

SJK Architects
Distillery Road
Cox's Yard
Westport
Co. Mayo

PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING REGULATIONS THEREUNDER

Decision Order Number: 0931	Date of Decision: 25-Jul-2022
Register Reference: SD22A/0153	Registration Date: 30-May-2022

Applicant: The Department of Education

Development: Development on 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 Gaelcholaiste an Phiarsaigh; The proposed Phase 1 works shall consist of partial demolitions of two storey link and toilet extensions; construction of a new 787sq.m 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 3,854sq.m; 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.

Location: Loreto Abbey, Grange Road, Rathfarnham, Dublin 14

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 30-May-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. The applicant is requested to submit a revised site layout plan at a scale of not less than 1:200, clearly indicating the following:
 - a. Location of the temporary toilet block
 - b. The location and number of vehicular car parking spaces proposed to serve the school, in compliance with the maximum standards specified in the Development Plan, noting the new Development Plan will be effective from August 3rd, 2022.
 - c. Existing and proposed site layout plans clearly indicating the number of car parking spaces associated with the Loreto Abbey residential development.
2. The applicant is requested to submit detailed drawings and CGI's of the proposed glazed link, from all sides.
3. The applicant is requested to submit a schedule of materials and finishes for the proposed new link extensions as materials and finishes have not been indicated. Options were provided as part of the pre-planning with Option B considered to be more appropriate in materials and overall design in this location. This should include full details on materials and finishes for all elements of the proposed development.
4. The applicant is requested to submit a window schedule for all historic and original windows in order to justify the proposed upgrading works to include the use of new high performance slim glazing units. Details of the reinstatement of new timber sliding sash windows should be submitted to confirm the overall design, profile and material.
5. The new build element proposed at the junction of Blocks B and D facing west (front elevation) in order to provide a clearly visible and identifiable accessible pedestrian entrance into the new circulation link behind requires further detail. This intervention involves the removal at lower ground floor of part of the wall to make an accessible entrance and the addition of a fully glazed 2-storey screen which is designed to align with the Georgian House string course, while being set back and secondary to its corner.

It is considered that the need for this intervention is warranted in order to provide accessibility, however the execution and how this intervention will sit at this location is particularly important. It is felt that specific details on the installation and fixtures etc are required to ensure minimal intervention and high-quality finish. Further images and detailed drawings should be provided ensuring the overall design elements and materials are acceptable.
6. The applicant is requested to submit a revised layout not less than 1:100 scale showing bicycle parking and pedestrian routes within the development, with reference to the relevant standards contained within the new Development Plan, effective from August 3rd 2022. The site layout plan should include as follows:
 - a. The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users.
 - b. All external bicycle parking spaces shall be covered and details should be provided, including plans and elevations, or other relevant specifications for bike stands

- c. Footpath layout shall provide adequate connectivity around the development and footpaths on the main road.
- d. All cycling infrastructure should be provided in compliance with the NTA's 'National Cycle Manual' including the provision of sheltered cycle parking and the provision of identifiable routes through the car parking for cyclists.
7. The applicant is requested to submit plans, elevations and sections of not less than 1:100 scale, showing boundary details at the proposed vehicular access, ensuring that proposals provide adequate, safe, forward visibility for vehicles.
8. The applicant is requested to submit revised layout of not less than 1:100 scale, showing a swept path analysis drawing (i.e. Autotrack or similar) demonstrating that large vehicles/ school busses and refuse vehicles can access/egress the site.
9. The conclusions of the traffic and transport assessment should be consistent, and the results of the junction analysis be stated in RFC and the maximum PCU be reported for all junctions. The applicant is requested to submit a response to this.
10. The traffic analysis shall include the next major junction along the network i.e. the R822 and R821. As this junction is close to the proposed development and may have a significant impact considering the other junctions are more than the 10% saturation threshold.
11. Submit a revised report to show the discharge rate from the site equal to Q_{bar} or 2 litres/second/hectare whichever is greater. The discharge rate should comply with the Greater Dublin Regional Code of Practice for Drainage Works. Note: The proposed discharge of 8 l/s/ha for the site is excessive and above the greenfield runoff rate or 2 litres/second/ha.
12. There are very little SuDS (Sustainable Drainage Systems) proposed in the development. The applicant is requested to submit a revised report and drawing showing what SuDS are proposed for the development. Surface water attenuation should be provided by SuDS where possible and only when this is insufficient should an alternative arched type of attenuation system be used. Examples of SuDS include, but are not limited to:
 - a. Green roofs, blue roofs
 - b. Rain Gardens, Planter boxes with overflow connection to the public surface water sewer.
 - c. Permeable Paving
 - d. Swales
 - e. Grasscrete
 - f. Filter drains
 - g. Detention basins
 - h. Channel rills
 - i. Other such SuDSThere should be a treatment train between SuDS systems to help in water treatment and reducing the speed of water flow from site. Examples of SuDS can be found at: <https://www.sdcc.ie/en/climate-action/spotlight-sustainable-drainage-systems/suds-evaluation-guide.pdf>
Prior to submitting this additional information, the applicant is encouraged to contact South Dublin County Council Water Services.
13. It is unclear what surface water mitigation measures are proposed to address the flood risk on site. The applicant is requested to submit a revised report and drawing showing what mitigation measures are proposed for the site in the event of site flooding.

14. The applicant is requested to submit a drawing showing the site footprint on the CFRAM map showing a 1 in 1000 year flood risk event.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked "ADDITIONAL INFORMATION" and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD22A/0153

Date: 26-Jul-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**