

SD22A/0153.

PLANNING APPLICATION FORM

SOUTH DUBLIN COUNTY COUNCIL



PLANNING COUNTER

30 MAY 2022

PLANNING APPLICATION FORM

Form No. 2 of Schedule 3 to the Planning and Development Regulations 2006 and Planning and Development (Amendment) (No. 3) Regulations 2015

Planning Department, County Hall, Town Centre, Tallaght, Dublin 24.
Tel: (01) 4149000 Fax: (01) 4149104 Email: planning.dept@sdublincoco.ie

PLEASE NOTE THAT INFORMATION SUBMITTED WITH A PLANNING APPLICATION WILL BE AVAILABLE TO VIEW ON THE PUBLIC FILE AND ON THE COUNCIL'S WEBSITE WITH THE EXCEPTION OF CONTACT DETAILS OF APPLICANTS www.sdublincoco.ie

STANDARD PLANNING APPLICATION FORM & ACCOMPANYING DOCUMENTATION:
Please read directions & documentation requirements at back of form before completion.

All questions relevant to the proposal being applied for must be answered.

Non-relevant questions: Please mark N/A

Please ensure all necessary documentation is attached to your application form.

Failure to complete this form or attach necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application.

DATA PROTECTION

All planning applications are made available for public inspection and each week lists of planning applications received and planning decisions are published on www.sdublincoco.ie

The publication of planning applications by planning authorities may lead to applicants being targeted by persons engaged in direct marketing. In response to a request from the Data Protection Commissioner, you are given an opportunity to indicate a preference with regard to the receipt of direct marketing arising from the lodging of a planning application.

If you are satisfied to receive direct marketing please tick this box.

The use of the personal details of planning applications, including for marketing purposes, may be unlawful under the Data Protection Acts 1988-2003 and may result in action by the Data Protection Commissioner against the sender, including prosecution.

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1. Name of Relevant Planning Authority:

SOUTH DUBLIN COUNTY COUNCIL

2. Location of Proposed Development:

Postal Address or Townland or Location (as may best identify the land or structure in question)

Galecholáiste an Phiarsaigh, Loreto Abbey, Grange Road, Rathfarnham Dublin 14

Ordnance Survey Map Ref No (and the Grid Reference where available)¹

3391-09
Centre coordinates (ITM) 714607, 728274

3. Type of planning permission (please tick appropriate box):

Permission

Permission for retention

Outline Permission

Permission consequent on Grant of Outline Permission

4. Where planning permission is consequent on grant of outline permission*:

Outline Permission Register Reference Number: _____ n/a _____

Date of Grant of Outline Permission*: ____/____/____

***NOTE:** Permission consequent on the grant of Outline Permission should be sought only where Outline Permission was previously granted. Under S.36 3(a) of the Planning and Development Act 2000 (as amended) Outline Permission lasts for 3 years.

Outline Permission may not be sought for:

- (a) the retention of structures or continuance of uses, **or**
- (b) developments requiring the submission of an Environmental Impact Statement/I.P.C./Waste Licence **or**
- (c) works to Protected Structures or proposed Protected Structures.

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5. Applicant² (person/entity seeking planning permission not an agent acting on his/her behalf)

The Department of Education, Planning and Building Unit, Portlaoise Road, Tullamore, Co. Offaly

*Address(es) Must be supplied at end of this application form - **Question 26***

6. Where Applicant is a Company (registered under the Companies Acts 1963 to 1999)

Name(s) of company director(s)	N/A
Registered Address (of company)	N/A
Company Registration No.	N/A
Telephone No.	N/A
Email Address (if any)	N/A
Fax No. (if any)	N/A

7. Person/Agent acting on behalf of the Applicant (if any):

Name
SJK Architects
<i>Address To be supplied at end of this application form - Question 27</i>
<i>Should all correspondence be sent to the address provided in Question 27? (please tick appropriate box and note that <u>if the answer is 'No', all correspondence will be sent to the Applicant's address provided in Question 26</u>)</i>
Yes [<input checked="" type="checkbox"/>] No [<input type="checkbox"/>]

8. Person responsible for preparation of Drawings and Plans³ :

Name
Dermot McCabe
<i>Address Must be supplied at end of this application form - Question 28</i>

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9. Description of Proposed Development:

Brief description of nature and extent of development⁴ (This should correspond with the wording of the newspaper advert and site notice.)

The Department of Education is applying for permission for development at this site 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. The proposed Phase 1 works shall consist of:

- Partial demolitions of 2-storey link and toilet extensions;
- Construction of a new 787m² replacement four storey glazed circulation extension linking the existing 1725 Georgian House and 1890s St. Anne's buildings;
- Refurbishment works to the existing 1725 Georgian House and 1890s 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 3,854m²;
- 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.

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Brief description of nature and extent of development⁴ (This should correspond with the wording of the newspaper advert and site notice.)

Is mian leis An Roinn Oideachais cur isteach ar chead chun Céim 1 (de 2 chéim mar chuid de mháisitirphlean na todhchaí) den láithreán seo a fhorbairt, páirt-scartáil, athchóiriú agus síneadh nua nasc cúrsaíochta do Mhainistir Loreto mar a sheasann sí faoi láthair, déanmhais chosanta (TDC Uimhreacha 252 agus 253) ar Bhóthar na Gráinsí, Ráth Fearnáin, d'úsáid Ghaelcholáiste an Phiarsaigh. Mar chuid de na hoibreacha beartaithe do Chéim1 tá:

- Páirt-scartáil de nasc dhá stór agus síntí leithreas;
- Síneadh cúrsaíochta gloinithe ceithre stór nua de 787m² ag athnascadh an Tí Sheoirsigh 1725 atá ann le Foirgnimh 1890aidí Naomh Anna;
- Oibreacha athchóirithe ar an Teach Seoirseach 1725 agus ar fhoirgnimh 1890aidí Naomh Anna, le hoibreacha ar an mbunurlár den Fhoirgneamh Giomnásiam 1903 (ar fad mar chuid den déanmhais chosanta TDC Uimhir 253), 3845m² ina iomláine;
- Scartáil síneadh an 20ú haois den Teach Geata Ó Thuaidh agus oibreacha coinneála d'athúsáid sa todhchaí (TDC Uimhir 252);
- Tógáil chóiríocht leithris réamhdhéanta shealadach d'úsáid na scoile le linn do na príomhoibreacha a bheith á gcéimniú;
- Ionad seachadta ar an láthair, láthair thuirlingthe, soláthairtí páirceála d'fheithiclí agus oibreacha comhcheangailte lasmuigh den láthair le hais an bhóthair rochtana/cheart bhealaigh a roinntear le Forbraíocht Árasán Mhainistir Loreto;
- Gach plásóg imeartha chomhcheangailte idir dhromchla crua agus dromchla bog, ceantar pháirceáil rothar agus tírdhreachú, cóireálacha teorann;
- Tanúchán uisce dromchla comhcheangailte, naisc dhraenála uisce bréan agus uisce dromchla, oibreacha láithreáin agus seirbhísí coimhdeacha.

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10. Legal Interest of Applicant in the Land or Structure:

<i>Please tick appropriate box to show applicant's legal interest in the land or structure</i>	A. Owner X	B. Occupier
	C. Other X (Part)	
<i>Where legal interest is 'Other', please expand further on your interest in the land or structure</i>		
Part of the works are proposed on a shared right of way road in the ownership of the adjoining apartment development management company – letter of consent and map is attached.		
<i>If you are not the legal owner, please state the name and address of owner on the last page of this application form - Question 29. You must also supply a letter from the owner of consent to make the application as listed in the accompanying documentation</i>		

11. Site Area:

<i>Area of site to which the application relates in hectares</i>	1.59 ha
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12. Where the application relates to a building or buildings:

<p><i>Gross floor space⁵ of any existing building(s) in sq. m</i></p>	<p>Block A – St. Anne’s -</p>	1481 m2
	<p>Block B - Georgian House –</p>	2029 m2
	<p>Block C - Pugin Chapel not part of phase 1 application</p>	0 m2
	<p>Block D – Concert Hall (single room only included in this Phase 1 application on the western corner, between Blocks B&D) –</p>	45 m2
	<p>Block E - Sports Hall Refurbished <u>ground floor only</u> of Block E as multi-purpose hall in phase 1 application.</p>	382 m2
	<p>Block F - St Annes Link 2-storey link building</p>	174 m2
	<p>Block H – Northern Gatelodge</p>	55 m2
	<p>TOTAL existing buildings relating to application for phase 1 works</p>	4166 m2
<p><i>Gross floor space of proposed works in sq. m</i></p>	<p>New 4-storey Link area between Blocks A and B</p>	787 m2
<p><i>Gross floor space of proposed works in sq. m</i></p>	<p>"temporary school prefabricated toilet accommodation for school use during the phasing of the main construction works" / "temporary WC pods"</p>	c.37 m2
<p><i>Gross floor space of work to be retained in sq. m (if appropriate)</i></p>	<p>Block A – St. Anne’s -</p>	1481 m2
	<p>Block B - Georgian House –</p>	2029 m2
	<p>Block C - Pugin Chapel not part of phase 1 application</p>	0 m2
	<p>Block D – Concert Hall (single room only included in this Phase 1 application on the western corner, between Blocks B&D) –</p>	45 m2
	<p>Block E - Sports Hall Refurbished <u>ground floor only</u> of Block E as multi-purpose hall in phase 1 application.</p>	382 m2
	<p>Block H – Northern Gatelodge</p>	12 m2
	<p>TOTAL existing buildings relating to application for phase 1 works</p>	3949 m2

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12. Where the application relates to a building or buildings:

<i>Gross floor space⁵ of any existing building(s) in sq. m</i>	Block A – St. Anne's -	1481 m2
	Block B - Georgian House –	2029 m2
	Block C - Pugin Chapel not part of phase 1 application	0 m2
	Block D – Concert Hall (single room only included in this Phase 1 application on the western corner, between Blocks B&D) –	45 m2
	Block E - Sports Hall Refurbished <u>ground floor only</u> of Block E as multi-purpose hall in phase 1 application.	382 m2
	Block F - St Annes Link 2-storey link building	174 m2
	Block H – Northern Gatelodge	55 m2
	TOTAL existing buildings relating to application for phase 1 works	4166 m2
<i>Gross floor space of proposed works in sq. m</i>	New 4-storey Link area between Blocks A and B	787 m2
<i>Gross floor space of work to be retained in sq. m (if appropriate)</i>	Block A – St. Anne's -	1481 m2
	Block B - Georgian House –	2029 m2
	Block C - Pugin Chapel not part of phase 1 application	0 m2
	Block D – Concert Hall (single room only included in this Phase 1 application on the western corner, between Blocks B&D) –	45 m2
	Block E - Sports Hall Refurbished <u>ground floor only</u> of Block E as multi-purpose hall in phase 1 application.	382 m2
	Block H – Northern Gatelodge	12 m2
	TOTAL existing buildings relating to application for phase 1 works	3949 m2

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<i>Gross floor space of any demolition in sq. m (if appropriate)</i>	Block F - St Annes Link 2-storey link building and WC extensions to Block B	174 m ²
	Block H – Northern Gatelodge Extension	43 m ²
	TOTAL area of proposed demolitions	217 m²
Note: Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building i.e. floor areas must be measured from inside the external wall.		

13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

<i>Class of Development</i>	<i>Gross floor area in sq.m</i>
Education	4658m ²

14. In the case of residential development provide breakdown of residential mix. / dormitories

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses	N/A						
Apartments	N/A						

<i>Number of car-parking spaces to be provided</i>	Existing:	Proposed:	Total:
	N/A	N/A	N/A

15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

<i>Existing use⁶ (or previous use where retention permission is sought)</i>	<i>Educational (+ dormitories for boarders)</i>
<i>Proposed use (or use it is proposed to retain)</i>	<i>Educational</i>
<i>Nature and extent of any such proposed use (or use it is proposed to retain)</i>	<i>Educational</i>

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16. Social and Affordable Housing

Please tick appropriate box	YES	NO
<p><i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 as amended by the Urban Regeneration and Housing Act 2015 applies?</i>⁷</p> <p>If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details of how you propose to comply with Section 96 of Part V of the Act including, for example: (i) details of such part or parts of the land which is subject to the application of permission or is or are specified by the Part V Agreement, or houses situated on such aforementioned land or elsewhere in the Planning Authority's functional area proposed to be transferred to the Planning Authority or details of houses situated on such aforementioned land or elsewhere in the Planning Authority's functional area proposed to be leased to the Planning Authority or details of any combination of the foregoing and (ii) details of the calculations and methodology for calculating the values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions of Part V of the Act.</p> <p>If the answer to the above question is "yes" but you consider the development to be exempt by virtue of Section 97 of the Planning and Development Act 2000 (as amended)⁸, a copy of the Certificate of Exemption under Section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p>		X
<p>If the answer to the above question is "no" by virtue of Section 96(13) of the Planning and Development Act 2000 (as amended)⁹, details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.</p>		<i>Educational Use</i>

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17. Development Details

Please tick appropriate box	YES	NO
<p><i>Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?</i></p> <p>Note: If yes, newspaper and site notice must indicate fact.</p>	X	
<p><i>Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</i></p>		X
<p><i>Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994¹⁰</i></p>		X
<p><i>Does the application relate to work within or close to a European Site (under S.I. No.94 of 1997) or a Natural Heritage Area?</i></p>		X
<p><i>Does the proposed development require the preparation of an Environmental Impact Assessment Report¹¹ ?</i></p>		X
<p><i>Does the application relate to a development which comprises or is for the purposes of an activity requiring an integrated pollution prevention and control licence?</i></p> <p>Note: If yes, newspaper and site notice must indicate fact.</p>		X
<p><i>Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?</i></p> <p>Note: If yes, newspaper and site notice must indicate fact.</p>		X
<p><i>Do the Major Accident Regulations apply to the proposed development?</i></p>		X
<p><i>Does the application relate to a development in a Strategic Development Zone?</i></p> <p>Note: If yes, newspaper and site notice must indicate fact.</p>		X
<p><i>Does the proposed development involve the demolition of any structure¹² ?</i></p> <p>Note: Demolition of a habitable house requires planning permission.</p>	X	

18. Site History

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Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded?

Yes [] No [X]

If yes, please give details e.g. year, extent

N/A

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes [] No [X]

If yes, please give details.

N/A

Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes [X] No []

If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:

Reference No.: SD16A/0154 Date: GRANT PERMISSION 11/07/2016

Reference No.: SD19A/0368 Date: GRANT PERMISSION 06/07/2020

Reference No.: ED17/0057 Date: Exemption for Repair works 2017

Reference No.: S00A/0554 Date: GRANT PERMISSION 2021

There were 7 further planning applications dated 2002 – 2007 relating to modifications and retentions to the permission granted under Reference No.: S00A/0554

*If a **valid** planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001-2006 as amended.*

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development ¹³ ?

Yes [] No [X]

An Bord Pleanála Reference No.:

*(Note: the Appeal must be **determined or withdrawn before** another similar application can be made).*

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Existing New

Public Sewer Conventional septic tank system

Other on-site treatment system Please specify

Proposed Surface Water Disposal

Public Sewer/Drain Soakpit

Watercourse Other Please specify

Sustainable urban drainage and percolation proposals included

21. Details of Public Notice

Approved newspaper ¹⁵ in which notice was published	The Herald
Date of publication	27 th May 2022
Date on which site notice was erected	27 th May 2022

22. Application Fee

Fee Payable	€0 - Exempt
<p>Basis of Calculation</p> <p>Please see fee notes available on Council website www.sdcc.ie</p>	<p>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.</p>

SUPPLEMENTARY INFORMATION

(Sections 23 - 25)

23. Is it proposed that the Development will: (please tick appropriate box)¹⁹: (see note 19)

- A Be **Taken in Charge** by the County Council (No)
- B Be maintained by **an Estate Management Company** (N/A)
- C In **part be Taken in Charge and part maintained** by an Estate Management Company
(Already in charge of Loreto property Managent CLG)

In the case of B or C please submit a Site Layout drawing that clearly indicates the services within the estate/development (Roads, Footpaths, Car Parking Spaces, Foul/Surface Water Sewers, Watermain and Open Spaces) that will be maintained by the Estate Management Company.

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**24. Do any Statutory Notices apply to the site/building at present?
(e.g. Enforcement, Dangerous Buildings, Derelict Sites)**

Yes No Place an X in the appropriate box.

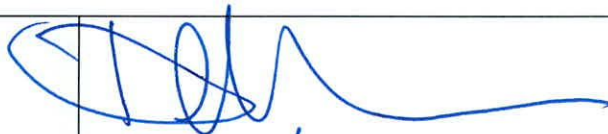
If yes, please give details _____

25. Please describe where the site notice(s) is/are erected at site of proposed development

3 Site Notices Are erected on site
1. Site Notice erected at the vehicular entrance to the site off Dispensary Lane.
2. Site Notice erected at the historic gated / gate lodges entrance to the site off Grange Road.
3. Site Notice Erected along private road facing Loreto Abbey Apartment Development to east of St. Anne's Block A.

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Act 2000, as amended, and the Regulations made thereunder:

Signed
(Applicant or Agent as appropriate)



Date:

27 / 05 / 2022

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements.

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NOTES TO APPLICANT

Sections 1 to 22 of this form MUST be completed *insofar as they relate to your particular proposal*. Failure to do so will render your application invalid.

Sections 23-25 seek supplementary information which may be needed by this Planning Authority to assess the application, depending on your proposal.

You must provide contact details as requested - **Questions 26-29 as appropriate** in order to be notified of the decision of the planning authority.

Please read the further notes attached to this document and extensive guide documents in the Forms area of the Council website www.sdublincoco.ie for further assistance in making your application.

FOR OFFICE USE ONLY

Application Type <i>Permission</i>	Date received	Document lodged	Newspaper Notice
Register Reference <i>SD22A/0153</i>	<i>30.5.22</i>		<i>EVENING</i>
Fee Received € <i>N/A</i>			<i>HERALD</i>
Receipt No..... Date:			<i>27.5.22</i>
O.S.I. Map Reference			
L.A.P. Area Reference			