allowing light into our building.

Fig 3 : Southern Side from New Road





This image again shows the overgrown nature of the area. No planting of merit indicated. Ivy overground onto adjoining property.

It is the intention to remove the ivy, cut back the overgrown elements and provided a more user friendly area.

Fig 4 : Southern Side from Rear of Existing Unit



This indicates the rear field where the proposed classroom extension will be provided with a view to the southern boundary area.

This area in the foreground indicates where the Classroom extension will be provided.

The area is provided as a green field site with some apple trees planted indicated.

These trees will be replanted away from the proposed extension to the rear of the site on the western side.

Fig 5 : View from Rear soft Landscaped area





The area indicated to the rear field area with southern boundary indicated.

Area will be maintained with planting to be cut back and tidied.

No planting to be removed. No large trees provided within the curtilage of the proposed classroom area site.

Fig 6 : Western elevation of Rear field

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The area indicated adjacent the timber fence parallel to the southern boundary.

Area will be maintained with planting to be cut back and tidied.

No planting to be removed.

No large tress area provided along the southern boundary.

Fig 7 : Existing Fence providing clear access to the western side of the existing single storey block.

- iii) ***Detailed proposals for mitigation planting should any of the trees on site be proposed for removal. Planting to be native and/or pollinator friendly species with no net loss of trees.***

LBA Response: Not required as no trees will be removed off site. Dwarf Apple trees to be relocated within site.

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3. SuDS

Prior to the commencement of the Development, the applicant shall submit a drawing in plan and cross sectional view clearly showing proposed Sustainable Drainage Systems (SuDS) features for the Developemnts. Suds Features could include but are not limited to :

- *Greef roofs*
- *Water Butts*
- *Rain Garden*
- *Other such SuDS.*

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.

4. 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.

LBA Response: Noted, it is our intention to provide separate systems for both foul and surface water drainage.

5. Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practice Means shall be employed to minimize 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 public area, and any other precautions necessary to prevent dust nuisances. The applicant/ developer shall comply with British Standards B.S. 5228 Noise Control on Construction and Open Sites and British Standard B.S. 6187 Code of Practice for Demolition.

LBA Response : Noted. We will ensure that the Contractor heeds these requirements.

6. 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 any

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time on Sundays, Bank Holidays or Public Holidays. Any Construction work outside of 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: 2008 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organization (WHO)- Guidelines for Community Noise. (1999). The Applicant or Developer shall also endeavor to engage in local consultation in respect of a noise sensitive location within 30 meters of the development as approved prior to the 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 will ensure the Contractors notes this. The area within a 30m sensitive noise zone primarily relates to within the school grounds. To this end the school have already relocated the children from the Special Education Needs Units within the single storey building and relocated them away from the building. They are now settled into their new classroom and so this building work should have minimum impact on them.

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

