



13th April 2022

Mr. Alan Hanlon,
Forward Planning Section,
Department of Education & Skills,
Portlaoise Road,
Tullamore,
County Offaly,
R35 Y2N5.

Re:

Strategic Housing Development to An Bord Pleanála

**Site Location: At the Grounds of the Former De La Salle National School,
Ballyfermot Road, Ballyfermot, Dublin 10.**

Applicant: Dwyer Nolan Developments Ltd.

An Bord Pleanála Pre-Application Consultation Ref: ABP-307087-20

Dear Mr. Hanlon,

1.0. Introduction

- 1.1. On behalf of our clients, Dwyer Nolan Developments Ltd.(the Applicant) we wish to advise that an application for Strategic Housing Development (SHD) located at the grounds of the former De La Salle National School, Ballyfermot Road, Ballyfermot, Dublin 10, has been submitted to An Bord Pleanála.
- 1.2. Following prior correspondence with you, and in response to your letter to us dated 2nd September 2021, we wish to notify the Department of Education & Skills that we have lodged the SHD application with An Bord Pleanála. For convenience, a copy of the letter received from you is attached in Appendix B of this Cover Letter.
- 1.3. We enclose with this Cover Letter a soft copy of the application (on USB stick). Should you require a printed copy one can be provided upon request and receipt of this letter.
- 1.4. We would also like to make you aware that a dedicated website for the subject application has been set up by the Applicant which contains links to all documentation, drawings, technical reports, and details, submitted as part of the subject application. This website can be viewed online at www.delasalleshd.ie.
- 1.5. As requested in your letter to us, dated 2nd September 2021, we intend to follow up with relevant case reference number once it has been provided to us by An Bord Pleanála.



2.0. Proposed Development

2.1. The proposed development is described in full below, as per the public notices:

Dwyer Nolan Developments Ltd. intends to apply to An Bord Pleanála for permission for a strategic housing development on a site of c. 8.3 hectares located at the grounds of the former De La Salle National School, Ballyfermot Road, Ballyfermot, Dublin 10. The application site is bounded to the south by Ballyfermot Road (R833), to the east by The Steeples residential estate, to the north by the wooded margin of the Chapelizod Bypass (R148), and to the west by Lynch's Lane and other adjoining institutional lands.

The application site contains a Protected Structure i.e., the De La Salle National School Central Classroom Block, including 2 no. staircase towers, 2 no. flanking single storey loggia and principal paired entrance gate piers only (RPS Ref No. 8784).

The development will consist of the following:

- (1) Demolition of: (i) the east and west wings of the former national school (c. 1,250m² & c. 1,244m² respectively); (ii) existing buildings / shelters on site (c. 1,818m²); (iii) the rear return of the Protected Structure (c. 121m²) & 2 no. flanking single storey loggia (c. 100m²); and (iv) the Mount La Salle "Monastery" building (c. 1,700m²).
- (2) Renovation and change of use of the 2 storey Protected Structure, forming part of proposed Block A, from previous educational use to (a) proposed childcare use on the ground & first floor (c. 1,005m²), with associated outdoor play space to the rear (c. 256m²), and (b) community use (c. 92m²) on the ground floor. The development also seeks permission for the relocation of the principal paired entrance gate piers on Ballyfermot Road inwards (northwards) to the site.
- (3) Construction of 927 no. apartments & duplex / triplex units comprised of 325 no. one bed, 538 no. two bed, & 64 no. three bed dwellings, 1 no. commercial unit and 1 no. retail / café unit in 8 no. blocks (Blocks A-H) ranging in height from 2 to 13 storeys. The breakdown of individual blocks is as follows:
 - Block A consists of: (i) the 2 storey Protected Structure, and (ii) a 2 to 5 storey building located to the rear of the Protected Structure consisting of 69 no. apartments, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 26 no. one bed, 41 no. two bed, & 2 no. three bed dwellings. At ground floor level 2 no. communal amenity rooms (c. 65m² & c. 65m² respectively) are provided, along with bin stores, and bicycle storage areas (Total: 128 no. internal bicycle spaces). Communal open space (c. 857m²) is provided in the centre of Block A. Block A also includes internal stair core access to shared basement level with Block H.
 - Block B is a 2 to 8 storey building consisting of 128 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 55 no. one bed, 67 no. two bed, & 6 no. three bed dwellings. At ground floor level 1 no. communal amenity room (c. 71m²) is provided, along with bin stores, bicycle storage areas (Total: 235 no. internal bicycle spaces), 1 no. commercial unit (c.107m²), and undercroft parking for 58 no. car parking spaces. Podium level



communal open space (c. 827m²) is provided at first floor level with additional communal open space (c.137m²) in the form of a roof garden provided on the fifth floor.

- Block C is a 2 to 7 storey building, over part basement level, consisting of 101 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 28 no. one bed, 61 no. two bed, & 12 no. three bed dwellings. At ground floor level 1 no. communal amenity room (c.147m²) is provided, with an associated outdoor terrace. Block C caters for a part basement level (c. 3,049m²) comprised of 93 no. car parking spaces, bin stores, bicycle storage areas (Total: 220 no. bicycle spaces) and plant room. Communal open space (c. 583m²) is provided in the centre of Block C.
- Block D is a 4 to 7 storey building consisting of 189 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 68 no. one bed, 106 no. two bed, & 15 no. three bed dwellings. At ground floor level 1 no. communal amenity room (c. 156m²) is provided, along with bin stores, bicycle storage areas (Total: 469 no. internal bicycle spaces), ESB / plant rooms, and undercroft parking for 103 no. car parking spaces. Podium level communal open space (c. 1,867m²) is provided at first floor level.
- Block E consists of 2 no. 2-3 storey buildings catering for 22 no. apartments & duplex / triplex units comprised of: (i) 1 no. 2-3 storey building comprised of 8 no. two bed & 2 no. three bed dwellings, and (ii) 1 no. 2-3 storey building comprised of 10 no. two bed & 2 no. three bed dwellings. Private open space for Block E is provided in the form of rear gardens for lower ground floor / ground floor units and balconies on the first floor.
- Block F is a 2 to 10 storey building, over basement level, consisting of 121 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 57 no. one bed, 61 no. two bed, & 3 no. three bed dwellings. At ground floor level 1 no. communal amenity room (c. 76m²) is provided. Block F caters for a basement level (c. 1,838m²) comprised of 68 no. car parking spaces, bin stores, and bicycle storage areas (Total: 190 no. bicycle spaces). Communal open space (c. 530m²) is provided to the rear (north) of Block F with additional communal open space in the form of roof gardens provided on the sixth and eighth floors (c. 250m² & c. 265m² respectively).
- Block G is a 2 to 10 storey building consisting of 154 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 39 no. one bed, 99 no. two bed, & 16 no. three bed dwellings. At ground floor level 1 no. communal amenity room (c. 82m²) is provided, along with bin stores, bicycle storage areas (Total: 320 no. internal bicycle spaces), plant rooms, and undercroft parking for 69 no. car parking spaces. Podium level communal open space (c. 1,597m²) is provided at first floor level with additional communal open space in the form of roof gardens provided on the fifth floor (c. 210m² & c. 90m² respectively) and eighth floor (c. 170m²).
- Block H is a 3 to 13 storey building, over basement / part undercroft level, consisting of 143 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 52 no. one bed, 85 no. two bed, & 6 no. three bed dwellings. At ground floor level 2 no. communal amenity rooms (c. 170m² & c. 89m² respectively) are provided, with associated outdoor terrace spaces, along with bin stores, bicycle storage areas (Total: 400 no. bicycle spaces), plant room, ESB substation, and 1 no. retail / café unit (c.71m²). Block H caters for a basement level (c. 4,696m²)



comprised of 134 no. car parking spaces which provides for internal stair core access to Block A. Podium level communal open space (c. 457m²) is provided at first floor level with additional communal open space in the form of roof gardens provided on the second floor (c. 262m² & c. 237m² respectively).

- (4) The development provides for open spaces in the form of: (i) multi-use playing pitches (1.16 hectares) located in the north-west of the development with access off Lynch's Lane, and (ii) public open space (0.91 hectares) located between Blocks B, C, D, G & H, which combined caters for 2.07 hectares of open spaces representing 25% of the site area. In addition, 2 no. public plaza areas are also catered for: (a) to the south of Block A, fronting onto Ballyfermot Road (c. 0.14 hectares), & (b) between Blocks A & H (c. 0.06 hectares), along with a running / fitness trail along the northern / western boundary of the development (c. 0.14 hectares).
- (5) The development includes an area of 0.5 hectares reserved for a future school site in the south-west of the development, at the junction of Ballyfermot Road and Lynch's Lane.
- (6) Vehicular access to the proposed development is from 2 no. access points as follows: (i) from Lynch's Lane to the west, and (ii) from Ballyfermot Road to the south. The development also includes for a pedestrianised street, accessed from Ballyfermot Road, located between Blocks A & B.
- (7) The proposed development also provides for (i) all associated site development works, above and below ground, (ii) hard & soft landscaping, boundary treatments & green roofs, (iii) public lighting, (iv) signage, (v) plant (M&E) & utility services, (vi) undercroft, basement & surface car parking, including EV, disabled & car share spaces (Total: 687 no. car parking spaces), (vii) motorcycle parking (Total: 26 no. motorcycle parking spaces), (viii) undercroft, basement & surface bicycle parking, including for external bicycle stores, cargo bike spaces & visitor spaces (Total: 2,249 no. bicycle parking spaces), and (ix) bin storage areas.

The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016-2022, and also contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the development proposal and accompany the application. The application, together with the Environmental Impact Assessment Report and Natura Impact Statement, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.delasalleshd.ie.

3.0. Other Relevant Details

- 3.1. An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development and accompanies the application. To this end, enclosed with the application is confirmation from the Department of Housing, Local Government and Heritage of the EIA Portal Notification (Portal ID 2022065) in respect of the proposed application, dated 6th April 2022.



3.2. As detailed in the public notices for the proposed SHD application, a Natura Impact Statement (NIS) has also been prepared in respect of the proposed development and accompanies the application

4.0. Inspection and Submissions

4.1. The subject application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The subject application may also be inspected online at the following website set up by the Applicant: www.delasalleshd.ie.

4.2. Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (**except for certain prescribed bodies**), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out.

4.3. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent;
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

4.4. An Bord Pleanála may grant permission for the strategic housing development as proposed or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

4.5. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with Sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

4.6. Please refer to the Appendix A on the pages over a full list of all documentation, drawings, technical reports, and details, enclosed as part of the subject application.

4.7. We trust all the above is in order; however, if you require any further clarifications, please do not hesitate to contact us.



Yours faithfully,

Alan Fenton
Planning Consultant
Delphi Design
Architecture +Planning

**Appendix A - Enclosures:**

The following is a full schedule of documentation, drawings, technical reports, and details enclosed as part of the subject application i.e., 1 no. soft copy of each.

Prepared by Delph Design Planning

Drawing / Document No.	Title	Scale
N/A	SHD Planning Application Form	A4 Document
N/A	Copy of the Newspaper Notice as published in The Irish Daily Star on Wednesday 13 th April 2022.	A3 Document
N/A	Copy of Site Notice signed and dated for Monday 11 th April 2022.	A3 Document
N/A	Copy of Cover Letter to An Bord Pleanála	A4 Letter
N/A	Copy of Cover Letter to Dublin City Council	A4 Letter
N/A	Copy of Cover Letter to Irish Water	A4 Letter
N/A	Copy of Cover Letter to The Department of Culture Heritage and the Gaeltacht	A4 Letter
N/A	Copy of Cover Letter to An Taisce	A4 Letter
N/A	Copy of Cover Letter to Heritage Council	A4 Letter
N/A	Copy of Cover Letter to Fáilte Ireland	A4 Letter
N/A	Copy of Cover Letter to An Chomhairle Ealaíonn	A4 Letter
N/A	Copy of Cover Letter to Irish Aviation Authority	A4 Letter
N/A	Copy of Cover Letter to Dublin City Childcare Committee	A4 Letter
N/A	Copy of Cover Letter to Department of Education and Skills	A4 Letter
N/A	Copy of Cover Letter to National Transport Authority	A4 Letter
N/A	Copy of Correspondence with Irish Water	A4 Document
N/A	Copy of Correspondence with The Department of Culture Heritage and the Gaeltacht	A4 Document
N/A	Copy of Correspondence with An Taisce	A4 Document
N/A	Copy of Correspondence with Heritage Council	A4 Document
N/A	Copy of Correspondence with Fáilte Ireland	A4 Document
N/A	Copy of Correspondence with An Chomhairle Ealaíonn	A4 Document
N/A	Copy of Correspondence with Irish Aviation Authority	A4 Document
N/A	Copy of Correspondence with Dublin City Childcare Committee	A4 Document
N/A	Planning Statement	A4 Report
N/A	Statement of Consistency	A4 Report
N/A	Material Contravention Statement	A4 Report
N/A	Statement of Response to An Bord Pleanála's Notice of Pre-Application Consultation Opinion	A4 Report
N/A	Social Infrastructure Assessment	A4 Report
N/A	Childcare & School Demand Assessment	A4 Report
N/A	Building Life Cycle Report	A4 Report
N/A	Property Management Strategy Report	A4 Report
N/A	Outline Construction Management Plan	A4 Report
N/A	Universal Design Statement	A4 Report



N/A	Housing Quality Assessment	A3 Document
N/A	Environmental Impact Assessment Report (EIAR) Volume I - Non Technical Summary	A4 Report
N/A	Environmental Impact Assessment Report (EIAR) Volume II	A4 Report
N/A	EIA Portal Confirmation Notice (ID 2022065)	A4 Document

Prepared by Delph Design Architecture + Planning / The Applicant (Dwyer Nolan Developments Ltd.)

Drawing / Document No.	Title	Scale
N/A	Part V Proposals	A4 Document

Prepared by Dublin City Council:

Drawing / Document No.	Title	Scale
N/A	Letter of Consent (Dated 8 th December 2021)	A4 Letter

Prepared by The Department of Education & Skills:

Drawing / Document No.	Title	Scale
N/A	Letter from Department of Education & Skills (Dated 2 nd September 2021)	A4 Letter

Prepared by Delphi Design Architecture:

Drawing / Document No.	Title	Scale
N/A	Masterplan	A3 Document
N/A	Architectural Design Statement	A3 Document
N/A	Residential Amenity Report	A3 Document
D1808-01	OS Map – Site Location Map	1:1000@A2
D1808-02	Existing Site Survey	1:500@A1
D1808-03	Existing Site Survey – Demolition	1:500@A1
D1808-04	Demolition Drawings – Existing School Building	1:200@A0
D1808-05	Demolition Drawings – Ancillary Buildings and The Monastery	1:200@A0
D1808-06	Masterplan	1:1000@A1
D1808-07	Proposed Site Plan	1:500@A1
D1808-08	Proposed Site Plan – Basement Level	1:500@A1



D1808-09	Proposed Site Plan – Ground Floor Level	1:500@A1
D1808-10	Proposed Site Plan – First Floor Level	1:500@A1
D1808-11	Public Open Space	1:1:500@A3
D1808-12	Taking in Charge	1:1:500@A3
D1808-13	Phasing	1:1:500@A3
D1808-14	Part V	1:1:500@A3
D1808-15	North Elevation	1:200 / 1:500@A0
D1808-16	South Elevation	1:200 / 1:500@A0
D1808-17	East Elevation	1:200 / 1:500@A0
D1808-18	West Elevation	1:200 / 1:500@A0
D1808-19	Site Section A-A	1:200 / 1:500@A0
D1808-20	Site Section B-B	1:200 / 1:500@A0
D1808-21	Site Section C-C	1:200 / 1:500@A0
D1808-22	Site Section D-D	1:200 / 1:500@A0
D1808-23	Site Section E-E	1:200 / 1:500@A0
D1808-24	Site Section F-F	1:200 / 1:500@A0
D1808-25	Site Section G-G	1:200 / 1:500@A0
D1808-26	Site Section H-H	1:200 / 1:500@A0
D1808-27	Street Sections	1:100@A1
D1808-28	Street Sections	1:100@A1
D1808-29	Street Sections	1:100@A1
D1808-30	Street Sections	1:100@A1
D1808-31	Street Sections	1:100@A1
D1808-32	Existing Structure - Site Layout Existing and Proposed	1:1000 / 1:500@A1
D1808-33	Existing Structure - Existing Ground Floor Plan	1:100@A1
D1808-34	Existing Structure - Existing First Floor Plan and Typical Section	1:100@A1
D1808-35	Existing Structure - Existing Roof Plan	1:100@A1
D1808-36	Existing Structure - Existing Elevations	1:100@A1
D1808-37	Existing Structure - Demolition Drawings - Ground Floor Plan	1:100@A1
D1808-38	Existing Structure - Demolition Drawings - First Floor Plan and Typical Section	1:100@A1
D1808-39	Existing Structure - Demolition Drawings - Roof Plan	1:100@A1
D1808-40	Existing Structure - Demolition Drawings - Elevations	1:100@A1
D1808-41	Existing Structure - Proposed Floor Plans	1:100@A1
D1808-42	Existing Structure - Proposed Roof Plan	1:100@A1
D1808-43	Existing Structure - Proposed Elevations	1:100@A1
D1808-44	Existing Structure - Stairs - Existing state and proposed works	As Shown@A1
D1808-45	Existing Structure - Hallway - Existing state and proposed works	As Shown@A1
D1808-A-01	Block A - Basement and Ground Floor Plan	1:200@A1
D1808-A-02	Block A - First and Second Floor Plan	1:200@A1
D1808-A-03	Block A - Third and Fourth Floor Plan	1:200@A1
D1808-A-04	Block A - Roof Plan and Sections	1:200@A1
D1808-A-05	Block A – Sections and Elevations	1:200@A1
D1808-B-01	Block B - Ground Floor Plan	1:200@A1
D1808-B-02	Block B - First and Second Floor Plan	1:200@A1



D1808-B-03	Block B - Third and Fourth Floor Plan	1:200@A1
D1808-B-04	Block B - Fifth and Sixth Floor Plan	1:200@A1
D1808-B-05	Block B - Seventh Floor Plan and Roof Plan	1:200@A1
D1808-B-06	Block B - Elevations	1:200@A1
D1808-B-07	Block B - Sections	1:200@A1
D1808-B-08	Block B - Sections	1:200@A1
D1808-C-01	Block C - Basement Plan	1:200@A1
D1808-C-02	Block C - Ground and First Floor Plan	1:200@A1
D1808-C-03	Block C - Second and Third Floor Plan	1:200@A1
D1808-C-04	Block C - Fourth and Fifth Floor Plan	1:200@A1
D1808-C-05	Block C - Sixth Floor and Roof Plan	1:200@A1
D1808-C-06	Block C - Sections/Inner Elevations	1:200@A1
D1808-C-07	Block C - Elevations	1:200@A1
D1808-D-01	Block D - Ground Floor Plan	1:200@A1
D1808-D-02	Block D - First Floor Plan	1:200@A1
D1808-D-03	Block D - Second Floor Plan	1:200@A1
D1808-D-04	Block D - Third Floor Plan	1:200@A1
D1808-D-05	Block D - Fourth Floor Plan	1:200@A1
D1808-D-06	Block D - Fifth Floor Plan	1:200@A1
D1808-D-07	Block D - Sixth Floor Plan	1:200@A1
D1808-D-08	Block D - Roof Plan	1:200@A1
D1808-D-09	Block D - Sections 1, 2, 3 and 4	1:200@A1
D1808-D-10	Block D - Sections 5, 6, 7 and 8	1:200@A1
D1808-D-11	Block D - Sections 9, 10 and East Elevation	1:200@A1
D1808-D-12	Block D - North, West and South Elevations	1:200@A1
D1808-E-01	Block E - Plans	1:200@A1
D1808-E-02	Block E - Sections and Elevations	1:200@A1
D1808-F-01	Block F - Basement and Ground Floor Plan	1:200@A1
D1808-F-02	Block F - First and Second Floor Plan	1:200@A1
D1808-F-03	Block F - Third and Fourth Floor Plan	1:200@A1
D1808-F-04	Block F - Fifth and Sixth Floor Plan	1:200@A1
D1808-F-05	Block F - Seventh and Eighth Floor Plan	1:200@A1
D1808-F-06	Block F - Ninth Floor and Roof Plan	1:200@A1
D1808-F-07	Block F - Sections	1:200@A1
D1808-F-08	Block F - Elevations	1:200@A1
D1808-G-01	Block G - Ground Floor Plan	1:200@A1
D1808-G-02	Block G - First Floor Plan	1:200@A1
D1808-G-03	Block G - Second Floor Plan	1:200@A1
D1808-G-04	Block G - Third Floor Plan	1:200@A1
D1808-G-05	Block G - Fourth Floor Plan	1:200@A1
D1808-G-06	Block G - Fifth Floor Plan	1:200@A1
D1808-G-07	Block G - Sixth Floor Plan	1:200@A1
D1808-G-08	Block G - Seventh Floor Plan	1:200@A1
D1808-G-09	Block G - Eighth Floor Plan	1:200@A1
D1808-G-10	Block G - Ninth Floor Plan	1:200@A1



D1808-G-11	Block G - Roof Plan	1:200@A1
D1808-G-12	Block G - East and West Elevation	1:200@A1
D1808-G-13	Block G - South and North Elevation	1:200@A1
D1808-G-14	Block G - Sections/Inner Elevations	1:200@A1
D1808-G-15	Block G - Sections/Inner Elevations	1:200@A1
D1808-G-16	Block G - Sections/Inner Elevations	1:200@A1
D1808-H-01	Block H - Basement Plan	1:200@A1
D1808-H-02	Block H - Ground Floor Plan	1:200@A1
D1808-H-03	Block H - First and Second Floor Plans	1:200@A1
D1808-H-04	Block H - Third and Fourth Floor Plans	1:200@A1
D1808-H-05	Block H - Fifth and Sixth Floor Plans	1:200@A1
D1808-H-06	Block H - Seventh and Eighth Floor Plans	1:200@A1
D1808-H-07	Block H - Ninth and Tenth Floor Plans	1:200@A1
D1808-H-08	Block H - Eleventh and Twelfth Floor Plans	1:200@A1
D1808-H-09	Block H - Roof Plan and Section	1:200@A1
D1808-H-10	Block H - Sections/Inner Elevations	1:200@A1
D1808-H-11	Block H - Sections/Inner Elevations	1:200@A1
D1808-H-12	Block H - Elevations	1:200@A1
D1808-H-13	Block H - Elevations	1:200@A1
D1808-TD-01	Typical Foundation Details	1:20@A3

Prepared by DBFL Consulting Engineers:

Drawing / Document No.	Title	Scale
180189-DBFL-TR-XX-RP-C-0001-P3_2	Traffic & Transport Assessment Report	A4 Report
180189-DBFL-TR-XX-RP-C-0002-P02	Mobility Management Plan	A4 Report
180189-DBFL-TR-XX-RP-C-0003-P01	DMURS Compliance Statement	A4 Report
180189-DBFL-TR-XX-RP-C-0005-P01	Stage 1/2 Road Safety Audit	A4 Report
180189-DBFL-XX-XX-RP-C-0001-P02	Engineering Services Report	A4 Report
180189-DBFL-XX-XX-RP-C-0002-P02	Site Specific Flood Risk Assessment	A4 Report
180189-DBFL-XX-XX-RP-C-0003-P02	Preliminary Construction and Environmental Management Plan (PCEMP)	A4 Report
180189-DBFL-FW-SP-DR-C-1000-P02	Foul Water Layout	1:500@A1
180189-DBFL-FW-SP-DR-C-7010-P01	Foul Water Longsections	As Shown@:A1
180189-DBFL-RD-SP-DR-C-1000-P02	Road Layout Plan	1:500@A1



180189-DBFL-RD-SP-DR-C-1001-P02	Autotracking Exercise – Fire Tender	1:500@A1
180189-DBFL-RD-SP-DR-C-1002-P02	Autotracking Exercise – Bin Lorry	1:500@A1
180189-DBFL-RD-SP-DR-C-1003-P02	Schematic DMURS Roads Layout	1:500@A1
180189-DBFL-RD-SP-DR-C-1004-P01	Auto Tracking Exercise - Large Vehicles - Basements and Undercroft	1:500@A1
180189-DBFL-SW-SP-DR-C-1000-P02	Surface Water Layout	1:500@A1
180189-DBFL-SW-SP-DR-C-1070-P01	Surface Water Catchment Characteristics	1:500@A1
180189-DBFL-SW-SP-DR-C-1071-P01	Schematic Suds Layout Plan	1:500@A1
180189-DBFL-SW-SP-DR-C-1072-P01	Surface Water Overland Flow Plan	1:500@A1
180189-DBFL-SW-SP-DR-C-5000-P01	Standard Surface Water Manhole Details - Sheet 1 of 2	As Shown@:A1
180189-DBFL-XX-XX-DR-C-5001-P01	Standard Surface Water Manhole Details - Sheet 2 of 2	As Shown@:A1
180189-DBFL-SW-SP-DR-C-7020-P01	Surface Water Longsections	As Shown@:A1
180189-DBFL-TR-SP-DR-C-1010-P0	Comparison of Ballyfermot Road Site Frontage Details	1:500@:A1
180189-DBFL-TR-SP-DR-C-1011-P0	Site Layout Plan – Ballyfermot Road Post NTA CBC Corridor Enhancement Works	1:500@A1
180189-DBFL-WM-SP-DR-C-1000-P02	Watermain Layout	1:500@A1
180189-DBFL-XX-XX-DR-C-5002-P01	Standard Details Sheet 1 of 5	As Shown@:A1
180189-DBFL-XX-XX-DR-C-5003-P01	Standard Details Sheet 2 of 5	As Shown@:A1
180189-DBFL-XX-XX-DR-C-5004-P01	Standard Details Sheet 3 of 5	As Shown@:A1
180189-DBFL-XX-XX-DR-C-5005-P01	Standard Details Sheet 4 of 5	As Shown@:A1
180189-DBFL-XX-XX-DR-C-5006-P01	Standard Details Sheet 5 of 5	As Shown@:A1
180189-DBFL-XX-XX-DR-C-5007-P01	Standard SuDS Details Sheet 1 of 3	As Shown@:A1
180189-DBFL-XX-XX-DR-C-5008-P01	Standard SuDS Details Sheet 2 of 3	As Shown@:A1
180189-DBFL-XX-XX-DR-C-5009-P01	Standard SuDS Details Sheet 3 of 3	As Shown@:A1
180189-DBFL-ZC-B1-DR-S-2900-P01	Block C-Basement Layout	As Shown@:A1
180189-DBFL-ZF-B1-DR-S-2900-P01	Block F-Basement Layout	As Shown@:A1



180189-DBFL-ZH-B1-DR-S-2900-P01	Block H-Basement Layout	As Shown@:A1
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Prepared by Mitchell + Associates Landscape Architecture:

Drawing / Document No.	Title	Scale
LDEL007	Landscape Design Statement	A3 Document
100	Landscape Plan	1:500@A0
101	Planting Plan	1:600@A1
103	Roof Gardens	As Shown@A1
200	Typical Planting Details on Podium	1:20@A1
201	Typical Planting Details	1:20@A1
202	Typical SUDS Details	As Shown@A1
300	Boundary Treatment	As Shown@A1
301	Boundary Treatment	As Shown@A1
N/A	Planting Schedule	A4 Document

Prepared by Charles McCorkell Arboricultural Consultancy:

Drawing / Document No.	Title	Scale
190418-PD-11-A	Arboricultural Report	A4 Report
190418-P-10	Tree Survey & Constraints Plan	1:500@A1
190418-P-11	Tree Removals Plan	1:500@A1
190418-P-12	Tree Protection Plan	1:500@A1

Prepared by Dermot Nolan (Conservation Architect):

Drawing / Document No.	Title	Scale
N/A	Heritage Impact Assessment	A4 Report

Prepared by Enviroguide Consulting:

Drawing / Document No.	Title	Scale
N/A	Appropriate Assessment Screening Report	A4 Report
N/A	Natura Impact Statement	A4 Report



Prepared by 3D Design Bureau:

Drawing / Document No.	Title	Scale
N/A	CGI and Photomontages	A3 Document
N/A	Daylight and Sunlight Assessment Results	A3 Report

Prepared by Sabre Electrical Services Ltd:

Drawing / Document No.	Title	Scale
SES 11521	Outdoor Lighting Report	A4 Report
SES 11521	Public Lighting Layout	1:1000@A1

Prepared by Energy Experts Ireland:

Drawing / Document No.	Title	Scale
N/A	Development Sustainability Statement	A4 Document
N/A	Development Ventilation Strategy	A4 Document



Appendix B - Copy of Letter Received from Department of Education & Skills, dated 2nd September 2021.



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Department of
Education and Skills



Tracy Armstrong
Armstrong Fenton Associates,
Planning & Development Consultants,
13 The Seapoint Building,
44-45 Clontarf Road,
Dublin 3, D03 A0H

02 September 2021

Re: Strategic Housing Development at former De La Salle National School and associated lands, located north of Ballyfermot Road, Ballyfermot, D10

Dear Tracy,

Your proposal regarding the provisions towards a future primary school at the proposed development referred to above are noted and acknowledged. We are grateful for the consultation and information provided to date and you will I am sure acknowledge our written statement regarding the future requirement for a primary school in our letter dated 11th August 2020. We acknowledge that you now intend to make a SHD application to An Bord Pleanála.

The Department considers that in order to secure the facilities for a future school in the area, which will reasonably satisfy the Planning Authority as part of a future application, An Bord Pleanála will need to include some provisions to future-proof that school proposal through planning conditions. The Department therefore intends to make an independent formal observation on that basis. See attached proposed draft letter/observation for your information. Two of these provisions we are seeking as conditions are (i) use of the adjacent pitches during school hours as a binding agreement/covenant, and (ii) identification and designation of the school related car-parking through binding agreement/covenant.

In that regard, I would be obliged if you could notify the Department as soon as you lodge your application, and also notify us of the relevant case reference number.

Yours sincerely

Alan Hanlon
Statutory Plans
Forward Planning Section

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Appendix: (wording for letter to ABP on foot of SHD application by Armstrong Fenton)

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Ref:

ABP Case Reference No. **XXXXXXX**: Strategic Housing Development at former De La Salle National School and associated lands, located north of Ballyfermot Road, Ballyfermot, D10

Dear Sir/Madam,

I am writing in order to make an independent observation and submission on the above ABP case reference number. As you will be aware, the Department of Education is a statutory consultee to the process and as such no submission fee applies.

The applicant/developer has engaged with the Department of Education through their design team and technical advisors regarding the future education (primary school) requirements arising. The Department of Education determined the need to reserve a primary school site on these lands as a likely requirement, and communicated this to the applicant in our letter dated 11th August 2020. It is acknowledged that it is difficult to determine and project the actual education requirements at this time which will be dependent on a balance of demographic outcomes associated with the development, its implementation and its impact on the wider community.

It should be noted that the school site will not be procured until the projected need is verified. Therefore the Department of Education requests that An Bord Pleanála condition this application with certain provisions that will support the proper and orderly future development of the school under a separate planning application. It is requested that these provisions should be conditioned and explicitly tied to planning compliance, future property transfers, and development construction and management through appropriate and binding agreements e.g., covenants.

An Bord Pleanála is requested to note in any resulting planning consent by way of conditions where appropriate;

- 1. The current design due-diligence for the proposed school site considers a 16-classroom primary school building represented by a two-storey footprint. A 16-classroom primary school typically includes a special education needs accommodation in the target gross internal floor area (GIFA) of circa 3,000m². The*

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Department requests that the Board would support a range of future possible school sizes depending on the emerging need at the time. It is requested that An Bord Pleanála would consider a future school development range from 16-classroom school to 32-classroom school, or circa 3,000 – 5,200m². This will not unravel the site area and site provisions discussed with the developer/applicant, but will be achieved through a more intensive planning and development of the school site.

- 2. In order to support this it is necessary to establish a minimum distance to a building-line to the east boundary of the school site, or off the western building line of Zones/Blocks A and H in order to manage expectation regarding any perceived privacy or overlooking from the future school towards what will be then established residential. This should allow the Department to optimise the school site development potential and prevent frivolous, or without substance observations on the future school application, and will give prospective residents of these units the confidence regarding their privacy.*

- 3. The identified school site area is 0.6 Hectares/1.48 Acres. This is substantially below the traditional school site area which contains sufficient independent external amenities and facilities. However there is an acknowledgement that due to the scarcity of land in urban areas it is not always possible to achieve the ideal site size for school buildings. Where some of the elements required for a school site can be provided outside the designated site area (e.g. traffic management, parking, playing fields, etc.), where it is possible to provide multi-storey (above two storey) buildings, and where separation areas can be reduced due to the nature of permitted development on and adjacent to the site; then smaller sites as in this case can be considered. The school building is intended for a circa 500 -1,000 pupils and understandably there is a need for an appropriate level of external facilities and amenities.*

Therefore the Department seeks the following provisions through conditions attached to any planning approval;

- (i) Multi-storey school structure (2 – 4 storeys) shall be allowed for consideration at the future school site.*
- (ii) As the Department will not have any capacity to modify the transport infrastructure as part of a future planning application. The Board is asked to determine and confirm that the transport infrastructure proposed under the current SHD application and its Mobility Management Plan and Traffic and*

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- (iii) *Transport Assessment (TTA) is deemed to incorporate all future projected traffic and transport needs for the school.*
- (iv) *The Department has been provided with Traffic & Transport Assessment 1st Draft 27/05/2021.*
 - (a) *There is only reference to bicycle parking for the school in the TTA.*
 - (b) *The site plan and podium level floor plans indicate a ramp to the basement/under-podium for 16 no. school car-parking spaces at Block/Zone H. The actual location of the car-parking for the school is not designated.*
 - (c) *It is requested that any planning consent shall condition and mandate the final location school car-parking spaces;*
 - (d) *That the school parking shall be grouped together at a convenient location to the school, and if remote from the school shall be provided with a safe and secure route between the parking and the nearest entrance to the school site.*
 - (e) *That those spaces shall have a proportionate number of Mobility Impaired Parking (sn.4.4.7) at the location of the school;*
 - (f) *That those spaces shall have a proportionate number of Electric Vehicle charging points;*
 - (g) *That those spaces shall be reserved and protected in contract until required. The Board is requested to execute a binding agreement through an appropriate mechanism on the applicant, its successors and/or their operators to ring-fence those car-parking spaces for the sole use by the school, and they shall not be sold-on, disposed of, nor rented, and protected from any form of adverse possession in the interim.*
- (v) *It shall be mandated, due to the scarcity of play and recreational amenities on this small urban site, that up to 50% of the adjacent playing pitches shall be made available for exclusive school use during school-term and for the operational hours of the school day.*

Yours sincerely.....

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