



**ROEBUCK**  
RESIDENTS' ASSOCIATION

roebuckresidents@gmail.com  
www.roebuckresidents.com

Planning Department,  
Dún Laoghaire Rathdown County Council,  
County Hall,  
Marine Road,  
Dún Laoghaire,  
Co. Dublin

28th July 2022

**Re. Planning Reference D22A/0506**  
**Location: Old IGB Lands, Goatstown Road, Dublin 14**

To Whom It May Concern,

On behalf of The Roebuck Residents' Association we wish to make the following observations relating to the above planning application. We are an active residents' association comprising of approximately 380 households in Goatstown. The Association's area borders this site on Mount Carmel Road, Farmhill Drive and Belfield Downs. We look forward to the development of this site which has been vacant for many years, and welcome the two Educate Together schools that are to be located here. Many of our members' children will attend these schools, and we envisage a large community involvement in the establishment and growth of the schools over the coming years.

## **Permeability and Open Space**

Page 9 of the letter from Tom Phillips and Associates that accompanies the application sets out the reasoning behind not fulfilling the permeability and public open space requirements attached to F zoning.

While we are disappointed that the site will not be immediately permeable, and also that valuable open space potential will not be realised via this planning application, we understand the expediency of the situation. The secondary school in particular needs to be moved as soon as possible from its current location.

We note the following statement in the letter:

*“The Department can assure the Planning Authority that the proposals for the permanent school will fully support and facilitate appropriately designed permeability through the site and public access to future public open space provision, having regard to the fact that an active school use will be in situ on the lands”*

We look forward to the construction of the permanent school in the future, and will press strongly for the following points at that time:

- Full North/South, East/West cycling/pedestrian permeability via all sides of the site
- Community access to open space
- All vehicular traffic to enter and exit via a vehicular entrance point off Goatstown Road only

## **Cycle Parking**

There is mention of 80 cycle parking spaces in the letter from Tom Phillips and Associates, however it is quite unclear from the plans where exactly these spaces will be located? Or indeed what the parking will consist of, e.g. will it be covered? On the Site Plan there are some markings on the south east corner that could represent cycle parking. However it appears unlikely that 80 spaces would not fit in this small space. We would suggest that the cycle parking be clarified with the Council in advance of construction, and also that it be split into a few different convenient locations. We also request that all bike parking be covered from the weather. Every effort should be made to encourage students to cycle to school.

## **Outdoor Play Area**

We note the provision of an Outdoor Play Area to the west of the site. This is an improvement on the last withdrawn planning application which did not include such an area, and we welcome its inclusion. The sad reality of the Irish schools' system is that many students will only know these temporary buildings for the entire duration of their secondary education. These students will be long gone by the time the permanent school is built. So the provision of some outdoor play area for this temporary school will, no doubt, be very well utilised. Open space is at a high premium in the area, and any such space is a bonus.

We note no details about the surfacing of this area are included. Will the surface be grassed?

## **Lighting**

We request that any provision of lighting is to be sensitive to the residents on the boundary of the site.

## **Trees**

We note in the Arboricultural Report that no work is to be done on any trees that are not in the immediate area of the temporary school. We understand that this application only relates to the temporary school area, however many trees around the greater boundary are overhanging neighbouring gardens, blocking light, and causing damage to boundary walls. In the interests of residential amenity, we request that, as part of this grant of permission, the Department is required to carry out maintenance on any potentially dangerous or nuisance trees. In particular we'd like to highlight:

- The leylandii, all of which are overgrown and require maintenance
- Ash trees (T773 to T777 on the northern boundary), which have caused significant damage to boundary walls. In particular, T773, with its structural defects, requires timely maintenance in order to prevent future damage to the neighbouring properties.

## **Additional Crossing/Warden**

We note the plans only make very limited reference to a possible new pedestrian/cycle crossing on Goatstown Road. We suggest a signalised crossing be added, and that it be appropriately responsive at school times. A DLRCoCo warden may also be warranted at school times.

### **Internal Road Layout**

We would like to see foot/cycle traffic offered clear priority throughout the campus. Use of tight radii and continuous (in grade and material) footpaths/cycleways throughout.

### **Goatstown Road Cycleway/Footpath**

As a busy cycling/traffic corridor it's important that illegal parking is not tolerated along Goatstown Road, nor should vehicles waiting in the cycle lane to enter/exit the site be tolerated either. This is especially true for the portion outside of this school due to its downhill gradient (and thus higher cycling speeds). The current wands may suffice as a mitigating measure, but the power of 'just a minute' parking is not to be underestimated. A warden - at least for the first year - may help cement a good culture in this regard.