

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

**Date : 20-Dec-2023**

**Reg. Ref. : SDZ22A/0011/C17**  
**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 17:**

**Retention of Arborist/Tree Protection**

The arborist shall visit the site at a minimum on a monthly basis, to ensure the implementation of all of the recommendations in the tree reports and plans. 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 works on site, the arborist shall submit a Tree Protection Plan and submit photographs and confirmation that fencing for retained trees meets BS5837:2012. Trees in Relation to Design, Demolition

**and Construction – Recommendations for the written agreement of the Public Realm Section..**  
**REASON: To ensure and give practical effect to the retention, protection and sustainability of trees and hedgerows during and after construction of the permitted development biodiversity, climate action and visual amenity**

**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 17 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 AFEC have retained CMK Arborist to monitor the works as outlined in this condition with updated drawings now enclosed, drawing no. 22087-MMS-ZZ-ST-DR-C-10014 - Rev C02.

**Recommendation:**

Report from Parks & Public Realm, SDCC – Public Realm are **not satisfied** that Condition 17 is being complied with. The Parks & Public Realm received with regard to the proposed development stated the following:

*1 The traffic Management Plan shows “protected hedgerow” being removed for site access. Need to co-ordinate between engineers and arborist/landscape architect. Contact Public Realm to agree.*

**Planners Comments:**

Having regard to the Parks & Public Realm report, it is considered that compliance submitted for condition 17 in regard to Arborist/Tree Protection, is not satisfactory due to conflicts between the Tree/hedgerow Protection Plan and the Traffic management plan for the proposed development.

**Conclusion**

The submission is considered **not to comply** with Condition 17. “

Yours faithfully,

M.C.

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*for* **Senior Planner**