

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdublincoco.ie

**The Select Vestry,
Leixlip Union of Parishes
Hanbury Lane
Lucan
Co. Dublin**

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 1404	Date of Decision: 28-Oct-2021
Register Reference: SD21A/0245	Registration Date: 03-Sep-2021

Applicant: The Select Vestry, Leixlip Union of Parishes
Development: Retention of 2 prefabs as childcare facilities within the curtilage of a Protected Structure 025 - James MacCarten slab 1807 within a National Heritage Area adjoining Liffey Valley.
Location: Canon Despard Centre, Chapel Hill, Lucan Road, Lucan, Co. Dublin
Application Type: Retention

Dear Sir /Madam,

With reference to your planning application, received on 03-Sep-2021 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following **ADDITIONAL INFORMATION** must be submitted.

1. The applicant is requested to clarify whether the change of use has taken place and is therefore to be retained, or if a new change of use is proposed. If it is new, then the applicant is requested to readvertise the change of use indicating it is 'permission', rather than 'retention permission'.
2. The Planning Authority is concerned that the granting of retention permission for the buildings, the subject of this permission, without any proposals for a more permanent measure going forward would be contrary to County Development Plan policy and objectives. This is particularly important due to the location of the site:
 - Within a pNHA (proposed Natural Heritage Area),

- Abutting the Liffey Valley Special Area Amenity Order 1990 (SAAO), located immediately to the west of the subject site, and
- Where it is an objective to protect and enhance the outstanding natural character and amenity of the Liffey Valley.

The Planning Authority notes that the proposals do not in any way seek to protect or enhance the outstanding natural character of the Liffey Valley amenity. Furthermore, it is clear from the planning history on the site that these structures were never considered as permanent.

The Planning Authority is also concerned with regards to the ramifications of Section 9 of the cover letter, submitted with the 2018 application, which stated 'prefabs to be retained (2) cannot be removed without total disintegration. They will serve a useful purpose to kickstart the Canon Despard Centre however their lifespan is at an end'. The applicant is now stating, in 2021, that these structures, which were deemed to be at the end of their lifespan in 2018 are now suitable for further use and permanent retention.

The applicant is, therefore, requested to detail via additional information,

- The rationale for a further temporary permission; and
- Proposal for removing the structures; or
- Proposals for a more permanent solution on the site going forward.

* The applicant is reminded that any permanent proposals will be required to address the siting of the site within a pNHA (proposed Natural Heritage Area) and abutting the Liffey Valley Special Area Amenity Order 1990 (SAAO), and seek to ensure that the zoning objective is met by demonstrating that the proposed development will protect and enhance the outstanding natural character and amenity of the Liffey Valley.

3. If the structures are to become permanent, the design will need to demonstrate how it will protect and enhance the outstanding natural character and amenity of the Liffey Valley. In this regards, the applicant is requested to liaise with South Dublin County Council's Heritage Officer prior to responding to this AI request to seek reasonable proposals to address the protection and enhancement of the Liffey Valley, and submit a letter confirming that this meeting/discussion has taken place and any findings thereof.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked “ADDITIONAL INFORMATION” and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD21A/0245

Date: 01-Nov-2021

Yours faithfully,


for **Senior Planner**