

Oppermann Associates
Unit D1
The Steel Works
Foley Street
Dublin 1

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

Final Grant Order No.:	1073	Date of Final Grant:	12-Sep-2023
Decision Order No.:	0919	Date of Decision:	04-Aug-2023
Register Reference:	SD22A/0461	Date:	10-Jul-2023

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

Time extension(s) up to and including:

Additional Information Requested/Received: 20-Feb-2023, 29-Jun-2023 / 02-Jun-2023, 10-Jul-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 2 June 2023 and Clarification of Further Information received on 10 July 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. Amendments.
Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:
Revised plans that incorporate all of the following amendments-

(a) Mobility impaired driver spaces shall be located as per drawing no 20782-OPP-00-00-DR-A-9203-PL-P01, dated 15.12.2022 and received by the Planning Authority on 16.12.2022
REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

3. Use of School.

Prior to the commencement of the development, the applicant shall submit a statement detailing the measures to be taken to make the school facilities available outside of school hours.

REASON: to ensure compliance with COS8 objective 8 of the CDP 2022-2028.

4. 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.

5. Drainage.

(a) Prior to the commencement of development, the applicant shall submit a drawing in plan and cross-sectional view showing proposed rain garden north of site, and adjacent areas to same. Show the flow route of surface water flow towards proposed rain garden.

(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

(c) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

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.

6. Environmental Health.

1. No heavy / noisy construction equipment or machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 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.

2. 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 neighbourhood.

3. During the construction / 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.

4. 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.

5. 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).

6. Any connections to the main sewer must be connected so as not to give rise to a public health nuisance.

7. Clearly audible or impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

8. The applicant shall put in place a pest control contract for the site for the duration of the construction works.

9. Signage or lighting to be used on site during both construction and the on-going operation of

the development must not be intrusive to any light sensitive location including residential properties in close proximity to the development.

REASON: In the interests of protecting the amenities of the area.

7. Roads.

1. Any gates shall open inwards and not outwards over the public domain.
2. Prior to commencement of development, the applicant shall submit a developed Construction Traffic Management Plan for the written agreement of the Planning Authority.
3. Prior to the commencement of development, the applicant shall submit a Public Lighting Design for the development must be submitted and agreed by the Public Lighting team of SDCC.
4. Any road sign proposed and or to be installed shall comply with most up to date Chapter 5 (REGULATORY SIGNS) of the Traffic Signs Manual.
5. The proposed development shall make provision for the charging of electric vehicles. 100% of surface car parking spaces must be provided with electrical ducting and termination points to allow for the provision of future charging points, and 20% of surface car parking spaces must be provided with electric vehicle charging points initially. Details of how it is proposed to comply with these requirements including details of the design of, and signage for, the electric charging points (where they are not in areas to be taken in charge) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

REASON: In the interest of sustainable transport.

8. Services to be Underground.

All public services to the proposed development, including electrical, information and communications technology (ICT) telephone and street lighting cables and equipment shall be located underground throughout the entire site. There shall also be provision for broadband throughout the site in accordance with the Planning Authority's policy and requirements.

REASON: In the interests of the visual amenities of the area, the proper planning and sustainable development of the area and compliance with the Council's Development Plan.

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.

- (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 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

for Senior Planner 12-Sep-2023