

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

Date : 08-Jan-2024

Reg. Ref. : SDZ22A/0011/C3
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 3:

Amendments.

Unless otherwise agreed in writing, 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) The proposed north / south street shall have a carriageway of no greater than 6m;**
- (b) A cycle track shall be provided along the proposed north / south street;**

(c) The proposed footpath / cycle track along the proposed north / south street shall be continued to the site boundary to connect to the SDZ lands to the east. An opening with interim gates shall also be provided at this location to match the full width of the proposed SDZ access road;

(d) Details of temporary measures at the end of the cycle lane adjacent to the hedgerow to ensure the area is secure prior to the delivery of the cycle lane to the south of the hedge. These measures shall be removed once the connection is in place.

(e) A maximum of 18 car parking spaces

(f) The gradient of the access does not exceed 2.5% over the last 6 metres of approach to the public road

(g) The green corridor provided to the west of the site shall be designed to a Taking In Charge standard and applicant shall provide a drawing showing the area to be taken in Charge.

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

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 3 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:

The agent/applicant has submitted a cover letter and associated drawings:

Planner’s response:

(a) The north / south street carriageway approx. 6m in width. The Roads Department have reviewed the submission and state that they are satisfied. The Planning Authority concurs with this assessment.

(b) The internal cycle track has been amended so that it runs along the western side of the north / south street. The Roads Department have reviewed the submission and state that they are satisfied. The Planning Authority concurs with this assessment.

(c) The footpath / cycle track along the north / south street has been continued to the site boundary in the south-east of the site in order to provide for a future connection to the SDZ lands to the east. It has not been indicated if an opening with interim gates has been provided at this location to match the full width of the proposed SDZ access road. **It is therefore considered that this item has not been fully addressed.**

(d) The cover letter states that temporary secure fencing between the school site and the future connection to the SDZ parklands, south of the hedgerow, has been provided. However, the submitted site plan shows a similar layout and design in this area to what was previously proposed. The boundary treatment is not indicated as temporary in this area. The Planning Authority would therefore be concerned with the use and management of this space prior to the southern pedestrian/cycle connection opening up. **It is therefore considered that this item has not been fully addressed.**

(e) The total number of car parking spaces has been reduced to 18 no. This is acceptable to the Roads Department and Planning Authority.

(f) The Roads Department have reviewed the submission and state that they are satisfied. The Planning Authority concurs with this assessment.

(g) The Public Realm Section have reviewed the compliance submission and state that it is not in compliance given that no detail on the attenuation pond and the lack of detail on the swales mean that the Public Realm Section are unable to determine whether this area can be taken in charge. The Planning Authority concurs with this assessment. **It is therefore considered that this item has not been fully addressed.**

Conclusion

The submission is **not** in compliance with Condition 3. “

Yours faithfully,

M.C.

for **Senior Planner**