

Comhairle Chontae Atha Cliath Theas

PR/1020/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0278 **Application Date:** 17-Jun-2022
Submission Type: New Application **Registration Date:** 17-Jun-2022

Correspondence Name and Address: MOLA Architecture 2, Donnybrook Road, Dublin 4

Proposed Development: Proposed change of use of House 1, an existing residential building, for use as office and meeting facilities ancillary to the services provided on the site and the installation of a new ramp to main entrance at house 1 on an overall site within the curtilage of Kimmage Manor, a protected structure (RPS Ref No: 185).

Location: House 1, Kimmage Manor, Whitehall Road, Kimmage, Dublin 12

Applicant Name: The Congregation of the Holy Spirit

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.0171 hectares.

Site Description:

The site is located within the grounds of Kimmage Manor. Buildings within Kimmage Manor include The Church of the Holy Spirit and The Holy Ghost Fathers Missionary College, the original Manor building (Kimmage House), Marian house, Mission House and Des Places Education centre. These buildings and associated lands are within the blue line boundary of the site.

The red line boundary is indicated exclusively around 'House 1', a two-storey semi-detached building formerly in use as residential accommodation ancillary to the Congregation of the Holy Spirit. The adjoining building to the east steps backwards of the subject building and a change of use from residential to office was previously granted for this property (SD12A/0051). Both buildings are stone clad.

The site is accessed via a road leading off Whitehall Road. A large area of car parking is provided to the front (west) of the original Manor building Kimmage House. The subject site is accessed via pedestrian footpaths serving the complex.

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Proposal:

Permission is sought for the following:

- Change of use from existing residential dwelling to office use with meeting rooms, ancillary to the services provided on site.
- Installation of a ramp to main entrance

Zoning:

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

Consultations:

Internal Consultees

Architectural Conservation Officer	– No objection
Roads	– No objection, conditions recommended
Public Realm	– No observations or comment to make
Water Services	– No objection
Irish Water	– No objection, conditions recommended

External Consultees

An Taisce – No response received

SEA Sensitivity Screening

Indicates no overlap with relevant environmental layers. The blue line boundary of the site overlaps with the following relevant layers:

- Record of Monuments and Places 2016
- Protected Structures 2016 (Holy Ghost Missionary College, Kimmage)
- SFRA A 2016
- SFRA B 2016

Submissions/Observations /Representations

Submission expiry date – 21 July 2022

No submissions or observations were received

Relevant Planning History

SD12A/0051: Change of use of Block 2, an existing residential building for theologians, to use as office and meeting/conference facility ancillary to the religious, development studies and education services provided, on an overall site which contains a Protected Structure.

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Of relevance, condition 2 of this permission stated:

The permitted change of use of the existing building to office/meeting/conference facility use shall only be used as ancillary to the existing uses on site, being religious/development studies and educational services.

REASON: In the interest of orderly development

SD08A/0140: Proposed change of use of 'Block 3 House of Studies' an existing residential building for theologians, for use as office and meeting/ conference facility ancillary to the religious and development studies and education services provided on the site and external alterations including the removal of existing window, enlarging ope and installing new exit doors on North elevation, altering existing entrance door and screen on West elevation, installing new disabled ramps to each of these entrance/ exit doors and internal alterations, all on an overall site which contains a Protected Structure.

Of relevance, condition 2 of this permission stated:

The office use shall only be used as ancillary to the existing uses on site, being religious/development studies and educational services.

REASON: In the interest of orderly development

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

Relevant Policy in South Dublin County Council Development Plan 2022-2028

Chapter 4 Green Infrastructure

Section 4.1 Methodology

G11 Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

Section 4.2.1 Biodiversity

G12 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

Section 4.2.2 Sustainable Water Management

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GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

Section 8.14 Places of Worship

Policy COS12: Places of Worship

Support and facilitate the development of places of worship and multi-faith facilities at suitable locations within the County.

COS12 Objective 1:

To support and facilitate the development of places of worship and multi-faith facilities at appropriate locations, such as town, village, district and local centres or other suitable locations where they do not adversely impact on existing amenities.

Section 11.2.1 Sustainable Urban Drainage Systems (SuDS)

Policy IE3: Surface Water and Groundwater

Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Chapter 12 Implementation and Monitoring

Relevant Government Policy & Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018

Regional Spatial and Economic Strategy, Eastern & Midlands Regional Assembly, 2019.

Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities DoEHLG, 2009.

Assessment

The main issues for assessment concern the following:

- Zoning and Council Policy
- Rationale for the Proposed Change of Use
- Impact on Protected Structures
- Green infrastructure
- Roads
- Drainage
- Appropriate Assessment
- Environmental Impact Assessment

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Zoning and Policy

South Dublin County Development Plan 2022 - 2028

The site is subject to zoning objective 'RES' – *'To protect and/or improve residential amenity'*. Offices 100 sq.m – 1,000 sq.m are permitted in principle under this zoning objective, subject to assessment against the relevant policies, objectives and standards set out under the current Plan. A place of worship is also permitted in principle under this zoning objective.

Rationale for the Proposed Change of Use

The applicant has stated that the building is no longer required for residential use due to *'the changing circumstances and needs of the Congregation'*. The change of use would provide administrative offices and meeting spaces to support the Religious Education and Training Services which are provided at Kimmage Manor. The ramp would provide universal access to this building.

There is no objection in principle regarding the change of use of the existing residential buildings to ensure the needs of the applicant and congregation are met by existing premises at the site.

Impact on the Protected Structures

As the building is already constructed and minimal works are proposed, with no extension to the existing building, it is not considered that there would be any additional undue impact on the protected structure. It is not considered that the provision of the ramp to the main entrance would have any impact on the protected structure. The Architectural Conservation Officer (ACO) has stated no objection to the development and confirmed the works will not impact the protected structure.

Green Infrastructure

The subject site appears to be located within a Secondary GI Link as identified in the Green Infrastructure Strategy Map (Figure 4.4 of the County Development Plan 2022 – 2028). It is noted that the structure is pre-existing, and the application relates to a change of use and provision of an access ramp. In this regard, it is not considered that there will be any impact on Secondary GI Link as a result of this development. The red line boundary for the development is tightly cropped around the building only and, in this instance, additional requirements in relation to green infrastructure are not considered necessary, as the development will not negatively impact on existing assets.

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Roads

The Roads Department has reviewed the application and have stated no objection to the development. Their report recommends the following **conditions**:

1. *A raised kerb of at least 75mm high should be provided on the ramp's open side.*
2. *The slope should not exceed a 1 in 20 gradient.*
3. *A handrail on the ramp's open side is not a requirement but should be considered by the designer in this instance.*

These **conditions** are considered appropriate to ensure safe accessibility to the building for all users.

Drainage

Water Services have reviewed the application and have stated no objection to the development. Irish Water has stated no objection, recommending **conditions** are included that Irish Water connection agreements are entered into prior to the commencement of development. As the building is existing and serviced, these conditions are not considered necessary however, the applicant would have to comply with all Irish Water standards codes and practices in completing the proposed change of use.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development comprises the change of use of an existing building on an established site.

Having regard to:

- the nature of the development,
- the location of the development in an established 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.

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Development Contributions

Development Contributions

Nil – *Development proposed to be carried out by or on behalf of a voluntary organisation, and which in the opinion of the planning authority—*

- *is designed or intended to be used for social, recreational, educational or religious purposes by the inhabitants of a locality, or by people of a particular group or religious denomination, and is not to be used mainly for profit or gain*

SEA Monitoring Information

Building Use Type Proposed:	Change of use
Floor Area:	278 sq.m
Land Type:	Institutional
Site Area:	0.0171 Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028 and the overall design and scale of the development and the proposed change of use, 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.

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 2022 - 2028 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

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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. Change of Use

The permitted change of use of the existing building to office/meeting facility use shall only be used as ancillary to the existing uses on site, being religious/development studies and educational services.

REASON: In the interest of orderly development

3. Access Arrangements

a) A raised kerb of at least 75mm high shall be provided on the ramp's open side unless agreed otherwise in writing with the Planning Authority prior to the commencement of development.

b) The slope shall not exceed a 1 in 20 gradient.

c) A handrail on the ramp's open side shall be provided and plans shall be agreed with the Planning Authority prior to the commencement of development.

REASON: To ensure the safe accessibility of the building for all users

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.

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.

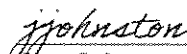
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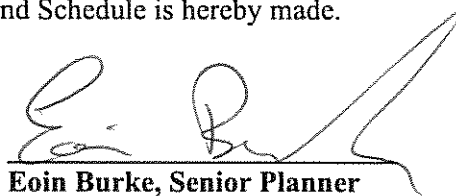
LOCATION: House 1, Kimmage Manor, Whitehall Road, Kimmage, Dublin 12



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: 11/8/22



Eoin Burke, Senior Planner