

Comhairle Chontae Atha Cliath Theas

PR/0783/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0127 **Application Date:** 29-Apr-2022
Submission Type: New Application **Registration Date:** 29-Apr-2022

Correspondence Name and Address: Bright Design Architects 4, Seafield Park,
Booterstown, Co. Dublin

Proposed Development: Construction of a single storey (staff room) extension to the front (southeast) of the school (including a rooflight); construction of a single storey classroom extension to the rear (northwest) of the school; All associated elevational changes, internal alterations, site, landscaping and ancillary works.

Location: St. Kevin's Girls National School, Treepark Drive,
Kilnamanagh, Dublin 24

Applicant Name: The Board of Management

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 2.5 Hectares on the application form.

Site Visit: 31st of May 2022.

Site Description

The subject site is located in Kilnamanagh on Treepark Road. The site comprises of 2 no. school buildings, surface car parking, hard surfacing and landscaping. The school in the north-west of the site is St. Kevin's Girls National School, the subject of this application. The school building is irregular in shape and largely single storey. This is apart from a taller element in the centre of the building and a two storey element to the north-east with a link to the main school building. The site is vehicularly accessed off Treepark Road. The site neighbours Treepark Road to the south-east, a church, public open space and residential development on Treepark Avenue to the south-west, public open space to the north-west and the rear gardens of residential development on Elmcastle Green to the north-east.

Proposal

Permission is being sought for the construction of a single storey (staff room) extension to the front (southeast) of the school (including a rooflight); construction of a single storey classroom extension to the rear (northwest) of the school; All associated elevational changes, internal alterations, site, landscaping and ancillary works.

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Zoning

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

Consultations

Water Services – additional information requested.

Irish Water – no report received.

Roads Department – no objection subject to conditions.

Public Realm – no specific observations or comments to make.

SEA Sensitivity Screening – overlaps in part with the Area of Archaeological Potential of Record of Monument and Place Duchas No. 021-089 Kilnamanagh Settlement Site and 022-005 Kilnamanagh, Tallaght Castle 'Site Of', Church, Holy Well, Ecclesiastical Enclosure, Graveyard. The proposed development is not located within this area.

Submissions/Observations /Representations

A representation has been received from Councillor Charlie O'Connor which states that *"I wish to strongly support Planning Application SD22A/0127 at St. Kevin's Schools, Kilnamanagh, Tallaght, Dublin 24"*.

This has been taken into consideration in the assessment of this application.

Relevant Planning History

Subject site

SD14A/0013

Construction of a single storey extension to the rear (north east) of the existing boys school between Blocks C & F, to accommodate a disabled toilet/assisted bathroom, access corridor and all ancillary works. **Permission granted.**

SD05A/0331

New door, ramp & changes to south elevation and playground surround to south block. **Permission granted.**

Relevant Enforcement History

None identified in APAS.

Pre-Planning Consultation

None identified in APAS.

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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

Policy C9 (a)

It is the policy of the Council to work in conjunction with the relevant education authorities to promote and support the provision of primary and post-primary schools in the County.

Policy C9 (b)

It is the policy of the Council to engage with the Department of Education and Skills and to support the Department's School Building Programme by actively identifying sites for primary and post primary schools at suitable locations, based on forecast need.

C9 Objective 1:

To engage with the Department of Education and Skills and support the Department's School Building Programme by actively identifying sites for primary and post primary schools, based on forecast need.

C9 Objective 2:

To support and facilitate the provision of additional post primary schools in Kingswood (Tallaght); Lucan; Saggart/ Citywest; Newcastle/ Rathcoole; and Ballycullen/ Firhouse/ Knocklyon areas.

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 7:

To promote and support schemes that facilitate the shared use of sufficient school facilities, particularly at planning stage, such as sports halls, ball courts and all-weather pitches for community use outside of school hours and support the co-location of pre and after-school childcare facilities on new primary school developments.

C9 Objective 8:

To promote the provision for accommodation for special education and Autism Spectrum Disorder (ASD) classes in more schools; and to seek that applications relating to the development of new schools and/or school extensions should include provision for accommodation for Special Education and ASD classes where a demonstrated local need exists, as confirmed with the Department of Education and Skills.

C9 Objective 9:

To ensure all proposals for new schools make adequate and sufficient provision for both 'drop off' and parking spaces for staff and parents with a view to safe and manageable traffic flows.

C9 Objective 11:

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

C9 Objective 12:

To ensure the provision of adequate indoor and outdoor school sports facilities for all new and existing schools in the County, based on identified need and in line with the final population of the school.

Section 3.14.0 Community Infrastructure Delivery

Section 3.15.0 Universally Accessible Community Facilities

Policy C13 Accessibility

6 Transport & Mobility

Section 6.3.0 Walking And Cycling

TM3 Objective 2:

To ensure that connectivity for pedestrians and cyclists is maximised in new communities and improved within existing areas in order to maximise access to local shops, schools, public transport services and other amenities, while seeking to minimise opportunities for anti-social behaviour and respecting the wishes of local communities.

TM3 Objective 5:

To provide that planning permissions granted for the development of all new schools or for existing schools where 25% or greater expansion in classrooms is proposed, should include a requirement for the provision of cycle paths from the school to join the nearest cycle network, where feasible.

Section 6.3.2 Local Permeability Improvements

Section 6.3.3 Green Schools

Section 6.4.4

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

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11 Implementation

Section 11.2.7 Building Height

Section 11.3.12 Educational Facilities

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 11.4.6 Travels Plans

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).

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).

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:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Access and Parking;
- Services and Drainage;
- Environmental Impact Assessment; and
- Appropriate Assessment.

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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. Under this zoning objective 'Education' is Open for Consideration'. The proposed development is for alterations and extensions to an existing education use.

It is Council policy, Policy C9 Objective 5 of the County Development 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 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.

Visual and Residential Amenity

The proposed development would comprise the construction of a single storey (staff room) extension to the front (southeast) of the school (including a rooflight) and a single storey classroom/multipurpose room extension to the rear (northwest) of the school. The total area of the extensions would be approx. 86.4sq.m. Associated elevational changes, internal alterations, site, landscaping and ancillary works are required to cater for these extensions.

The southeast extension would extend the existing staff room and measure approx. 6.6m by 4.6m. The part of the building it is extending from has a low pitched roof. The extension would extend and align with this roof. The north west extension is irregular in shape and would extend from the existing link between the single storey element of the school and the two storey element. This extension would have a mono-pitch roof approx. 3.3m to 3.6m in height. This would align with the height of the building it would extend from.

The proposed materials and finishes of the extension would match existing. The extensions would largely sit within the bulk of the school building complex and are considered to be visually acceptable. The extensions would be well setback from neighbouring residential properties. The proposal would be visually acceptable and would not adversely impact residential amenity.

Access and Parking

The Roads Department have reviewed the proposed development and have no objection subject to conditions:

Car Parking:

The construction of the new staff room to the front of the school will result in a loss of 2 No. car parking spaces.

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The construction of the new classroom to the rear will have no effect on traffic movement or car parking.

The proposed extensions would leave 2 No. Mobility Impaired Parking Spaces for the school along with at least 49 No. Standard Car Parking Spaces which appear to be shared with the adjacent St. Kevin's Boys National School. The Roads Department considers this an adequate number of car parking spaces for a school of this size.

Mobility Management Plan:

Due to the expansion of the school, an updated Mobility Management Plan should be submitted by the applicant. The plan shall include the promotion of public transport and active travel modes for school journeys. School Management should refer to the NTA "Toolkit for School Travel" when adopting a plan.

No Roads objections subject to the following conditions:

1. A Mobility Management Plan is to be completed within six months of opening of the proposed extensions. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority. REASON: In the interest of sustainable transport.

The report from the Roads Department is noted and should be **conditioned** as such in the event of a grant of permission.

Services and Drainage

Water Services have reviewed the proposed development and request additional information in relation to surface water:

The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

Examples of SuDS include but not limited to the following:

- *Green Roofs*
- *Grasscrete*
- *Permeable Paving*

The report from Water Services is noted. The request for additional information regarding surface water is noted. Given the scale and nature of the development it is considered that SUDS can be appropriately addressed via **condition**.

No report was received from Irish Water. Notwithstanding this it is noted that the proposed development is for small scale extensions to an existing school and no new connections are proposed.

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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. The subject site is not located within nor within close proximity to a European site. The development involves extensions to an existing school building.

Having regard to:

- the small scale and nature of the development,
- the location of the development in a serviced 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.

Development Contributions

Extension to school 86.4sq.m

SEA monitoring

Building Use Type Proposed: Residential

Floor Area: 86.4sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 2.5 Hectares.

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022,
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that, subject to the conditions set out below, the proposed development would be in compliance with Council policy, 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.

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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.
2. Mobility Management Plan
Within six months of the opening of the proposed extensions the applicant/developer shall submit for the written agreement of the Planning Authority a Mobility Management Plan.
REASON: In the interest of sustainable transport.
3. Drainage - Surface Water.
The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section. In this regard, prior to the commencement of development, the applicant/developer shall submit for the written agreement of the Planning Authority a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.
Examples of SuDS include but not limited to the following:
 - Green Roofs
 - Grasscrete
 - Permeable PavingREASON: 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.

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4. Drainage - Foul and Water.

(a) 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.

(b) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

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.

5. 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.

6. 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 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

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- 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 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.


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REG. REF. SD22A/0127

LOCATION: St. Kevin's Girls National School, Treepark Drive, Kilnamanagh, Dublin 24

p.p. 
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: 23/6/22


Eoin Burke, Senior Planner