

To: South Dublin County Council Planning Department

Address: County Hall Tallaght,
Dublin 24,D24 A3XC

By Email: planningdept@sdublincoco.ie

Date: 12th February 2024

Our Ref: 22005

Subject: Non - Compliance Conditions Response
SDZ22A/0011 Application for 16 Classroom Primary School @ Kishoge

Dear Sir/Madam,

Please now find below our response to the non-compliance of conditions as set out in the schedule attached to the above order.

Condition No	Response
1	Closed
2 (a)	Closed
2 (b)	AFEC are now looking to propose a new masterplan for the area, as a variation to the previously submitted drawing, see enclosed drawing SDP-AFEC-05-00-DR-A-1010 (A1) Following discussions with the client and noting the significant cost of providing a ramp structure adjacent to the new temporary entrance, it is now proposed to eliminate the proposed ramp as it is currently proposed, with stepped access only to be provided as part of the initial development. The masterplan will show the decommissioned entrance road to be reconfigured as a new ramped pedestrian access. It is our assertion that the development will not be diminished by the lack of a ramp at this entrance as the existing ramp is immediately adjacent to the existing controlled crossing currently on Thomas Omer Way, which leads to this development and the adjacent Kishoge Community College. The cost of providing the ramp structure is a doubling up of a significant cost to bridge the existing level differences which the temporary access road will do, and can be reconfigured at a minor cost in the future.
3 (a)	Closed
3 (b)	Closed
3 (c)	Enclosed drawing SDP-AFEC-05-00-DR-A-1006 – Rev P04 has been revised to reflect the connection to SDZ lands to the east. It is now proposed to extend the fencing on the eastern boundary to the full extent of this boundary. This will include the section of fencing as requested to facilitate the future SDZ road network. This is proposed in light of the cost associated with a walled boundary and noting the unknown nature of the



adjacent SDZ development, a palisade fence is considered the most appropriate boundary treatment at this juncture.

3 (d)	Enclosed drawing SDP-AFEC-05-00-DR-A-1006 – Rev P04 has been revised to indicate temporary secure weldmesh fencing to secure the area to be taken in charge/green corridor on the western boundary. As discussed with Laurence Colleran on site on 24/01/2024, it was agreed to not include a fence to the full extent of the green corridor and wetland area and that a fence in the north west corner of the site would restrict public access for the interim period and would allow for hedgerow maintenance. It was also agreed at this meeting that the proposed location of the connection through the Barony Hedge could be moved west to align with the current opening in the protected hedge and would therefore allow for a larger wetland area. This opening would be subject to further planting at project completion to reduced the opening to c. 3m with a new fence/gate to be included at this point to secure the area.
3 (e)	Closed
3 (f)	Closed
3 (g)	MMOS have resubmitted a revised drainage proposal which is currently under assessment by SDCC drainage Department. This will be put forward under separate cover once approved.
4	Closed
5 (a)	See note 3g above.
5 (b)	Closed
5 (c)	Closed
6	Closed
7	<p>As discussed with Laurence Colleran on site on 24/01/2024, it was agreed that the proposed location of the connection through the Barony Hedge could be moved west to align with the current opening in the protected hedge and would therefore allow for a larger wetland/attenuation area. This opening would be subject to further planting at project completion to provide a reduced opening of c. 3m with a new fence/gate to be included at this point to secure the area.</p> <p>Hedgerow protection measures were also discussed and it was agreed to reinforce the existing fencing installation with timber posts and D rails, with fixed galvanised straps at each connection, see attached sketch from CMK Arborist and images outlining completed section of upgrade fencing.</p>
8	As noted, and ongoing.
9	As noted,
10	As noted, and ongoing.
11	As noted, and ongoing.



12	See enclosed report from Courtney Deery Archaeological services on inspections carried out during the sub-surface works.
13	As noted, and ongoing.
14	As noted, and ongoing.
15	See note 3g above.
16	AFEC have retained CPL Landscaping to monitor the works as outlined in this condition, and note that this condition will be revisited prior to occupation
17	<p>As discussed with Laurence Colleran on site on 24/01/2024, it was agreed that the proposed location of the connection through the Barony Hedge could be moved west to align with the current opening in the protected hedge and would therefore allow for a larger wetland area. This opening would be subject to further planting at project completion to provide a reduced opening of c. 3m with a new fence/gate to be included at this point to secure the area.</p> <p>Hedgerow protection measures were also discussed and it was agreed to reinforce the existing fencing installation with timber posts and d rails, with fixed galvanised straps at each connection, see attached sketch from CMK Arborist and images outlining completed section of upgrade fencing.</p>
18	As noted, and ongoing.

Please acknowledge receipt of this application at your earliest convenience.

We Trust the foregoing is suitable, and if you require further information, please do not hesitate to contact the undersigned.

Yours Sincerely

Denis Lenihan
Associate Director

Cc: Aonghus McCann, Maeve Harney – Department of Education (via email)