

# Comhairle Chontae Atha Cliath Theas

**PR/0691/22**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22A/0103      **Application Date:** 12-Apr-2022  
**Submission Type:** New Application      **Registration Date:** 12-Apr-2022

**Correspondence Name and Address:** Louis Burke The Studio, 33A, Wasdale Park,  
Terenure, Dublin 6

**Proposed Development:** First floor extension on the existing flat roofs  
between the GP room and Classroom Block on the  
north/east side, over the shelter on the south side and  
over the utility areas on the west side; accommodate  
a new Staff Room, Staff Toilets and 4 Resource  
Rooms and will link, at first floor level, the main  
classroom block on the east side to the classroom  
block on the west side of the campus.

**Location:** Ballyroan Boys National School, Ballyroan Road,  
Ballyroan, Dublin 16

**Applicant Name:** Ciaran Ahern - Chairperson Board of Management

**Application Type:** Permission

(AOCM)

### **Description of Site and Surroundings:**

Site Area: stated as 0.65 hectares

#### Site Description:

The application site contains Ballyroan Boys National School. The site currently comprises a two-storey school building with several temporary prefab structures. Ballyroan Road and the Owendoher River bounds the site to the south east.

#### Site visited:

18 May 2022

### **Proposal:**

**Permission** is sought for the following:

- Flat roof, first floor extension (161 sq.m) comprising a staff room, staff toilets and 4 no. resource rooms
- Internal alterations to improve universal accessibility (noted from drawings)

# Comhairle Chontae Atha Cliath Theas

**PR/0691/22**

## **Record of Executive Business and Chief Executive's Order**

### **Zoning:**

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*.

### **Consultations:**

Surface Water Drainage – No objection, **conditions** recommended

Irish Water – No objection, **conditions** recommended

Roads – No objection, **conditions** recommended

Parks – No objection

Environmental Health – No objection, **conditions** recommended

### **Submissions/Observations /Representations**

Submission expiry date – 16/05/2022

No submissions or observations received

### **Relevant Planning History**

**SD21A/0332:** Construction of a single storey two classroom and resource room prefabricated building on the eastern side of the main school building; ancillary works will include the removal of a storage shed and container and forming a link to the proposed structure through the main building including a new access door from the central playground; one of the classrooms in the existing prefabricated building on the west side will be relocated to the new structure and the area within that building will revert to resource room use. **Application withdrawn following request for additional information.**

**SD18A/0278: Permission granted** for construction of first floor classroom and resource room extension over the existing classroom and ancillary areas on the western side of the existing school buildings. The works will involve the conversion of the existing ground floor resource room into an accessible toilet.

**SD12A/0213: Permission granted** for demolition of part of the single storey shelter building to the western side in order to construction of a single storey classroom and single storey resource room extension.

**SD12A/0110: Permission granted** for extensions and modifications to existing school building comprising:

- Two storey 'in-fill' extension to the front/northeast of the existing school building (between existing 'general purpose hall and library' block to immediate northwest and 'principal's room/bookstore/administrative room/classroom' block to immediate southeast), maintaining front building line of existing adjacent general purpose hall/library, with mono-pitch roof maximum 7.9m in height,

# Comhairle Chontae Atha Cliath Theas

**PR/0691/22**

## **Record of Executive Business and Chief Executive's Order**

- Two storey extension to side/southeast of existing school building, projecting c.4m from existing side building line of school, maintaining front building line of existing adjacent 'principal's room/bookstore/administrative room/classroom' block (to immediate southeast), with mono-pitch roof maximum 8.5m in height.

**SD11A/0162: Permission granted** for construction of single storey resource room extension to the southern end of the existing prefabricated building at the southwest corner.

**SD08A/0840: Permission granted** for a single storey 80m<sup>2</sup> prefabricated classroom building to replace an existing similar building on site. **Significant Further Information:** a single storey prefabricated classroom building to replace existing similar buildings. The floor area of the development is increased from 80sq.m. to 239sq.m. to include the area coloured blue on the application drawings previously considered exempt development.

### **Relevant Enforcement History**

**S7290:** Potential building in excess of height granted. Case closed as construction complied with permission.

### **Pre-Planning Consultation**

None recorded for subject site.

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

*Section 3.11.0 Educational Facilities*

*Community Infrastructure (C) Policy 9 – Primary and Post-Primary Facilities*

*C9 Objective 5:*

*To support and facilitate the extension of existing school facilities, based on identified needs, subject to appropriate safeguards in relation to traffic management and the amenities of the area.*

*C9 Objective 6:*

*To ensure schools are located so as to promote walking and cycling, including the provision of adequate secure bicycle storage in all schools.*

*C9 Objective 11:*

*To facilitate the development of all new schools and extensions planned as part of the Government's School Building Programme 2016-2021.*

*10.1.1 South Dublin Spatial Energy Demand Analysis (SEDA)*

*E2 Objective 6:*

*To require, where feasibly practical and viable, the provision of PV solar panels in new public buildings (eg Council buildings, school buildings, hospitals, health centres, community centres, sports facilities, libraries, Garda stations etc), for electricity generation/storage and/or water*

# Comhairle Chontae Atha Cliath Theas

**PR/0691/22**

## **Record of Executive Business and Chief Executive's Order**

*heating so as to reduce energy costs, minimise carbon emissions and reduce our dependence on imported fossil fuels.*

*E2 Objective 8:*

*To require, where feasibly practical and viable, the provision of green roofs for all new public buildings (Council buildings, school buildings, hospitals, community centres, sports facilities, libraries, Garda stations etc), to assist in flood alleviation, insulation and improved biodiversity, and to actively promote these measures where appropriate in new commercial and industrial buildings.*

*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).*

*Section 11.4.1 – Bicycle Parking Standards*

*Section 11.4.2 – Car Parking Standards*

*Section 11.4.3 – Car Parking for Electric Vehicles*

*Section 11.4.5 – Traffic and Transport Assessments*

*Section 11.6.0 – Infrastructure and Environmental Quality*

*Section 11.6.3 – Environmental Hazard Management*

*Section 11.7.0 – Energy*

*Section 11.8.0 – Environmental Assessment*

### **Relevant Government Guidelines**

*The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities, DES & DEHLG (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, OPW (November 2009).*

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

# Comhairle Chontae Atha Cliath Theas

**PR/0691/22**

## **Record of Executive Business and Chief Executive's Order**

### **Assessment**

The main issues for assessment concern the following:

- Zoning and Council Policy
- Residential and Visual Amenity
- Roads
- Parks
- Services, Drainage and the Environment
- Environmental Health
- Appropriate Assessment
- Environmental Impact Assessment

### **Zoning and Council Policy**

The subject site is zoned RES, with the zoning objective *'To protect and/or improve Residential Amenity'*. 'Education' uses are 'Open for Consideration' under this zoning objective, and the site has a long-established school use.

Policy C9 of Community Infrastructure Primary and Post-primary Facilities - Objective 5 states it is an objective of the Plan, *'to support and facilitate the extension of existing school facilities, based on identified needs, subject to appropriate safeguards in relation to traffic management and the amenities of the area.'*

It is noted that there is significant policy support within the County Development Plan to provide for additional school places. In this regard, the principle of providing additional local educational facilities to meet local shortfalls is generally consistent with the zoning objectives and policies of the County Development Plan.

### **Residential and visual amenity**

The proposed first floor extension would provide additional staff facilities and resource rooms. The extension would be a permanent addition to the school.

The extension would have a concrete brick façade with aluminium windows, to match the existing school building. The extension would have a flat roof and be consistent with the height of the existing school buildings, matching the height of the eastern block, being approximately 0.6m higher than the two-storey general purpose room to which the extension would sit behind, and being approximately 1.5m below the maximum height of the western block extension.

Internally, works would include the provision of accessible toilets on the ground floor and the provision of a platform lift access, improving the universal accessibility of the school. These alterations are considered acceptable, and desirable.

# Comhairle Chontae Atha Cliath Theas

PR/0691/22

## Record of Executive Business and Chief Executive's Order

While the first-floor addition would be located proximate to the eastern boundary with residential dwellings, the impact of the extension is not considered to be significant. The site is approximately 0.4m lower than the house to the east, assisting in limiting the overbearing impact and reducing potential impacts of loss of light and overshadowing. In addition, a distance of 6m would be maintained to the site boundary. While there would be windows on the eastern elevation, these are not considered to contribute to additional negative overlooking given the purpose of these rooms, as resource rooms, and the fact that the main hours of operation would not conflict with the main hours of operation of the dwellings to the east. In this regard the extension is considered acceptable with regard to privacy and amenity.

Having regard to the above it is considered that the proposal would be acceptable in terms of residential and visual amenity.

### Roads

The Roads Department has reviewed the application and has stated no objection. Their report recommends the following **conditions** in the event of a grant:

1. *Prior to commencement of development a Construction Traffic Management Plan shall be agreed with the roads department. The agreed plan, along with the written agreement of the roads department shall be lodged to the planning file. The written commitment of the developer to implement the agreed plan shall also be lodged to the file. Plan to include among other items:*
  - a. *Wheel washing details*
  - b. *Site worker parking details*
  - c. *Dust suppression measures*
  - d. *Road sweeper arrangements if the situation requires it*
  - e. *Materials compound/site hut*
2. *Prior to commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority.*

The recommended **conditions** are considered appropriate in the event of a grant to ensure minimal disruption to the operation of the school during construction and the ensure the amenity of the area is protected.

### Parks

The Parks Department has reviewed the application and has stated that they have 'no specific observations or comments to make in relation to this proposed development.'

### Services, Drainage and the Environment

# Comhairle Chontae Atha Cliath Theas

PR/0691/22

## Record of Executive Business and Chief Executive's Order

Water Services have reviewed the application and have stated no objection. Their Report recommends the following **condition** is attached in the event of a grant:

*1.1 The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:*

- *Rain Gardens*
- *Water Butts*
- *Planter boxes with overflow connection to the public surface water sewer.*
- *Permeable Paving*
- *Grasscrete*

This condition is considered appropriate in the event of a grant to ensure the provision of SuDS on site, given its location proximate to the Owendoher River and the amount of hardstanding present.

Irish Water has reviewed the application and has stated no objection. Their report recommends standard **conditions** that all development must comply with Irish Water Standards codes and practices. These **conditions** are considered appropriate in the event of a grant of permission.

### Environmental Health

Environmental Health has reviewed the application and has stated no objection subject to the following **conditions**:

*1. Noise*

*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.*

# Comhairle Chontae Atha Cliath Theas

**PR/0691/22**

## **Record of Executive Business and Chief Executive's Order**

### *1. 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.*

It is considered appropriate to attach the above **conditions** in the event of a grant to ensure the protection of public health and to prevent nuisance being caused as a result of the works, especially if works are to be undertaken during term time.

### **Screening for Appropriate Assessment**

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of an extension to an existing school.

Having regard to:

- the small scale and educational 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.

### **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 real 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.

Other Considerations

### **Development Contributions**

Additional floor area: 161 sq.m

Assessable area: Nil (non-fee-paying primary school)

# Comhairle Chontae Atha Cliath Theas

**PR/0691/22**

## **Record of Executive Business and Chief Executive's Order**

### **SEA Monitoring Information**

Building Use Type Proposed:	Education facility extension
Floor Area:	161 sq.m
Land Type:	Urban Consolidation
Site Area:	0.65 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 educational facilities.

### **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.

# Comhairle Chontae Atha Cliath Theas

**PR/0691/22**

## **Record of Executive Business and Chief Executive's Order**

2. **Construction Traffic Management Plan**  
Prior to commencement of development a Construction Traffic Management Plan shall be agreed with the Planning Authority, including
  - a. Wheel washing details
  - b. Site worker parking details
  - c. Dust suppression measures
  - d. Road sweeper arrangements if the situation requires it
  - e. Materials compound/site hutREASON: To ensure the protection of the areas amenities and minimise traffic hazards
3. **Construction & Demolition Waste Management Plan**  
Prior to commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority.  
REASON: To ensure the appropriate disposal of construction and demolition waste
4. **Sustainable Urban Drainage Systems**  
The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:
  - Rain Gardens
  - Water Butts
  - Planter boxes with overflow connection to the public surface water sewer.
  - Permeable Paving
  - GrasscreteThe applicant shall submit a drawing confirming proposed SuDS measures for the written agreement of the Planning Authority, prior to the commencement of development.  
REASON: To ensure the adequate provision of SuDS
5. **Drainage - Irish Water.**
  - (a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
  - (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.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.

# Comhairle Chontae Atha Cliath Theas

**PR/0691/22**

## **Record of Executive Business and Chief Executive's Order**

### 6. Noise

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 as follows:

- 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.

### 7. 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.

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: 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.

**Comhairle Chontae Atha Cliath Theas**

**PR/0691/22**

**Record of Executive Business and Chief Executive's Order**

**REG. REF. SD22A/0103**

**LOCATION: Ballyroan Boys National School, Ballyroan Road, Ballyroan, Dublin 16**

*jjohnston*  
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**Jim Johnston,**  
**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:** 7/6/22

*Eoin Burke*  
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**Eoin Burke, Senior Planner**