

Comhairle Chontae Atha Cliath Theas

PR/0671/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0097 **Application Date:** 05-Apr-2022
Submission Type: New Application **Registration Date:** 05-Apr-2022

Correspondence Name and Address: Quinn Banrwall Buggy Architects Bloomfield House, Bloomfield Avenue, South Circular Road, Dublin 8

Proposed Development: Provision of 1 approx. 100sq.m single storey temporary prefab (prefab 01 comprising 1 classroom & 3 resource rooms) adjacent to the south-east boundary of the site and 1 approx. 70sq.m single storey temporary prefab (prefab 02 comprising 1 classroom) adjacent to the north-west boundary of the site and all associated site works.

Location: Scoil Aonghusa Senior National School, Balrothery, Dublin 24

Applicant Name: The Board of Management

Application Type: Permission

(EW)

Description of Site and Surroundings

Site Area: stated as 1.68 Hectares.

Site Visit: 12th May 2022.

Site Description

The subject site consists of the existing Scoil Aonghusa National School (Junior) and Scoil Rose National School (Senior). The site comprises of 2 no. one to two storey school buildings, one existing SNS prefab, school yards and car parking. The site is accessed off Castle Park. The site adjoins residential development and St. Aengus Church to the south-east and Bancroft Park on the other boundaries. There are mature trees and vegetation area along the boundaries.

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Proposal

Permission is being sought for the following:

- Provision of 1 approx. 100sq.m single storey temporary prefab (prefab 01 comprising 1 classroom & 3 resource rooms) adjacent to the south-east boundary of the site and
- 1 approx. 70sq.m single storey temporary prefab (prefab 02 comprising 1 classroom) adjacent to the north-west boundary of the site and
- All associated site works.

Zoning

The subject site is subject to zoning objective 'RES': *'To protect and/or improve residential amenity'* under the South Dublin County Development Plan 2016-2022.

Consultations

Water Services –	no objection subject to conditions.
Irish Water –	no objection subject to conditions.
Roads Department –	no objection subject to conditions.
Environmental Health Officer	no objection subject to conditions.
Public Realm –	no observations or comments to make.
Heritage Officer –	no comments received at time of report.

SEA Sensitivity Screening – no overlap is recorded in the SEA monitoring system.

Relevant Planning History

Subject site

SD19A/0289

Single storey temporary prefab classroom with a total floor area of approx. 80sq.m adjacent to the southeast boundary of the site and associated site works. **Permission granted.**

SD16A/0392

Provision of a temporary prefab classroom on the southeast boundary of site comprising of a single mainstream classroom with wc facilities (to accommodate existing student and staff numbers pending a planned extension) all with a total floor area of approx. 80sq.m and associated site works. **Permission for retention granted.**

SD16A/0257

Construction of a new 200sq.m, single-storey extension to the south-east elevation of the existing primary school comprising 1 classroom and 4 resource rooms with ancillary spaces, WC facilities and associated site works. **Permission granted.**

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ED16/0058

The installation of 1 temporary prefab classroom on the south-east boundary of the site. The proposed accommodation shall be single-storey with an approx. floor area of 80sq.m and is intended to accommodate existing staff & pupil numbers pending a planned extension. **Declared not exempted.**

Relevant Enforcement History

None identified in APAS.

Pre-Planning Consultation

PP083/20 - 1) A single storey extension to the front (NE) of the Junior National School to house a new one class SEN Suite (c.320m²) together with a sensory garden and a hard and soft play area. 2) A new part single storey/part 2 storey extension to the Senior National School consisting of 2 mainstream classrooms and 3 resource rooms (total area c.260m²) and 3) reconfiguration of car parking arrangement (no change to boundary/access).

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

3 Community Infrastructure

Section 3.11.0 Educational Facilities

Section 3.11.1 Primary & Post-primary Facilities

Policy C9 Primary & Post-primary Facilities

7 Infrastructure & Environmental Quality

Policy IE1 Water & Wastewater

Policy IE2 Surface Water & Groundwater

Policy IE5 Waste Management

Policy IE7 Environmental Quality

8 Green Infrastructure

Policy G1 Overarching

Policy G2 Green Infrastructure Network

Policy G5 Sustainable Urban Drainage Systems

Policy G6 New Development in Urban Areas

9 Heritage, Conservation & Landscapes

Policy HCL1 Overarching

Policy HCL15 Non-Designated Areas

11 Implementation

Section 11.2.7 Building Height

Section 11.3.12 Educational Facilities

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Section 11.4.1 Bicycle Parking Standards

Table 11.22 Minimum Bicycle Parking Rates

Section 11.4.2 Car Parking Standards

Table 11.23 Maximum Parking Rates (Non Residential)

Section 11.6.1 Water Management

Section 11.6.3 Environmental Hazard Management

Section 11.6.5 Waste Management

Section 11.7.1 Energy Performance in Existing Buildings

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

Relevant Government Guidelines

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

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands 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).

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

OPR Practice Note PN01

Appropriate Assessment Screening for Development Management (March 2021).

Assessment

The main issues for assessment relate to:

- Planning History;
- Zoning and Council Policy;
- Visual Amenity;
- Landscaping;
- Services and Drainage;
- Access and Parking;
- Environmental Health;
- Environmental Impact Assessment; and

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- Appropriate Assessment.

Zoning and Council Policy

The subject site is located within zoning objective 'RES': '*To protect and/or improve residential amenity*' under the South Dublin County Development Plan 2016-2022. The development of an extension to a school is open for consideration.

The proposed development is for temporary prefabs to be used in conjunction with the existing education use. It is therefore considered that the proposal is acceptable in principle subject to detailed assessment against the principles of proper planning and sustainable development, and the relevant policies, objectives and standards set out in the County Development Plan.

The applicant states that the application is made in advance of a future planning application for an SEN Suite and additional classrooms. The proposed temporary prefabs are to cater for existing staff and students who would be decanted as a result of construction of the larger impending proposed development, should that be successful.

Visual Amenity

The proposed development would provide for two no—temporary prefab buildings. *Prefab 01* would extend from the existing prefab along the south-eastern boundary of the site and is located 3.5m away from the eastern boundary wall. *Prefab 02* would be located between the two school buildings at the north-western boundary and 6m away from the western boundary wall. The development comprises an internal floor area of approximately 100 sq.m for *Prefab 01* and 70 sq.m for *Prefab 02*. Both prefabs would be approx.—3.5 m in height with flat roofs, which is consistent with the height of the existing school. Prefab building 01 would match the height and building line of the exiting prefab building, while Prefab 02 would be located adjacent to the boundary of the adjoining Bancroft Park. Having reviewed the proposed plans, it is considered that the additional temporary structures would not cause any significant increase in the overbearing impact or overshadowing of neighbouring properties and are therefore considered acceptable; a grant of permission is recommended.

Environmental Health

The EHO Department Report states no objections to the proposed development subject to conditions relating to noise pollution and air quality being attached to any permission granted. These are noted. It is considered appropriate to attach the **conditions** in the event of a grant of permission.

Landscaping

The Public Realm Section has advised that they have no specific observations or comments to make in relation to the proposed development.

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Services and Drainage

Water Services has reviewed the proposed development and have no objection subject to conditions including the SuDS is included in the proposed development.

Irish Water has reviewed the proposed development and has no objection subject to standard conditions. This includes connection agreements if connections are proposed.

Access and Parking

The Roads Department have reviewed the proposed development and has stated that the proposed works do not impact on any road's items. This is acceptable.

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

No information has been submitted in relation to AA screening. The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established urban area and consists of a change of use from off-licence to restaurant/takeaway.

Having regard to:

- the scale and nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

Other Considerations

Development Contributions

- Room extension: 170sq.m.
- Accessible Area: 0sq.m (Education Use)

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SEA Monitoring Information

- Room extension: 170sq.m.
- *Land Type*- Brownfield/Urban Consolidation
- *Site Area (Ha.)* 1.68 Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 and the overall design and scale of the development proposed it is considered that, subject to conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area. It is considered that the proposal would be consistent with Council policy in relation to extensions to dwelling houses.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.

The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

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

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2. Restriction on Use.

The permitted structures shall be jointly used as ancillary classroom and 3 resource rooms and shall not be used for any other purpose, nor separately leased, transferred or otherwise conveyed.

REASON: To prevent unauthorised development.

3. Noise.

1. To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that :

The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours

- Before 07.00 hours on weekdays, Monday to Friday
- Before 09.00 hours on Saturdays.
- After 19.00 hours on weekdays, Monday to Friday.
- After 13.00 hours on Saturdays.
- Not permitted at any time on Sundays, Bank Holidays or Public Holidays.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people

could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

Air Quality.

During the construction / demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.

REASON: To contain dust arising from construction / demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

4. Duration of permission.

The prefabricated accommodation hereby granted permission is on a temporary basis for a period of 5 years from the date of the final grant of permission, after which time the temporary structure shall be removed from the site within six 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.

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5. Drainage - Irish Water.
 - (a) Prior to the commencement of development the applicant or developer shall enter into a water connection agreement(s) with Irish Water.
 - (b) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
 - (c) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.
REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.
6. Drainage - Surface Water.
 - (a) Include SuDS (Sustainable Drainage Systems) such a planter boxe/s, waterbutt/s,rain garden/s or other such SuDs in proposed development.
 - (b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.
 - (c) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.
 - (d) The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section.
REASON: In the interests of public health, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision.
7. Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.
8. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on

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the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

NOTE: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by

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Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

NOTE: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.

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REG. REF. SD22A/0097

LOCATION: Scoil Aonghusa Senior National School, Balrothery, Dublin 24

Colm Harte

**Colm Harte,
Senior Executive Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date:

30/5/22


Eoin Burke, Senior Planner