

**AFEC International  
Unit 1,  
Airport Logistics Park,  
Dublin K67 N237**

**Date : 20-Dec-2023**

**Reg. Ref. : SDZ22A/0011/C15**  
**Proposal :** The proposed primary school will extend to c3, 355sq.m will be 2 storeys in height and will comprise 16 no. classrooms with an additional 2 classroom Special Educational Needs Unit; a General Purpose Hall and all ancillary teacher and pupil amenities and facilities. The proposed development also provides for hard and soft play areas, including 2 no. outdoor ball courts, bicycle parking, staff car parking, vehicle drop off and set down areas. Photovoltaic Panels (PV) are proposed on roofs in addition to EV Charging Points and a packaged Biomass heating plant. The proposed development also provides for all landscaping and boundary treatments and all associated site development works. Access to the site will be via a new junction and access road off Thomas Omer Way. The new access road will run south off Thomas Omer Way and then west into the site. The proposed access road is in accordance with the Clonburris Strategic Development Zone (SDZ) Planning Scheme and incorporates public lighting, footpaths and cycle tracks. A further pedestrian / cycle only connection to Thomas Omer Way is also proposed along the western green corridor, west of the proposed school building.

**Condition 15:**

**SuDS.**

**Prior to the commencement of development, the applicant shall contact the drainage engineer and landscape architect (lcolleran@sdblincoco.ie and bharkin@sdblincoco.ie) to agree alterations to the drainage scheme required to comply with SDCC Guidance on Sustainable Drainage. Following agreement of these measures, they shall be submitted to the Planning Authority for agreement in writing.**

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

**Location :** Thomas Omer Way, Balgaddy, Lucan, Dublin  
**Applicant :** Department of Education  
**Application Type:** Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 03-Nov-2023 to comply with Condition No 15 of Grant of Permission No. SDZ22A/0011, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **not** compliant.

Comments:

**“Compliance submission:**

Submission received on the 03/11/23 from AFEC International stating MMOS have engaged with SDCC Parks and Landscaping regarding SuDS with updated drawings now enclosed, drawing no. 22087-MMS-ZZ-ST-DR-C-10002 - Rev C01.

**Recommendation:**

Report from Water Services, SDCC – Water Services are **not satisfied** that Condition 15 is being complied with. The Water Services report received with regard to the proposed development stated the following:

- 1.1 *Water Services are **not satisfied** that Condition C15 planning Reference SDZ22A/0011 has been complied with because the surface water attenuation provide is unclear and appears to be undersized. It is unclear if surface water flows above or below proposed Swales.*
- 1.2 *Surface water should be conveyed above ground on SuDS systems as much as possible. Submit a drawing showing how surface water is conveyed across the site.*
- 1.3 *Prior to submission of revised compliance drawings contact water services in South Dubin County Council to discuss proposed SuDS and surface water attenuation provided. Examples of SuDS can be found online in Sustainable Drainage Systems - SDCC.*

*Examples of SUDs include;*

*Bioretention Rain Gardens,*

*Permeable Paving*

*Grasscrete*

*Swales*

*Planter boxes with overflow connection to the public surface water sewer,*

*Green roofs*

**Planners Comments:**

Having regard to the Water Services report, it is considered that compliance submitted for condition 15 in regard to SuDS is not satisfactory by way of clarity and scale for the proposed development.

**Conclusion**

The submission is considered **not to comply** with Condition 15. “

Yours faithfully,

M.C.

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*for* **Senior Planner**