

MCOH Architects  
Old Church  
Church Street  
Portlaoise  
Co. Laois

Date : 30-May-2024

**Reg. Ref. :** SD22A/0352/C2(a)  
**Proposal :** Construction of two new three storey primary school buildings for Gaelscoil na Camoige agus Gaelscoil Chluain Dolcain providing 16 classrooms each, a shared general purpose area, ancillary teaching and staff accommodation; The development will also consist of the construction of a new single storey PE Hall building for Colaiste Chilliain; The development will also include two new pedestrian access routes, with one located on New Nangor Road and with another located at the junction of New Nangor Road and Old Nangor Road; A new vehicle entrance and exit onto Old Nangor Road to provide a one-way vehicle route with a bus/vehicle set down zone, conversion of existing vehicle entrance to Colaiste Chilliain to an in-only entrance; 2 new hard play courts and play space at each primary school with site landscaping, bicycle parking spaces and car parking spaces for each primary school including accessible car parking spaces, internal refurbishment works to Colaiste Chilliain to facilitate the reintegration of teaching accommodation upon Gaelscoil Chluain Dolcain's move to the new school; Removal of the existing temporary changing room and relocation of car park at Gaelscoil Chluain to provide accessible parking spaces and associated works; Connections to public utility and drainage services, boundary treatments, installation of PV panels, alterations to existing drainage layout and associated site development works.

**Location :** Colaiste Chilliain, Old Nangor Road, Clondalkin, Dublin 22  
**Applicant :** Dublin and Dun Laoghaire Education and Training Board  
**Application Type:** Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 03-Apr-2024 to comply with Condition No 2(a) of Grant of Permission No. SD22A/0352, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **partially** compliant.

Comments:

Condition 2(a) states:

Parking & Roads

(a) Prior to the commencement of development the applicant/developer shall submit revised architectural and engineering plans and drawings, for the written agreement of the Planning Authority, showing:

- i. The existing vehicular access/egress to the site omitted.
- ii. Revised plans for the proposed access and egress showing that they align with South Dublin County Council's active travel proposals and the National Cycle Manual, NTA (2011) or any superseding document. The applicant shall liaise with SDCC's Active Travel Section where necessary to ascertain details of the revised layout along Old Nangor Road prior to submitting the revised plans.
- iii. The total number of car parking spaces on the school site to be no more than 89 no. spaces or otherwise agreed with the Planning Authority. The plans shall demonstrate a car parking provision/strategy for when the lifetime of the temporary prefabricated classrooms ceases.
- iv. Bicycle parking spaces designed in accordance with the requirements of the National Cycle Manual, NTA (2011) or any superseding document. Cycle parking shall be covered and secure.
- v. Provision of advance warning signage for the school site.
- vi. Construction details of all items to be taken in charge. All items and areas for taking in charge shall be undertaken to a taking in charge standard.

REASON: In the interests of traffic and pedestrian safety.

“Compliance submission:

By way of a response, the applicant has submitted a cover letter and supporting drawings prepared by TOBIN Consulting Engineers.

Planner's response:

The Roads Department have reviewed the information submitted and have provided the following comments:

**Assessment of Compliance Submission for Compliance with Condition:**

- (i) The existing entrance/exit has been removed.*
- (ii) The applicants' proposal now aligns with the plans for Active Travel cycle route. Both entrance/exits are to have raised platforms to allow easier pedestrian passage across the road.*
- (iii) The applicant has removed 10. No. car spaces from in front of the prefab buildings. The applicant has also reduced the number of car parking spaces to 89 no. The applicant has not demonstrated a car parking provision/strategy for when the lifetime of the temporary prefabricated classrooms ceases.*

*(iv)The applicant has stated that the architect would respond to this condition regarding bicycle parking. No such correspondence has been received.*

*(v)The applicant has provided a drawing with advance warning signs for the school.*

*(vi)The applicant has provided a drawing showing the area to be taken in charge, and the construction details of areas to be taken in charge.*

**Recommendation:**

*Partially Agree Compliance Submission (please include reason):*

*(iii) The applicant has not demonstrated a car parking provision/strategy for when the lifetime of the temporary prefabricated classrooms ceases.*

*(iv)The applicant has stated that the architect would respond to this condition (iv) regarding bicycle parking. No such correspondence has been received.*

In light of the recommendation provided by the Roads Department, it is considered premature for the Planning Authority to fully agree the subject compliance submission until Condition 2(a) is satisfactorily addressed. The applicant is advised to carefully review the recommendation provided by the Roads Department prior to submitting a revised submission.

**Conclusion**

The submission is **PARTIALLY COMPLIANT** with Condition 2(a). “

Yours faithfully,

M.C.

---

**for Senior Planner**