

MCOH Architects
Old Church
Church Street
Portlaoise
Co. Laois.

Date: 10-Jan-2025

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Register Reference: SD22A/0352/C18

Development: 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 Chillian; 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 Chillian 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 Chillian 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.

Condition 18:

Green Infrastructure

Prior to the commencement of development the applicant/developer shall submit, for the written agreement of the Planning Authority, revised plans that demonstrate how the plans contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the application submission, having regard to the following:

i. In the case of small-scale developments this may consist of a simple landscape plan which includes objectives to protect or restore existing on site GI assets, provides for connection to local or primary GI corridors or includes elements which allow the site to

act as a local stepping stone;

- ii. Where the development site is located within or close to a Core or Corridor the development should, at a minimum, protect any existing GI assets and enhance same (for example, not breaking a GI Corridor but enhancing same with a connecting piece of planting, retaining hedgerows or woodlands);
 - iii. The characteristics and assets of the proximate GI Core, Corridor or SteppingStone should be reflected within proposed development, for example continuation of hedgerows, tree planting, waterways;
 - iv. Development should seek to enhance or restore features that act as ecological corridors, particularly water features, hedgerows, tree lines, areas of un-cultivated land. These, or some element of them, should be incorporated into the proposed development to create pathways for wildlife and / or increase amenity value;
 - v. Development sites which are not located proximate to designated GI Cores or Corridors should identify the nearest designated GI Core, Corridor or Stepping Stone and make provision for GI interventions on the site which could eventually provide a link to local Stepping Stones, Cores or Corridors;
 - vi. Developers should be aware that ecological corridors can also act to quickly spread non-native invasive species. Therefore, identification and control of invasive species site should be included in planning applications and the GI Plan.
 - vii. All development proposals shall be accompanied by a Green Infrastructure Plan, which will normally be submitted as part of the suite of Landscape Plans that are required for a development.
Plans shall include the following:
 - Site location plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County;
 - Site survey and analysis, identifying existing GI Infrastructure and key assets within the site;
 - Indicate how the development proposals link to and enhance the wider GI Network of the County;
 - Proposed GI protection, enhancement and restoration proposals as part of the landscape plan, where appropriate, for the site.
- REASON: To reduce fragmentation, protect and enhance the biodiversity and ecological value of South Dublin County's Green Infrastructure network

Location: Colaiste Chilliain, Old Nangor Road, Clondalkin, Dublin 22

Applicant: Dublin and Dun Laoghaire Education and Training Board Colaiste Chilliain, Old Nangor Road, Clondalkin, Dublin 22

Application Type: Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I wish to acknowledge receipt of your submission in compliance with condition 18 of the above planning permission, received on 10-Jan-2025.

This submission will be considered in accordance with Section 34(5) of the Planning and Development Act 2000 (as amended).

Yours faithfully,

Michelle Buckley
for **Senior Planner**