

PLANNING STATEMENT FOR WAUNCEIRCH DEMOUNTABLE – Retention of Existing Structures installed and proposed Landscape Works.

Current Position:-

The intended use of the new buildings is provision of a new childcare unit and a replacement of the LSC section (connected back to the school) that was previously housed in the temporary structure demolished at the commencement of the project.

Based on the previous approval dated 23 April 2020 NPT had tendered and let the contract to Wernick's Buildings, who are specialist in this area, to supply and fix the demountable structure now installed at Waunceirch Primary School.

The contract was let on a Design and Build basis.

While an applications to discharge the conditions had been lodged with the Planning Authority the contractor had unfortunately gone ahead and exceeded what was allowed with regards to the 2m buffer zone required to protect any wildlife in the site boundary hedge.

The principal infringement into the buffer zone was the additional placement of soil adjacent to the fence to build up the levels to the demountable being installed.

Subsequently we were advised as the conditions could not now be discharged due to the infringement we would have to withdraw the application and resubmit. This statement forms part of the reapplication for the works already completed and the works outstanding.

To explain further the actions taken by the contractor with regards to the buffer zone and hedge I understand a visual inspection was undertaken by them and no nesting birds were observed, though a rat's nest was discovered and cleared out.

The mitigation discussed on site with NPT's Biodiversity section was to include some additional trees in the project on top of the revamped tarmac layout which has been altered in line with the requests of the Biodiversity section.

This was adjusted in respect of the previous response to the application condition to be discharged, we have liaised with them further and you will note we have added 3 no. Rowan trees to the proposed landscaping as requested.

We have also added the provision of a 2000mm high close boarded timber fence set inside the line of the existing hedge to provide additional privacy to adjacent properties regardless of the season.

You will also note the drawings are now showing a SABS swale storm water solution which has been incorporated in the wildlife planting area, this includes extensive planting in addition to the planting already proposed, these works will be undertaken when the application is approved and the planting season for the plants is suitable, the swale is positioned to not impede into the 2m buffer zone.

Other works to be undertaken include additional door openings in the external envelope of the existing school as indicated, none of which are visible outside the school vicinity.

As you will see the demountable buildings have already been installed and material wise it is typical of the standard arrangement for such buildings, the elevations supplied with this application have been annotated to indicate both the materials and colours that have been used.

However, the external works elements as of yet have not been completed subject to a new approval that we hope to receive.

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Rev A 12 Aug. 20 – updated.