

Comhairle Chontae Atha Cliath Theas

PR/0207/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0341 **Application Date:** 14-Dec-2021
Submission Type: New Application **Registration Date:** 14-Dec-2021

Correspondence Name and Address: Bernard Moloney, Moloney O'Beirne Architects 2nd Floor, Oyster Point, Temple Road, Blackrock, Co. Dublin

Proposed Development: Single storey prefabricated building containing a classroom of 79.5sq.m. and two special education teaching rooms of 14.5sq.m. each and associated site works. The new single storey prefabricated building is proposed to be located in front of the Riverview Educate Together school entrance to the north-west.

Location: Limekiln Road, Greenhills, Dublin 12

Applicant Name: Riverview Educate Together National School

Application Type: Permission

(CM)

Description of Site and Surroundings:

The application site is located on an existing school site in Greenhills, an established residential community. The site borders Limekiln Manor to the north and west, Temple Manor Avenue to the north and Limekiln Road to the south, with access from the latter. The existing complex of buildings are situated to the south of the site.

At the particular location of the proposed development, the site is bounded by the gable elevation of a house on Limekiln Manor, a newly constructed development.

Site Area: 1.024 hectares

Site Visit: 7/2/2022

Proposal:

Single storey prefabricated building containing a classroom of 79.5sq.m. and two special education teaching rooms of 14.5sq.m. each and associated site works. The new single storey prefabricated building is proposed to be located in front of the Riverview Educate Together school entrance to the north-west.

Zoning:

The site is zoned objective 'RES' – 'To protect and/or improve Residential Amenity'.

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The site is subject to C9 SLO 2: 'To only permit development of educational, community facilities or older people's housing at the site of St Peter's BNS area.'

Consultations:

Environmental Services:

- | | |
|--------------------------|----------------------------------|
| - Surface Water Drainage | Requests Additional Information. |
| - Flood Risk: | No objection. |

Irish Water

No objections, subject to conditions.

E.H.O.

No objection, subject to conditions.

Roads

Requests Additional Information.

SEA Sensitivity Screening:

No overlap with relevant layers.

Submissions/Observations /Representations:

None received.

Recent Relevant Planning History:

SD19A/0207 – Permission **granted** for a single storey prefabricated building containing three classrooms of 79.8sq.m each; the new single storey prefabricated building is proposed to be located on the north corner of the site along with associated ground works.

N.B.: Condition 2 of the above reads as follows:

“Duration of permission.

The prefabricated accommodation hereby granted permission is on a temporary basis for a period of 3 years from the date of the final grant of permission, after which time the temporary structure shall be removed from the site within three months, unless prior to that date, permission for its retention for a further period has been granted by the Planning Authority, or An Bord Pleanála on appeal.

REASON: In the interest of the proper planning and sustainable development of the area.”

SD17A/0152 – Permission **granted** for new single storey prefabricated building containing three classrooms of 62.3sq.m each and clinical office suite of 165sq.m and the renovation of the existing school building (excluding the rooms and external play area currently being used by Riverview Educate Together) for temporary use by Setanta Special School at Saint Peter's School, Limekiln Road, Greenhills, Dublin 12. The new single storey prefabricated building is proposed to be located on the north west corner of the site along with associated ground works.

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N.B.: Condition 2 reads as follows:

'This permission hereby granted for the erection or construction of the prefabricated building containing three classrooms and the clinical office suite shall be for a period of 5 years only from the date of final grant of this permission. The temporary prefab structures shall be removed from the site on or before this date and shall be disposed of in accordance with the Waste Management Regulations 2007, as amended, and the site fully re-instated.

REASON: To ensure that the development shall be in accordance with the permission, and that effective control of development be maintained.'

SD06A/0598 – Permission **granted** for demolition of the existing school hall and the construction of a new school hall area 408sq.m. to include a mezzanine, office floor, wc facilities, changing rooms, stage, covered walkway connecting to existing school, all with associated site works & boundary & landscaping.

Decision: Grant permission, subject to conditions.

Recent Relevant Enforcement History

None traced.

Pre-Planning Consultation

None recorded.

Relevant Policy in South Dublin County Council Development Plan 2016-2022

Section 3.11.0 Social Infrastructure and Section 11.3.12 Educational Facilities

Applications relating to schools and school sites should be assessed with regard to the requirements of 'The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities (DES & DEHLG, 2008).'

'Ensure that school sites are fit for purpose in terms of their location, access to services and the provision of space for recreational and sports activities which can help to support an effective learning and development environment for children, in line with the Department of Education and Science requirements.'

Policy C9: Community Infrastructure – Primary & Post-primary Facilities

Section 3.14.0 Community Infrastructure Delivery

Section 6.3 Walking and Cycling
Policy TM3 Walking and Cycling

Section 6.4.4 Car Parking
Policy TM7 Car Parking

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Section 7.1.0 Water Supply & Wastewater
Policy IE1 Water & Wastewater

Section 7.2.0 Surface Water & Groundwater
Policy IE2 Surface Water & Groundwater

Section 7.3.0 Flood Risk Management
Policy IE3 Flood Risk

Section 7.5.1 Waste and Resource Policy and Legislation
Policy IE5 Waste Management

Section 9.3.1 Natura 2000 Sites
Policy HCL12 Natura 2000 Sites

Section 11 Implementation

Relevant Government Guidelines:

Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).

Regional Spatial and Economic Strategy for the Eastern and Midland Regional Assembly, Eastern and Midland Regional Assembly, (2019).

Provision of Schools and the Planning System, A Code of Practice for Planning Authorities Department of Education and Science (2008).

General Design Guidelines for Schools (Primary & Post-primary), Department of Education and Science (2007).

Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020, Department of Transport, (2009).

National Cycle Manual, National Transport Authority (June 2011).

Design Manual for Urban Roads and Streets, Department of Transport (2013).

The Planning System and Flood Risk Management Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government and OPW (November 2009).

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Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

Assessment:

The main issues for consideration are:

- Zoning and council policy;
- Planning history;
- Residential and visual amenity;
- Access, Transport and Parking;
- Water;
- Screening for Appropriate Assessment;
- Screening for Environmental Impact Assessment;

Zoning and council policy

The subject site is zoned 'RES' with the zoning objective 'To protect and/or improve Residential Amenity'. The site is also subject to C9 SLO 2: 'To only permit development of educational, community facilities or older people's housing at the site of St Peter's BNS area.' 'Education' uses are open for consideration under the 'RES' zoning objective of the site.

Uses that are open for consideration are subject to detailed assessment based on the policies and objectives of the County Development Plan, and their impact on the overall delivery of development in the county. The proposed development is considered acceptable in principle in the context of the existing use on the site, the site zoning and policies of the County Development Plan in respect of educational facilities, including the special local objective.

Subject to inclusion of a condition limiting the permission for a period of five years, in the interest of the proper planning and sustainable development of the area, and subject to visual and amenity safeguards (assessed below) the proposal would be acceptable.

Planning History / Temporary Permissions

Under SD17A/0152 prefabricated structures were granted planning permission, to be situated to the south west of the site. These were subject to a temporary permission of five years.

Under SD19A/0207, prefabricated structures were granted planning permission for a temporary period of 3 years, located to the north-east of the site. The Planner noted, "In this application, having regard to the location of the proposed prefabs, which are removed from the main complex of buildings, it is considered reasonable that these be given a three year permission only."

The applicant's cover letter notes that the school site is currently shared between Riverview Educate Together School and Setanta Special School – a temporary arrangement pending the return of Setanta Special School to a site being redeveloped in Stillorgan. The growing Educate Together

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School requires additional facilities as it is a recently founded and growing school. It is also the only 'Educate Together' school in Dublin 12.

It is considered appropriate to limit the duration for which prefabricated structures would be present on a site in a residential area, due to their impact on the character of the area and the appearance of haphazard development. Notwithstanding previous decisions, it is considered appropriate to set this limit at the higher end of 5 years.

Residential and visual amenity

The site currently contains educational uses and is situated within a residential area. There are prefabricated buildings under previous permissions at different parts of the site.

The proposed development is somewhat different from previous developments as the structure would directly adjoin, and run along the full length of, the long side boundary of a private rear garden. At a height of 3.013 metres, the structure would have a noticeable impact here.

Given the existing use it is reasonable to expect impacts such as noise from the site; however the new visual impact is considered to be detrimental in its nature, both by itself and when compared to those interventions located to the rear of, rather than the side of, private gardens.

There appear to be alternative locations on the site in which a prefabricated structure could be located, i.e. against the eastern boundary and against the rear boundaries of private gardens. The development may also have a lesser visual impact if it kept to the building lines of the adjacent house, No. 11 Limekiln Manor.

It is unclear from the application documents what the rationale for the precise location is for these buildings. Noting that there may be a legitimate reason to locate the proposed development at this location, it is considered appropriate to revert to the applicant to seek clarity, and request that they consider alternatives or provide a rationale for the proposed location. This can be the subject of a request for **additional information**.

The structure would be located 2.3 metres from the gable elevation of No. 11 Limekiln Manor. This elevation has windows at ground, first and second floor level, to a hallway/landing on each level. Given the proximity of the house to the side boundary, and that these windows do not address habitable rooms, the proximity of the proposed structure is not a concern of itself; the main concern is the visual impact on/to the rear garden.

Public Realm

The Public Realm Department has stated no comment or objection to the application. This is noted.

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Access, Transport and Parking

The Roads Department has requested additional information in relation to the provision of car parking and cycling facilities on site. The report notes that the proposed development comprises an addition of 3 classrooms on the site, and seeks a site layout plan showing compliance with County Development Plan standards relating to car and cycle parking.

As per the County Development Plan, the maximum provision should not be viewed as a target and a lower rate of parking may be acceptable subject to various criteria. In this instance, there are approx. 50 car parking spaces on the site and this would appear to exceed the number of classrooms. It is also noted that the proposed structures are intended to be temporary pending the exit of Setanta Special School from the site, and Riverview Educate Together School taking occupancy of the entire site.

The applicant should be requested by way of **additional information** to provide details on the total provision of cycle parking facilities on the site, with a view to providing additional facilities as necessary to meet the minimum standards under Table 11.22 of the County Development Plan, and to meet the objectives of the Plan under Policy TM3.

Water

The Environmental Services Department has sought the provision of SUDs measures. This is not considered to be a necessary improvement considering the scale of the proposed development as part of the overall school use. It is also noted that the proposed development would be temporary if granted permission, and would replace an existing hard standing surface.

Irish Water has stated no objection, subject to connection agreements for water and waste water.

Environmental Health

A report received from the Environmental Health Officer has noted no objections, subject to conditions relating to noise and air quality. It is considered reasonable that these conditions be attached in the event that permission is granted.

Screening for Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development, connection to public services and the distance from

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the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

Other Considerations

Development Contributions

The applicant is a public primary school and development contributions do not apply.

| SEA Monitoring Information | |
|-----------------------------------|---------------------------|
| Building Use Type Proposed | Floor Area (sq.m.) |
| Educational | 112 sq. m |
| Land Type | Site Area (Ha.) |
| Brownfield/Urban Consolidation | 1.024 ha |

Conclusion:

Having regard to the proposed use and the land-use zoning objective, it is considered that the development is acceptable in principle. It is however considered that the applicant should be asked to reconsider the proposed location given the detrimental visual impact the development would have on an adjoining rear garden. Furthermore, the Roads Departments concerns regarding cycling provision can also be addressed by the applicant.

Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. The proposed development is somewhat different from previous developments as the structure would directly adjoin, and run along the full length of, the long side boundary of a private rear garden. At a height of 3.013 metres, the structure would have a noticeable impact here. Given the existing use it is reasonable to expect impacts such as noise from the site; however the new visual impact is considered to be detrimental in its nature, both by itself and when compared to those interventions located to the rear of, rather than the side of, private gardens.

There appear to be alternative locations on the site in which a prefabricated structure could be located, i.e. against the eastern boundary and against the rear boundaries of private gardens. The development may also have a lesser visual impact if it kept to the building lines of the adjacent house, No. 11 Limekiln Manor.

It is unclear from the application documents what the rationale for the precise location is for these buildings. Noting that there may be a legitimate reason to locate the proposed development at this location, the applicant is requested to consider alternatives or provide a rationale for the proposed location.

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2. The applicant is requested to provide details on the total provision of cycle parking facilities on the site, and to provide plans showing the provision of additional facilities as necessary to meet the minimum standards under Table 11.22 of the County Development Plan, and to meet the objectives of the Plan under Policy TM3.

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REG. REF. SD21A/0341

LOCATION: Limekiln Road, Greenhills, Dublin 12

jjohnston
Jim Johnston,
Senior Executive Planner

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date:

16/2/22

Eoin Burke
Eoin Burke, Senior Planner