

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

**Bernard Moloney,**  
**Moloney O'Beirne Architects**  
**2nd Floor**  
**Oyster Point**  
**Temple Road**  
**Blackrock**  
**Co. Dublin**

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

<b>Decision Order Number:</b> 0207	<b>Date of Decision:</b> 16-Feb-2022
<b>Register Reference:</b> SD21A/0341	<b>Registration Date:</b> 14-Dec-2021

**Applicant:** Riverview Educate Together National School  
**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  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 14-Dec-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 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.

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.

**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/0341

**Date:** 17-Feb-2022

Yours faithfully,

  
for **Senior Planner**