

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

Date : 10-Apr-2024

Reg. Ref. : SDZ22A/0011/C3c&3d
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 3c & 3d:

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-

(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.

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 13-Feb-2024 to comply with Condition No 3c & 3d 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 **partially** agreed.

Comments:

“Compliance submission:

A previous compliance submission for Condition 3 found the responses to parts (c), (d) and (g) of this condition to be non-compliant.

This latest compliance submission relates specifically to part (c) and (d). The agent/applicant states in the submitted cover letter that a compliance submission for 3(g) will follow under separate cover.

Items 3(c) and (d) were found ‘non-compliant’ under the previous compliance submission for the following reasons:

(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.

The agent/applicant has submitted a cover letter stating the following:

- *‘Condition 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.*
- *Condition 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’.*

Planner’s response:

Taking each of the requirements in turn:

Condition 3(c)

The applicant is proposing to amend the boundary treatment along the site’s north-eastern boundary from the permitted approx. 2.2m rendered blockwork piers and plinth wall with galvanised steel railings to an approx. 2.4m high galvanised palisade fence. Interim gates would be provided that match the full width of the proposed SDZ access road. The Roads Department has reviewed the compliance submission and state in their report that 3(c) should not be agreed as *‘The installation of a temporary fence is acceptable in the interim, however the final access design is required to ensure footpaths/cycle links are constructed right up to the boundary. Therefore, the compliance is not agreed due to the unknown nature of the adjacent SDZ development. When the neighbouring development becomes clear the applicant shall submit a final layout of the proposed access’.*

While the report from the Roads Department is noted, it is considered that sufficient works would be provided within the site under the control of the applicant at this stage to facilitate a future eastern access. The interim gates have been indicated which addresses the previous reason for non-compliance for (c). However, the amendment of the north-eastern boundary treatment is not provided for under this condition and would not be visually acceptable. It is therefore considered that the submission is **not fully in compliance with Condition 3(c)**. Revised plans should be submitted showing the boundary treatment as permitted (unless amended by appropriate means) and the interim gates provided.

Condition 3 (d)

The Public Realm Section and the Roads Department have reviewed the submission and find the temporary arrangements acceptable and confirm that the requirements of condition 3(d) have been met. The Planning Department concurs with this assessment. It is therefore considered that the submission **is in compliance with Condition 3(d)**.

Conclusion

The submission is **partially** in compliance with Condition 3(c) and 3(d).

Yours faithfully,

M.C.

for **Senior Planner**