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Planning Department

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Date 01/12/2021

SD21A/0245

Canon Despard Centre Chapel Hill Lucan County Dublin K67 YX 96

Chief Executives Order PR/1404/21

Retention of 2 Prefabs as Childcare Facilities within the Curtilage of a Protected Structure
025... James Mac Carten Slab 1807 within a National Heritage Area adjoining Liffey Valley

A dhuine uasail,

On behalf of the Select Vestry of Leixlip Union of Parishes, the Applicant, we acknowledge receipt of your letter dated 28 October 2021 and welcome the opportunity to provide **Additional Information** required by South Dublin County Council to assist them in making their decision in the above regard.

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'.

We wish to clarify the reasons for Retention Permission on the Planning Notices.

Condition No 2 of SD18A/0132 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 (our emphasis) 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

The Reasons for Retention Permission 21A/0245

- 1/ Condition 2 of 18A/0132 expired 22/07/2021 (Date of Final Grant 23/07/2018)
- 2/ Retention Permission is sought with respect of 2 No Prefabs (in situ)
- 3/ Retention Permission is sought for use for 2 No Prefabs as Childcare Facilities since 3/09/2021 (Date of Application)

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.

Duration of Usage and Long-Term Planning and rationale for further Temporary Period.

2.1 Permission is sought to retain these structures and their use as Childcare Facilities for a further temporary period. This is to allow them accommodate parts of a Montessori pre-school and a Special Needs pre-school serving the needs of the area i.e. from the cessation of its previous use as a Primary School to two pre-schools using both the main building and the remaining temporary buildings that are subject to this application.

2.2 The Granting of Retention Permission albeit for a temporary period, would allow the two pre-schools continue to provide their existing level of service to the area and to young children with special educational needs as well as facilitating community and Parish usage of the buildings whilst giving the Parish space to put together a plan for long-term use of the site.

2.3 Subject to planning permission, it is envisaged replacement of temporary buildings by permanent extension and/or retro-fitting, re-purposing of existing buildings to a changed environmental standard, will accommodate current and future uses of the site as well as community facilities.

2.4 We note the Planner's comments on the zoning of the site but would also note that there has been a school on this site for over 50 years and that the difference between school usage and pre-school & community usage is not significant from a community perspective. We would also contend for historic reasons the context is one with the St Marys complex and adjoining carpark rather than the Liffey Valley.

2.5 We note the Planners comments to the effect of government policy to *"to increase access to childcare having regard to the extension of the ECCE scheme and the associated demands on childcare facilities with effect from September 2016"*

2.6 We note the Planner's comments regarding the condition of the two temporary buildings and 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'* This is the reason we advised significant works have been carried out on both of the temporary buildings to improve the accommodation, extend their lifespan and improve their appearance. This is intended as short-term measure to keep the buildings fit for purpose and to help span the period whilst the long-term use of the property is considered.

To allay the planners concerns The Select Vestry commissioned an independent Engineer's Structural Report that is attached Building Matters 23/11/2021

2.7 Proposal for the removal of the structures

It is proposed that on completion of the service of these building and/or their replacement with a permanent structural solution it is proposed that they be demolished and removed from site in accordance with the contemporary waste disposal regulations.

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 regard, 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.*

3.1 Permanency of the structures

As set out above it is not proposed that the structures be permanent. We note in the Planner's report that it is recommended that planning be limited to two years. We do not feel that this would be adequate time for a long-term plan to be prepared for the site, Planning Permission (and other statutory permissions) applied for & received, funding arranged, and construction completed without having to make alternative arrangements for the current pre-school and community users of the facility. We would ask that permission be granted for

retention for at least three years and that this could be further extended as part of the planning process for the ongoing development of the property.

3.2 Liaison with the Heritage Officer

We confirm that we emailed the Planning Dept at planningdept@sdublincoco.ie 18/11/21 as advised and attach a copy of the email and cover letter dated 26/11/2021. We did not receive the Heritage Officer's response as of Dec 1 2021 date of lodgement.

We trust we have adequately addressed The Planning Officers concerns and look forward to receiving a permission in due course.

Mise le meas

A handwritten signature in black ink, appearing to read 'Don Cromer', with a small mark at the end of the signature.

Don Cromer FRIAI Architects

Encl

Report Building Matters

Email 18/11/2021 Heritage Officer