

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

Date : 09-Jan-2024

Reg. Ref. : SDZ22A/0011/C7
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 7:

Roads.

- a. Prior to the commencement of development, a Public Lighting Design for the development shall be submitted and agreed by the Public Lighting team of SDCC.**
- b. Prior to the commencement of development, a developed demolition and waste management report shall be submitted for the written agreement of the Planning Authority.**
- c. Prior to the commencement of development, a construction traffic management plan shall be submitted for the written agreement of the Planning Authority.**
- d. Prior to the commencement of development A developed Construction & Demolition Waste Management Plan**

(C&DWMP) for the written agreement of the Planning Authority.

e. Prior to the commencement of development, a revised construction detail drawing shall be submitted and agreed by the roads department. The construction details of the roads and parking spaces shall be in accordance with the SDCC Appendix 6 Taking in Charge Standards.

REASON: In the interest of sustainable transport.

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 7 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, updated site lighting plan, Construction Waste Management Plan, Construction Traffic Management Plan and drawing showing road construction details.

Planner’s response:

The Roads Department have reviewed the compliance submission and state that the condition has been addressed to their satisfaction. The Roads Department recommend that the compliance submission is agreed.

The Public Realm Section have reviewed the compliance submission and state that it is not in compliance given that the construction road cuts through protected hedgerow in conflict with Tree Protection Plan and Landscape Plan. The Tree Protection Plan shows tree and hedgerow protection along the site’s southern boundary. The submitted Traffic Management Plan shows the construction access road through hedgerow.

The Planning Authority concurs with this assessment. It is therefore considered that the submission is not fully in compliance with Condition 7.

Conclusion

The submission is **not** in compliance with Condition 7. “

Yours faithfully,

M.C.

for **Senior Planner**