

# Comhairle Chontae Atha Cliath Theas

**PR/1454/22**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22A/0371      **Application Date:** 27-Sep-2022  
**Submission Type:** New Application      **Registration Date:** 27-Sep-2022

**Correspondence Name and Address:** Louis Burke Architects The Studio, 33A, Wasdale Park, Terenure, Dublin 6

**Proposed Development:** Internal modifications and single storey extension to the existing classrooms and SEN Unit at the south west corner of the campus to provide additional SEN accommodation, including a single storey Resource Room Extension in the south east corner.

**Location:** Scoil Naomh Aine, New Road, Clondalkin, Dublin 22

**Applicant Name:** Board of Management

**Application Type:** Permission

(SW)

### **Description of Site and Surroundings**

Site Area: stated as 0.467 Hectares on the application form.

### **Site Description**

The subject site is located at Scoil Naomh Aine, New Road, Clondalkin. The site comprises the existing Scoil Naomh Aine building, and an existing SEN building, which is situated to the south of the main building. Scoil Naomh Ide adjoins the school and is situated immediately north.

New Road is located east of the site and access to the site is from here. Clondalkin village is located further along this road to the north and the N7 is located further along this road to the south.

### **Proposal**

Permission is sought for the following works:

- Internal modifications and **single storey extension to the existing classrooms and SEN Unit** at the south west corner of the campus to provide additional SEN accommodation, including a **single storey Resource Room Extension** in the south east corner.

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### **Zoning**

The subject site is zoned Zoning Objective 'RES': *To protect and/or improve residential amenity* under the 2022-2028 CDP.

CDP maps indicate: Bird hazards, Inner Horizontal Surface (Casement), Outer Horizontal Surface (Dublin).

### **Consultations**

Roads: no objections.

Water Services: Request additional information.

TII: No observations.

Irish Water: No objections, subject to conditions.

Parks: No objections, subject to conditions.

### **Submissions/Observations/Representations**

No third party submissions received.

### **Relevant Planning History**

SD18A/0309 Change of use of existing 2 classroom prefabricated building to the west of the existing school building to use as a Montessori facility

Decision: Grant Permission, subject to conditions.

ED18/0020 Change of use of existing 2 classroom prefabricated building for use as a Montessori Unit.

Decision: Declared not exempt.

SD13A/0006 Construction of a permanent standalone building incorporating 3 no. classrooms, 4 no. S.E.T. rooms and associated circulation areas to replace existing prefabricated classrooms, together with new pedestrian access from public road all together with associated site works.

Decision: Grant Permission, subject to conditions.

SD07A/0228 For erection of one prefabricated temporary structure containing two classrooms on the south playing field.

Decision: Grant Permission, subject to conditions.

SD06A/0783 Single storey one room extension to the south/west elevation.

Decision: Grant Permission, subject to conditions.

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S01A/0160 Pre-fab containing one classroom.

Decision: Grant Permission, subject to conditions.

### **Relevant Enforcement History**

None identified in APAS.

### **Pre-Planning Consultation**

No relevant preplanning.

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

*Policy GI1: Overarching*

*Policy GI2: Biodiversity*

*Policy GI3: Sustainable Water Management*

*Policy GI4: Sustainable Drainage Systems*

*Policy GI5: Climate Resilience*

*Policy QDP7: High Quality Design – Development General*

*Policy QDP7: High Quality Design – Street Frontage*

*Policy SM2: Walking and Cycling*

*SM2 Objective 7:*

*To promote walking and cycling for school trips by implementing the following measures:*

- Identifying school sites that are as close as possible to the communities they serve;*
- Ensuring that multiple access points are provided to school sites for pedestrians and cyclists;*
- Ensuring that adequate and secure bicycle storage is provided within schools;*
- Promoting initiatives such as the Green Schools and Schools Streets projects;*
- Prioritising school routes for permeability projects and provision and enhancement of pedestrian and cycle ways;*
- Supporting the use of a range of physical measures to provide improved safety for pedestrians and cyclists at and close to schools.*

*Policy SM7: Car Parking and EV Charging*

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*Policy COS8: Primary and Post Primary Schools*

*COS8 Objective 4:*

*To support and facilitate the extension of existing school facilities, based on identified needs, subject to appropriate safeguards in relation to safe travel to school, traffic management and the amenities of the area.*

*COS8 Objective 6:*

*To ensure new schools are designed and located to promote walking and cycling and access to public transport, by implementing the following measures:*

- Ensuring school sites are in locations that are central and accessible to the communities they serve;*
- Providing infrastructure including safe cycle ways and footpaths;*
- Requiring a mobility management plan for all new schools that prioritises active travel modes and public transport;*
- Incorporating measures to promote walking and cycling at design stage including permeability and connectivity with the surrounding area through provision of adequate access points for pedestrians and cyclists;*
- Ensuring the provision of adequate secure bicycle storage;*
- Working with existing and new schools to increase the proportion of students walking and cycling through the promotion of initiatives such as the 'Green Schools' and 'School Streets' projects. (Refer to Chapter 7: Sustainable Movement);*
- Introducing measures that would support increased bus services to enable more students to travel to school through public transport.*

*COS8 Objective 9:*

*To support 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 population of the school.*

*Policy IE2: Water Supply and Wastewater*

*Policy IE3: Surface Water and Groundwater*

*Policy IE4: Flood Risk*

*Policy IE7: Waste Management*

*12.3.1 Appropriate Assessment*

*12.3.3 Environmental Impact Assessment*

*12.4.2 Green Infrastructure and Development Management*

*12.5.1 Universal Design*

*12.5.2 Design Considerations and Statements*

*12.5.3 Density and Building Heights*

*12.5.4 Public Realm: (At the Site Level)*

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*12.7.1 Bicycle Parking / Storage Standards*

*12.7.4 Car Parking Standards*

*12.8.5 Education Facilities*

*Planning Applications for schools will be expected to demonstrate how the following issues are addressed:*

- Location, Siting and Design – location should be accessible to public transport, walking and cycling; siting and design should maximise solar gain, work with site constraints and add visual interest and sense of place to the area;*
- Site Access – multiple site access points for pedestrians and cyclists should be provided to maximise permeability and connectivity with the surrounding area;*
- Universal Design – insofar as is feasible, this approach should be used in order to cater for diverse needs;*
- Impact on Residential Amenity – noise, traffic, parking, overlooking, sunlight and daylight, and other relevant matters should be addressed;*
- Mobility Management – mobility management plans will be required which prioritise walking, cycling and public transport above private car trips; traffic, parking and drop-off management should also be addressed;*
- Cycling – adequate and secure bicycle storage will be a requirement;*
- Landscape Proposals – these should include linking in with existing green infrastructure and proposals for native tree species and pollinator planting;*
- Sustainable Urban Drainage (SuDS) – measures include permeable paving, water butts, green roofs and walls, swales.*

*12.11.1 Water Management*

*12.11.3 Waste Management*

*12.11.4 Environmental Hazard Management*

#### **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).*

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*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 Amenity;
- Residential Amenity;
- Access and Parking;
- Green Infrastructure and Landscaping;
- Infrastructure and Environmental Services;
- Environmental Impact Assessment; and
- Appropriate Assessment.

### ***Zoning and Council Policy***

The subject site is zoned Zoning Objective 'RES': *To protect and/or improve residential amenity* under the 2022-2028 CDP. 'Education' is Open for Consideration under this zoning. The site consists of an existing education use. The proposed development is to construct two extensions to an existing SEN building and would introduce a soft play area. The proposal is therefore 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 CDP.

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### ***Visual Amenity***

The existing SEN building is separate to the main school and is situated south of this. The larger extension would be situated on the western elevation and would therefore not generally be visible. The soft play area would be between the existing and proposed classroom on the west extension and would have no visual impact.

The smaller resource room extension would be situated on the east elevation, facing, but set back from New Road. It would infill an existing recess. The height would be the same as the existing windows and roof and fenestration detail would be the same as existing.

The impact on visual amenity is therefore considered acceptable.

### ***Residential Amenity***

The closest residential properties are on St Brigid's Park and the proposed extension to the west would be situated to the rear of the garden of No5. It is noted that the rear garden is approx. 40m long and the impact on the closet property is therefore considered acceptable.

It is noted that there are also residential properties to the west at St Anthony's Avenue. The proposed extensions would not have any impact on the amenities of these properties.

It is noted that the proposal would introduce a soft play area. The space on which this would be introduced is currently open and likely currently used for recreational purposes. Given the scale of the area and the associated school use, the proposal would not have any impact on residential amenities.

The extension to the east elevation would not be adjacent to residential properties (adjacent uses include car park and garage).

### ***Access and Parking***

Roads has raised no objections to the proposal as the existing parking at the school is sufficient to accommodate the proposed extension.

### ***Green Infrastructure and Landscaping***

The applications site does not appear to be situated within and primary or secondary GI corridors. It would not increase built areas substantially. Given this and the provision of additional information regarding SuDS, it is considered the impact on GI is acceptable.

The Parks and Public Realm Department have reviewed the proposed development and has requested conditions regarding the impact on hedgerows and biodiversity,

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### ***Infrastructure and Environmental Services***

Water Services have reviewed the proposed development and requested **additional information** in relation to surface water, specifically SuDS. Given the nature of the request, it is considered that this matter can be conditioned.

Irish Water has reviewed the proposed development and has raised no objections, subject to conditions.

### ***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 subject site is not located within nor within close proximity to a European site. The development involves the construction an extension to an existing school structure.

Having regard to:

- the 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 Assessment**

n/a – school

### **SEA Monitoring Information**

Building Use Type Proposed:	extension to SEN building
Floor Area:	100.25sq.m
Land Type:	Greenfield.
Site Area:	0.467 Ha



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### **Conclusion**

Having regard to the:

- provisions of the South Dublin County Development Plan 2022-2028
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that the proposed development for retention would be in compliance with Council policy in relation to extensions to dwelling houses, 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 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. Tree Protection

Prior to the submission of the Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site, the applicant shall submit and agree:

- i) a comprehensive Tree Report with SDCC Public Realm Section. This shall comprise a detailed Tree Survey and Arboricultural Impact Assessment, Tree Constraints Plan, Tree

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Protection Plan and Arboricultural Method Statement, all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. The report shall be carried out by an independent, qualified Arborist .

ii) Pre Development Photo's: Prior to the commencement of works the applicant shall submit pictures of the existing trees/hedgerows before works commence with the tree protective fencing. This shall include a location map of where each picture was taken from.

iii) Detailed proposals for mitigation planting should any of the trees on site be proposed for removal. Planting to be native and/or pollinator friendly species with no net loss of trees.

REASON: To provide for the retention and protection of existing trees in the interests of visual amenity and biodiversity, in accordance with Policy NCBH11 Objective 3 of the CDP 2022-2028.

### 3. SuDS.

Prior to the commencement of development, the applicant shall submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. SuDS features could include but are not limited to:

- Green roofs
- Water Butts
- Rain garden
- Other such Suds

REASON: In the interests of sustainable drainage.

### 4. Drainage - Irish Water.

(a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

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.

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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
- 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.

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REG. REF. SD22A/0371

LOCATION: Scoil Naomh Aine, New Road, Clondalkin, Dublin 22

  
\_\_\_\_\_  
Colm Harte,  
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: 21/11/22\_\_\_\_\_

  
\_\_\_\_\_  
Gormla O'Corrain,  
Senior Planner