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Don Cromer FRIAI Architect

South Dublin County Council

Planning Department

County Hall

Belgard Square

Tallaght

Dublin 24

Date 2/09/2021

Ref Canon Despard Centre Chapel Hill Lucan County Dublin K67 YX 96

Dear Sirs,

On behalf of the Select Vestry Leixlip Union of Parishes We are applying for:

Retention of 2 No Prefabs as Childcare facilities within a curtilage that includes Protected Structure 025 James Mac Carten slab 1807 within a Natural Heritage area adjoining the Liffey Valley.

The proposals are for retention of 2 no prefabs as childcare facilities only shaded blue on the attached drawings and do not involve new building work.

This letter addresses the following:

- 1/ Charitable status of applicant
- 2/ Planning Background
- 3/ Supporting Documentation

1/ Charitable Status of Applicant

The applicant is Leixlip Union of Parishes Church of Ireland Charity no 7249. A letter in support of the applicant's charitable status is enclosed. It outlines the terms and conditions under which the Canon Despard Centre operates.

2/ Planning Background

The property was formerly a National School until its demise in 2017. In 2018 its use was changed to childcare facilities and Recreational Mixed Use **SD18A/0132**. Condition 2 of that permission would state.

Temporary Permission for Prefabricated Buildings: Prefab No 1 and Prefab No 2 are permitted for a temporary period of 3 years only. They shall be removed from site within 3 years of the final grant date of this permission unless a further grant of retention permission has been issued by the Planning Authority or An Bord Pleanála on appeal

Reason In the interests of visual amenity and the proper planning and sustainable development of the site.

This Planning Application primarily seeks permission to extend the duration of prefabs on this site that due to oversight was not undertaken within 3 years of the final grant of permission 23/July/2018.

Prefab no 1 (**SD001A/0607**, southwest of site) was retained for Recreation and Mixed use, but is now proposed to retain it for Childcare facilities. Prefab no 2 (**SD003A/0391** northeast of site) would continue use as Childcare facilities.

The projected child population of Prefab 1 to be 22 with a projected staff population of 3 in accordance with Tusla Guidelines.

No change in the quantum of car park spaces is proposed as compared to that shown on the car park drawing included with the previous Planning Application **SD18A/0132**.

In mitigation to their extended lifespan both Prefab 1 and Prefab 2 have undergone extensive repairs including painting of their exterior in Heritage Green to blend with the adjoining Liffey Valley area.

It is to be noted that the recreational hall remains in community use including Scouting Organisations.

The proposals do not impact **Protected Structure 025** James Mac Carten slab being on opposite sides of the boundary wall. Refer to contiguous elevation of its location.

3/ Document attached to the application are as follows

Letter of Application, Don Cromer FRIAI Architect.

Letter of Charitable status Leixlip Union of Parishes.

Letter of ownership of site: Church of Ireland, The Representative Church Body

South Dublin County Council Application form

Site Notice 2/09/2021

Liffey Champion advertisement dated 4/09/2021. Newspaper Issued 2/09/2021.

10 Copies

Ordinance Survey Map 1:1000 of site outlined in red. Under Licence to G White Engineers.

Contiguous Elevations and Topographical site plan CDC/17/00 rev A

Floor Plans and key plans 1:100 CDC/17/00 rev A

Elevations Sections 1:100 CDC/17/00 rev A

We trust the application is in order to receive a favourable permission.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Don Cromer', written over the typed name.

Don Cromer FRIAI Architect

Registered Architect Royal Institute of the Architects of Ireland 79003