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02-Sep-2022

NOTIFICATION OF REQUEST FOR FURTHER INFORMATION
Planning & Development Act 2000, as amended

Order Number P/1673/22 ✓	Date of Order 02-Sep-2022 ✓
Register Reference D22A/0506	Date Received 12-Jul-2022 ✓

Applicant: The Department of Education
Development: Planning permission for development on a 1.4 hectare site. The proposed development includes the demolition of an existing single-storey building and related structure (c.96.6 sq m) and the provision of a temporary one and two storey post-primary school comprising 15 no. classrooms (including 4 no. SEN units) and associated teacher and pupil facilities (c. 4,218 sq m gross floor area). The development will include a total of 10 no. car parking spaces; 80 no. bicycle/scooter parking spaces; and 5 no. vehicular drop-off spaces. Vehicular and pedestrian/cycle access to the development will be provided via 2 no. new access gates from Goatstown Road. An additional pedestrian/ cycle access will be facilitated via the existing access from Goatstown Road. The development will also include the provision of a central courtyard play area; an outdoor play area; hard and soft landscaping; boundary treatments; internal roads and pathways; 1 no. external storeroom; 1 no. waste enclosure; piped infrastructure and ducting; ancillary ramps and stairs; changes in level; 1 no. attenuation tank; SuDS features; public lighting; signage; and all ancillary site development and excavation works above and below ground. Temporary permission for a period of 5 years is being sought.

Location: Former Irish Glass Bottle Social Club Site, Goatstown Road, Goatstown, Dublin 14
Site Area: 14000
App. Type: Permission

Dear Sir/Madam

With reference to your planning application, received on 12-Jul-2022 in connection with the above, I wish to inform you that before the application can be considered under the Planning & Development Act 2000, as amended, **6 copies** (10 copies if a Protected Structure, within ACA or CACA) of the following **further information** must be submitted:



1. With reference to the policies of the County Development Plan and the assessment of the Transportation Planning section, a requirement has been identified for the following

Unrestricted 24/7 accessible permeability links for pedestrians and cyclists to serve the proposed temporary development from Taney Avenue, Mount Carmel Road and Farmhill Road at a minimum. Access to the Eastern Portion of the site from these links should be accommodated within the curtilage of the entire site and demonstrated on the revised drawings. The access road should include adequately sized 2 number footpaths, 2 number cycle tracks along with the set road and setdown lane. The Applicant shall liaise with the DLRCC Traffic Section FAO Sean McGrath to ascertain the suitability of the proposed (required) permeability access locations. All received feedback should be included as part of the required FI response and reflected in the revised drawings.

The applicant is requested to address these requirements. The applicant should note that the planning authority is open to considering a scenario relating to the temporary school whereby access to and through the site, and access to the residual open space could either be time controlled in relation to the operational hours of the operation of the school and/or that internal fencing/gates could be used to manage access

2. Notwithstanding the 'ED' education designation on the site, there is a requirement to accord with the underlying zoning objective. The applicant is requested to outline how it is proposed to accord with the sites zoning objective 'F' 'To preserve and provide for open space, with ancillary recreational facilities' as set out in Table 13.1.9 of the Dún Laoghaire Rathdown County Development Plan 2022-2028, having regard to the provisions of special requirement 'a', contained therein as relates to public access, which reads as follows 'Where lands zoned F are to be developed then: Not more than 40% of the land in terms of the built form and surface car parking combined shall be developed upon. Any built form to be developed shall be of a high standard of design including quality finishes and materials. The owner shall enter into agreement with the Planning Authority pursuant to Section 47 of the Planning and Development Act 2000, as amended, or some alternative legally binding agreement restricting the further development of the remaining area (i.e. 60% of the site) which shall be set aside for publicly accessible passive open space or playing fields. Said space shall be provided and laid out in a manner designed to optimise public patronage of the residual open space and/or to protect existing sporting and recreational facilities which may be available for community use'.

3. The applicant is invited to submit an outline masterplan for the overall landholding a detailed landscape plan for the subject site.

4. The applicant to submit external finish details for the elevations.

5. The Applicant shall submit revised drawings and details which demonstrate the provision of showers, lockers and drying facilities for staff and students that wish to cycle, walk or travel to the site by other means of active transport.

6. A detailed quality audit carried out to by a suitably qualified and experienced engineering consultant shall be submitted by the applicant. The audit shall include a Road Safety Audit, Access Audit, Cycle Audit and a Walking Audit to demonstrate that appropriate consideration has been given to all relevant aspects of the proposed development in accordance with the Design Manual for Urban Roads & Streets (DMURS). The Quality Audit shall also address the location of the required pedestrian/cyclist access points. The independent Audit Team shall be approved by the Planning Authority (Transportation Planning Section) and all measures recommended by the Auditor shall be undertaken. A feedback report should also be submitted which provides a response to each of the items, and all agreed items shall be reflected in revised drawings.

In accordance with section 12.4.6.1 of the current CDP 2022-2028 the Cycle Audit must now become a core part of the Quality audit submitted and prepared by a suitably qualified person and shall clearly demonstrate, in plan format, how all the requirements of Council's Standards for Cycle Parking and Associated Cycling Facilities for New Developments, are met within the development. Any recommendation from this Audit shall be included and submitted in revised drawings.

7. The Applicant shall submit revised plan and elevation drawings of the entrance, stop line marking should to the back of the footpath on Goatstown Road.

8. The Applicant shall liaise with DLRCC Traffic Section (Sean McGrath) to ascertain the requirement of a Toucan crossing in the vicinity of the site entrance on Goatstown Road. All feedback received from DLRCC Traffic Section shall be included as part of the FI response and the Toucan crossing shall be shown in the agreed location on revised (required) drawings.

9. The applicant has used the total site area to calculate the allowable outflow from the site however, the Council's Storm Water policy requires that QBAR should be calculated using the net area drained by the proposed surface water network and not the gross area of the site (i.e. red line boundary). Any landscaped areas that will not contribute to the surface water system should be excluded from discharge and attenuation volume calculations. The applicant is requested to recalculate the allowable discharge rate based on the positively drained area.

10. The hydraulic simulation results for the surface water drainage network show out of manhole flooding during the 1 in 30 year rainfall return event which does not meet the requirements of the Greater Dublin Strategic Drainage Strategy (GSDSDS), specifically Criterion 3: Level of Service (Flooding) for the Site. The applicant is requested to update the surface water drainage network design as required and demonstrate compliance with the GSDSDS.

11. The applicant has proposed Micodrainage Cv values of 0.84 for Winter and 0.75 for Summer however, it is unclear reduced run-off rates have also been applied to the areas contributing to the proposed surface water drainage network. The Council's Storm Water policy requires that if the applicant proposes to use their own reduced run-off rates, then the default Cv values should be amended to a value of 1.0. Maintaining the default Cv values in conjunction with reduced run-off rates for contributing areas reduces the surface

water run-off during hydraulic simulations, resulting in inaccurate simulation results which may lead to under sizing of the drainage system and attenuation storage required. The applicant is requested to clarify if reduced run-off rates for contributing areas have been applied and if so to update the surface water management strategy/calculations as required.

12. Municipal Services has a number of concerns in relation to the attenuation system as detailed below:

- a. The attenuation system is located very close to the proposed buildings however, it is unclear if the attenuation system will be lined or unlined. It should be noted that all systems that use infiltration must have a 5m separation distance from building foundations and 3m separation from site boundaries.
- b. The location of the attenuation system clashes with an area highlighted as reserved for future expansion.
- c. The attenuation system appears to be in an offline arrangement requiring the system to significantly surcharge backwards through a saddle connection to activate the attenuation volume. This raises significant concerns in relation to the potential for blockages, future maintenance etc. An offline arrangement can also prevent the attenuation system from providing adequate treatment and interception of incoming flows.

The applicant is requested to update the attenuation strategy as required noting that an offline system would not be considered acceptable to Municipal Services, particularly as an online system appears to be achievable on site.

13. The applicant is requested to confirm if an oil/petrol interceptor is required or if sufficient upstream interception/treatment has been provided (see Chapter 26 Water Quality: Design Methods of the SuDS Manual) to negate the need for an interceptor. If it is determined that an oil/petrol interceptor is required it shall be located upstream of any proposed attenuation systems to ensure adequate silt, hydrocarbon and other contaminants removal before surface water flows enter the attenuation tank to ensure the ongoing performance of the attenuation system and the flow control device.

14. The applicant has provided a detail drawing of the proposed flow control manhole however, a penstock has not been provided and the flow control device has a bypass door. The Council's Storm Water policy requires that the manhole in which the flow restricting device is located should not have a bypass and, a penstock and silt trap should be provided. The applicant is requested to update the flow control manhole detail as required.

15. The applicant has provided sufficient detail drawings of the proposed SuDS measures, specifically the proposed permeable paving and swale. The applicant is requested to provide additional detail drawings of the proposed SuDS features.

16. The applicant to submit further information as follows:

Demolition Waste Management Plan

- a. A separate Construction and Demolition Waste management plan shall be submitted to ensure compliance with the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects 2021.
- b. Construction Environmental Management Plan

It shall be included in the CEMP that all activities including deliveries which are required

outside of the stated working hours will require prior approval from DLRCC planning department.

Normal working hours for the site shall be from:

08:00 a.m. to 18:00 p.m. Monday to Friday,

08:00 a.m. to 14:00 p.m. Saturday

No activities shall take place on Sundays or Bank Holidays.

The construction compound facilities must be included in the

Construction Environmental Management Plan. The construction compound will include adequate welfare facilities such as, a canteen and first aid room as well as foul drainage and potable water supply. Temporary discharges utilising the existing sewerage network to be agreed with DLRCC and Irish Water.

c. A baseline noise survey shall be submitted and this should be performed by an independent qualified technician before a decision is made. The impacts of the demolition and construction phases on the receiving environment should be predicted and mitigation measures proposed, especially for any potential rock braking/piling activities. The impact of any potential excessively noisy works on neighbouring properties shall be predicted and measures suggested for reducing the impact of such works. Including reduced working hours, appointing a community liaison officer to handle complaints and setting a trigger point noise level that if exceeded works will stop and additional noise attenuation measures implemented. A plan for continuous dust, noise and vibration monitoring shall be included. This report should include a baseline environmental noise survey and predictive modelling on the noise impacts of the operational phase.

d. Operational Waste Management Plan

Please submit evidence of suitable and sufficient waste facilities for storage, collection and segregation for recycling and recovery for the proposed development. These waste facilities must be secure, and located so that they do not cause nuisance by way of smell, noise or attraction of vermin or animals to any area or neighbouring area.

17. The applicant is requested to submit a tree study, tree retention plan, and landscape plan. These should be prepared by a qualified arborist and landscape architect.

The applicant is advised that in order to ascertain whether it is necessary for the Further Information/Clarification of Further Information to be re-advertised by way of new public notices (i.e. site notice & newspaper notice), **the complete Further Information/Clarification of Further Information response must, in the first instance, be lodged at the offices of the Planning Authority for viewing by the Planning Case Officer.** In the event of it being considered that new public notices are required, the applicant will be advised accordingly.

In the event that new public notices are required, a notice should be placed in an approved newspaper and a site notice should be erected on the site. A copy of these public notices should then be submitted. The Further Information/Clarification of Further Information will then be registered at **the date of receipt of the new notices by the Planning Authority.**

Please mark your reply "**FURTHER INFORMATION**" and quote the Planning Reg. Ref. No. given above.

Under Article 33 (3) of the Planning and Development Regulations 2001 - 2012, where a requirement for **Further Information** is not complied with, the planning application shall be declared to be **withdrawn** after the period of 6 months from the date of the requirement for **initial further information** or evidence has elapsed or such additional period, not exceeding 3 months as may be agreed by the planning authority.

Applicants wishing to extend the timeframe for submission of Further Information as per Article 33 (3) of the Planning and Development Regulations 2001 – 2012, should contact the case officer prior to the expiration of the 6 month time limit.

In accordance with Article 35 (1) (a) of the Planning and Development Regulations 2001 - 2012, if the Planning Authority considers that the Further Information received contains significant additional data, the applicant will be required to publish a notice in an approved newspaper. Any such notice must be marked "Further Information" or "Revised Plans" as appropriate, and must meet the requirements of Article 35 (1) (a) of the aforementioned regulations. The notice should state that the period in which submissions or observations in relation to the further information may be made in writing to the Planning Authority shall be not later than **two weeks** from receipt of the newspaper notice and site notice by the planning authority. For further detail, please see attached sheet.

In accordance with Article 35 (2), in these instances where the applicant is required to publish a new newspaper notice, the Planning Authority also requires that the applicant erect a new Site Notice indicating that further information or revised plans are to be submitted.

Please note that, in accordance with Section 251 of the Planning and Development Act 2000, as amended, "where calculating any appropriate period or other time limit referred to in this Act or in any regulations made under this Act, **the period between the 24th Day of December and the first day of January, both days inclusive, shall be disregarded**".

Yours faithfully



for Senior Executive Officer

PUBLIC NOTICES FOR FURTHER INFORMATION

In accordance with Article 35(1)(a) of the Planning and Development Regulations 2001 - 2012, where a Planning Authority requires an applicant to publish a notice in an approved newspaper, in relation to Further Information or Revised Plans, the notice shall contain as a heading the name of the Planning Authority marked "Further Information" or "Revised Plans", as appropriate, and shall state:-

- Name of the Applicant
- Location, townland or postal address of the land or structure to which the application relates (as may be appropriate)
- The Reference Number of the application on the register
- That significant further information or revised plans, as appropriate, in relation to the application has/have been furnished to the Planning Authority, and is/are available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, at the offices of the Authority during its public opening hours
- That a submission or observation in relation to the further information or revised plans may be made in writing to the Planning Authority on payment of the prescribed fee not later than 2 weeks of receipt of the newspaper notice and site notice by the Planning Authority.

In the case of a planning application accompanied by an Environmental Impact Statement the period for receipt of such notices is 5 weeks.

In accordance with Article 35(2) of the aforementioned Regulations, where a Planning Authority considers that the notice published in accordance with sub-article (1)(a) and 1(b) does not adequately inform the public, the Authority may require the applicant to give such further notices in such a manner and in such terms as the Authority may specify.

Please note that the four week period for determination of the application shall run from the date of receipt of the public notices by the planning authority.