



Planning Department,  
South Dublin County Council  
County Hall  
Tallaght,  
Dublin 24,  
D24 A3XC

DATE : 27 / 05 / 22

REF : 2350.PL.4.01.001L

SUBJECT : Planning Application for Phase 1 partial-Demolitions, Refurbishment and new circulation link Extension to the existing Loreto Abbey Complex, a protected structure, at the Grange Rd Loreto Rathfarnham for use as Gaelcholáiste an Phiarsaigh.

Dear Sirs,

On behalf of our client, The Department of Education is applying for permission for development at Loreto Abbey Rathfarnham for phase 1 (of a 2-phase future masterplan) partial-demolitions, refurbishment and a new circulation link extension to the existing Loreto Abbey Complex, protected structures (RPS no.s 252 and 253) at the Grange Road Loreto Rathfarnham for use as Gaelcholáiste an Phiarsaigh.

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The proposed Phase 1 works shall consist of:

- Partial demolitions of 2-storey link and toilet extensions;
- Construction of a new 787m<sup>2</sup> replacement four storey glazed circulation extension linking the existing 1725 Georgian House and 1890's St. Anne's buildings;
- Refurbishment works to the existing 1725 Georgian House and 1890's St. Anne's buildings, with works to the ground floor of the 1903 Gymnasium Building (all forming part of the protected structure RPS no. 253) totalling 3,854m<sup>2</sup>;
- Demolition of 20th Century extension to, and holding works for future re-use, to Northern Gate Lodge (RPS No. 252);
- Construction of temporary school prefabricated toilet accommodation for school use during the phasing of the main construction works;
- On-site drop-off, set-down and vehicular parking provisions, and associated off-site works adjoining the shared access road / right of way with the Loreto Abbey Apartment Development;
- All associated hard- and soft- surface play areas, bicycle parking area and landscaping, boundary treatments;
- Associated surface water attenuation, foul and surface water drainage connections, site works and ancillary services.

#### SCHEDULE OF DOCUMENTS ACCOMPANYING APPLICATION

Please find enclosed the following documents as a planning application for the above:

A single copy of:



- Completed South Dublin County Council Planning Application Form
- Application Fee – exempt from fees. This application is being made by the Department of Education. The proposed development is intended for educational and community use and is not for profit or gain. Therefore, in accordance with Article 157 of the Planning and Development Regulations 2001, there is no fee payable for this planning application.
- Original sheet of Newspaper notice – The Herald dated 27<sup>th</sup> May 2022
- A copy of the Site Notice as erected on the 27<sup>th</sup> May 2022

Ten copies of:

- offsite works letter of agreement thereto of Loreto Property Management CLG dated 13/05/22;
- A3 Site Location OS Map, (scale 1:1000);
- The Planning Design Statement report prepared by SJK Architects with appendices in relation to:
  - Asbestos;
  - Archaeology;
  - Ecology - Bats;
  - Arborist report.
- The Conservation & Architectural Heritage Impact Assessment and Conservation Method Statements Report prepared by Fitzgerald Kavanagh and Partners;
- The Civil and Structural and Traffic Engineering reports prepared by DBFL Consulting Engineers:
  - 190187-DBFL-XX-XX-RP-C-0001 Infrastructure Design Report;
  - 190187-DBFL-XX-XX-RP-C-0002 Site Specific Flood Risk Assessment.
  - Ground Investigations Ireland Ground Investigations Report
  - 190187-DBFL-TR-XX-RP-C-0001 TTA;

Ten copies of DRAWINGS as per schedule of drawings attached.

- Architectural drawings prepared by SJK Architects
- Civil Structural and Traffic engineering drawings prepared by DBFL Consulting Engineers.
- Mechanical and Electrical Engineering site lighting drawing prepared by BDP.

#### PLANNING CONTEXT

The application relates to refurbishment, upgrade and modifications to the existing Loreto Abbey complex, Rathfarnham, a protected structure, historically in educational use, with the express outcome of continuance in educational use of these important historic structures into the 21<sup>st</sup> Century for Gaelcholáiste an Phiarsaigh, a co-educational Irish-language secondary school with a projected enrolment of 500 pupils.



The existing arrangement of buildings has been examined and the optimum masterplan reuse of historic buildings for continued education use has been thoroughly examined by this Design Team in collaboration with the Department of Education since the Design Team's appointment to the project in early 2020. The Department of Education has confirmed capital funding for the Gaelcholáiste an Phiarsaig project Phase 1 works as proposed in this planning application, with funding for the completed Phase 2 / Masterplan completion works to be subject of a follow-on planning application.

The proposed refurbished Loreto Abbey incorporates an adaptive re-use layout for a contemporary secondary school, as developed by the Department of Education, and proposes an entirely appropriate continuance of educational use at these beautiful historic buildings. This is made possible by the proposed focused strategic demolitions and intervention of a proposed new 4-storey circulation link, providing universal access and accessibility throughout for Gaelcholáiste an Phiarsaigh students of all abilities.

We hope South Dublin County Council will look favourably on this application.

Yours Sincerely,

Dermot McCabe  
Director

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Encl.



## 2350 Gaelcholáiste an Phiarsaigh

### PLANNING APPLICATION - SCHEDULE OF SJK DRAWINGS

	Job - Stage	-zone-	Drg. No.	Title	Scale	Paper size
1	2350-SJK-S2B	-0-	001	Site Plan-Existing	1:500	A1
2	2350-SJK-S2B	-0-	002	Site Plan-Proposed Phase 1	1:500	A1
3	2350-SJK-S2B	-0-	003	Site Plan-Demolitions	1:500	A1
4	2350-SJK-S2B	-0-	004	Site Plan-Tree removal Phase 1	1:500	A1
5	2350-SJK-S2B	-0-	010	Site Plan- Phasing of Works 1-1	1:500	A1
6	2350-SJK-S2B	-0-	011	Site Plan- Phasing of Works 1-2	1:500	A1
7	2350-SJK-S2B	-0-	013	Site Plan-Off-site Works	1:500	A1
8	2350-SJK-S2B	-0-	014	Site Plan-Right-of-Way	1:500	A1
9	2350-SJK-S2B	-0-	020	Site Plan-Proposed Phase 2	1:500	A1
10	2350-SJK-S2B	-0-	100	Ground Floor Plan-Existing	1:250	A1
11	2350-SJK-S2B	-0-	101	First Floor Plan-Existing	1:250	A1
12	2350-SJK-S2B	-0-	102	Second Floor Plan-Existing	1:250	A1
13	2350-SJK-S2B	-0-	103	Third Floor Plan-Existing	1:250	A1
14	2350-SJK-S2B	-0-	104:	Roof Plan-Existing	1:250	A1
15	2350-SJK-S2B	-0-	120	Ground Floor Plan-Demolitions	1:250	A1
16	2350-SJK-S2B	-0-	121	First Floor Plan- Demolitions	1:250	A1
17	2350-SJK-S2B	-0-	122	Second Floor Plan- Demolitions	1:250	A1
18	2350-SJK-S2B	-0-	123	Third Floor Plan- Demolitions	1:250	A1
19	2350-SJK-S2B	-0-	124	Roof Plan- Demolitions	1:250	A1
20	2350-SJK-S2B	-1-	180	Ground Floor Plan-Proposed	1:100	A1
21	2350-SJK-S2B	-1-	181	First Floor Plan- Proposed	1:100	A1
22	2350-SJK-S2B	-1-	182	Second Floor Plan- Proposed	1:100	A1
23	2350-SJK-S2B	-1-	183:	Third Floor Plan- Proposed	1:100	A1
24	2350-SJK-S2B	-1-	184	Roof Plan- Proposed	1:100	A1
25	2350-SJK-S2B	-2-	190	Ground Floor Plan-Proposed	1:100	A1
25	2350-SJK-S2B	-0-	200	Elevations/Sections (A-A, B-B, C-C)-Existing	1:250	A1
27	2350-SJK-S2B	-0-	201	Elevations/Sections (D-D, E-E)-Existing	1:250	A1
28	2350-SJK-S2B	-0-	240	Elevations/Sections (A-A, B-B, C-C)-Proposed	1:250	A1
29	2350-SJK-S2B	-0-	241	Elevations/Sections (D-D, E-E)- Proposed	1:250	A1
30	2350-SJK-S2B	-0-	250	Elev./Sections (1-1)-Proposed	1:100	A1
31	2350-SJK-S2B	-0-	251	Elev./Sections (2-2)-Proposed	1:100	A1
32	2350-SJK-S2B	-0-	252	Elev./Sections (3-3)-Proposed	1:100	A1
33	2350-SJK-S2B	-0-	253	Elev./Sections (4-4)-Proposed	1:100	A1
34	2350-SJK-S2B	-0-	254	Elev./Sections (5-5)-Proposed	1:100	A1
35	2350-SJK-S2B	-0-	255	Elev./Sections (6-6)-Proposed	1:100	A1
35	2350-SJK-S2B	-A-	350	Conservation Sections (Block A)-Proposed	1:50	A1
36	2350-SJK-S2B	-A-	351	Conservation Sections (Block A)-Proposed	1:50	A1



37	2350-SJK-S2B	-B-	352	Conservation Sections (Block B)-Proposed	1:50	A1
38	2350-SJK-S2B	-B-	353	Conservation Sections (Block B)-Proposed	1:50	A1

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**Ten copies of the Civil and Structural engineering drawings prepared by DBFL Consulting Engineers.**

190187-DBFL-CS-SP-DR-C-1311 Foul Drainage Layout  
190187-DBFL-CS-SP-DR-C-1312 Surface Water Layout  
190187-DBFL-CS-SP-DR-C-5001 Drainage Typical Details Sheet 1  
190187-DBFL-CS-SP-DR-C-5002 Drainage Typical Details Sheet 2  
190187-DBFL-CS-SP-DR-C-5003 Drainage Typical Details Sheet 3

190187-DBFL-RD-SP-DR-C-1211 Roads Layout  
190187-DBFL-RD-SP-DR-C-5001 Typical Road Construction Details Sheet 1  
190187-DBFL-RD-SP-DR-C-5002 Typical Road Construction Details Sheet 2  
190187-DBFL-RD-SP-DR-C-5003 Typical Road Construction Details Sheet 3  
190187-DBFL-RD-SP-DR-C-5004 Typical Road Construction Details Sheet 4

190187-DBFL-WM-SP-DR-C-1411 Watermain Layout

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**Ten copies of the Mechanical and Electrical Engineering site lighting drawing prepared by BDP.**

(ME)E001 Site Services Site Services

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