

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

**Date : 09-Jan-2024**

**Reg. Ref. : SDZ22A/0011/C16**  
**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 16:**

**Implementation of Landscape Plans**

The Landscape Plans (including Suds) once agreed, shall be implemented in full, within the first planting season following completion of the development (completion of construction works on site) and prior to occupation of the new school.

**REASON:**In the interest of amenity, biodiversity and climate action, compliance with Development Plan Policy, the provision, establishment and maintenance of a reasonable standard of landscape and 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 16 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 03/11/2023 from AFEC International. The Cover Letter notes that CPL Landscaping have been retained to monitor the works outlined in this condition.

**Recommendation:**

The applicant’s comments in relation to CPL Landscaping being retained to monitor all landscaping works required under this planning condition are noted.

However, as it is not possible to comply with this condition until all new landscaping works have been implemented on site (and in accordance with the approved landscaping plan), this condition has not yet been complied with.

**SDCC’s Parks Comments:**

SDCC’s Parks Department has noted that the submission of this information is premature as works on site have just begun and this is a pre-occupation condition.

**Planner’s Comments:**

Compliance submitted for Condition 16 with regards to the implementation of the approved landscaping plan are deemed unsatisfactory and premature pending the completion of all landscaping works on site.

**Conclusion**

This submission does not comply with the full requirements of condition 16 meaning that the requirements of condition 16 are still outstanding. “

Yours faithfully,

M.C.

---

*for Senior Planner*