

Comhairle Chontae Atha Cliath Theas

PR/1603/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0404 **Application Date:** 26-Oct-2022
Submission Type: New Application **Registration Date:** 26-Oct-2022

Correspondence Name and Address: AFEC Internal LTD Unit B6, Swords Enterprise Park, Dublin, K67YX37

Proposed Development: The development will consist of the change of use of Templeogue College Community Residence and garage (c.767sqm) to a special educational needs school. The proposed works consists of the following; 1) reconfiguration and refurbishment (internal and external alterations) of existing building with new extension (c.9sqm) to the rear. The revised internal layout consists of 4no. classrooms and related ancillary school facilities (including reception area, principal's office, meeting room, living skills room, staff room, student and staff WC. 's and shower room, a sensory room, storage and new stairs. 2) reconfiguration of existing garage for rear access. The development will also consist of associated minor alterations to the existing facades and siteworks to facilitate the proposed development: 1) replace all existing windows, 2) new external classroom doors on the Western elevation, 3) new gently sloped access ramps and external covered walkways to the North, East and West elevations 4) 5 no. new car parking spaces and drop-, off point. 5) development of rear garden to include landscaping for 2no. soft play areas. 6) a new pedestrian access from Temple Ville Road.

Location: Templeogue College, Templeville Road, Dublin 6.

Applicant Name: The Libermann Trust CLG

Application Type: Permission

Description of Site and Surroundings

Site Area: stated as 0.4139 Hectares on the application form.
Site Visit: 13th December 2022

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Site Description

The subject site comprises a community residential building located on the northern side of Templeville Road, Templeogue Village. The subject site is part of the larger Templeogue College site which has buildings located on the eastern part of the site along with gym and swimming pool building. The existing residential building (not currently in operation) has a separate access from the school on Templeville Road. A Circle K petrol station is located to the west of the site with large area of open space/sports grounds associated with the College located to the north of the subject site.

Proposal

Permission is sought for the following works:

- The change of use of Templeogue College Community Residence and garage (c.767sqm) to a special educational needs school.
- Reconfiguration and refurbishment (internal and external alterations) of existing building with new extension (c.9sqm) to the rear.
- Revised internal layout consists of 4no. classrooms and related ancillary school facilities (including reception area, principal's office, meeting room, living skills room, staff room, student, and staff WC. 's and shower room, a sensory room, storage, and new stairs.
- Reconfiguration of existing garage for rear access.
- Minor alterations to the existing facades and siteworks to facilitate the proposed development:
 - replace all existing windows;
 - new external classroom doors on the Western elevation;
 - new gently sloped access ramps and external covered walkways to the North East and West elevations;
 - 5 no. new car parking spaces and drop-off point;
 - development of rear garden to include landscaping for 2no. soft play areas;
 - a new pedestrian access from Temple Ville Road.

Zoning

The subject site is zoned Zoning Objective 'RES': *To protect and/or improve residential amenity* under the 2022-2028, South Dublin County Development Plan.

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Consultations

Water Services -

No objection subject to **conditions**.

Irish Water -

No objection subject to **conditions**.

Roads Department -

Additional information requested.

Public Realm -

Additional information requested.

EHO -

No objection subject to **conditions**.

SEA Sensitivity Screening – No overlap indicated with relevant environmental layers on SEA mapping tool.

Submissions/Observations/Representations

Submission expiry date – 29/11/2022

No third-party submissions received.

Relevant Planning History

Subject Site

No relevant planning history identified in APAS.

Adjoining School

SD18A/0442

Construction of an approx. 440sq.m two storey extension to the existing school; 1 construction studies room, prep. area and project store at ground floor level; 2 mainstream classrooms and 2 AEN resource rooms at first floor level along with ancillary areas and all associated site works.

Permission Granted.

S95A/0512

New single storey teaching annex, to the rear with associated site works and additional car parking.

Granted permission 7th December 1995, and final grant dated 25th January 1996.

Permission Granted.

Relevant Enforcement History

None identified in APAS.

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Pre-Planning Consultation

None identified in relation to current change of use proposal, see PP015/22 below in relation to whole/wider site.

PP015/22 – 14/4/2022: Description of Proposal - New 1,000 pupil post primary school, new 150 pupil special school, new sports hall, Astro pitch with floodlighting and demolition of existing buildings on site with the exception of the swimming pool which is to be retained.

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 E3: Energy Performance in Existing and New Buildings

Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in new and existing buildings including the retro fitting of energy efficiency measures in the existing building stock in accordance with relevant building regulations, national policy and guidance and the targets of the National and South Dublin Climate Change Action Plans.

E3 Objective 2: To prioritise the retrofitting of buildings over demolition and reconstruction where possible to reduce the large quantities of embodied carbon energy generated from building materials when building from the ground up.

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.*

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Policy SM7: Car Parking and EV Charging

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

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12.3.9 Vernacular and Historic / Older Buildings, Estates and Streetscapes

- Proposals to extend and / or renovate older buildings and houses should seek to retain original features and finishes that contribute to their architectural or collective interest.*
- All planning applications affecting vernacular and historic buildings should be accompanied by a Written Report including a description, historical background, photographs, and methodology for the proposed works, which should be carried out by a suitably qualified professional with appropriate conservation expertise.*
- Development proposals to demolish a dwelling / building that is not a Protected Structure or in an ACA but is considered to be of historic character or architectural interest will be carefully considered. In such cases, a strong justification for the demolition of the dwelling / building will be required, addressing the potential impact on the historic character and visual setting of the area.*
- Life Cycle Costing will be required for all planning applications relating to demolition of older buildings that are not Protected Structures in order to ascertain the true economic and embedded carbon value of the building.*
- Where demolition of older buildings and ground works is proposed in whole or in part, the application submitted should include an audit of the existing materials on site and a method statement regarding salvage, reuse, or disposal.*
- Where permission is sought to demolish a historic or traditional building on the grounds of structural defects or failure, or that it is not reasonably capable of being made structurally sound, such a contention must be convincingly demonstrated through a detailed report on the existing condition produced by a professional with appropriate conservation expertise and, preferably, an understanding of vernacular buildings. As part of such justification, details will be required of remedial works normally used in similar circumstances and setting out why these would not be appropriate or feasible.*

12.3.10 Thermal Upgrading and Energy Efficiency in Historic and Traditional Buildings

- Care should be taken to achieve an appropriate balance between the conservation of historic buildings and environmental sustainability and the introduction of energy efficiency measures.*
- The principles of minimal intervention should apply when undertaking works to upgrade the energy efficiency of a historic building. The existing fabric of the building should be retained and repaired rather than replaced.*
- Measures to upgrade the energy efficiency of Protected Structures and historic / traditional buildings should acknowledge their inherent architectural characteristics, techniques and materials and should not have a detrimental physical or visual impact*

12.3.1 Appropriate Assessment

12.3.3 Environmental Impact Assessment

12.4.2 Green Infrastructure and Development Management

12.5.1 Universal Design

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12.5.2 Design Considerations and Statements

12.5.3 Density and Building Heights

12.5.4 Public Realm: (At the Site Level)

12.7.1 Bicycle Parking / Storage Standards

12.7.4 Car Parking Standards

12.6.10 Public Open Space

Children's Play Areas

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

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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 Amenity;
- Residential Amenity;
- Building works/modifications;
- Access and Parking;
- Green Infrastructure and Landscaping;
- Infrastructure and Environmental Services;
- EHO;
- Screening for Environmental Impact Assessment (EIAR); and
- Screening for Appropriate Assessment (AA).

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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 community residence use, currently not in operation. The proposed development is for change of use to provide a special educational needs school with new extension to the west (c. 9 sq. m), upgrades to the façade, internal reconfiguration, and all associated site works. 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 CDP.

Visual Amenity

The existing community residence building is rectangular in form, two storeys in height with pitched roof form. A single-storey glass conservatory with tiled roof is located on the western side, attached to the main building. The proposed development would involve internal refurbishment works and removal of partitions at ground and first floor to facilitate teaching accommodation and staff offices and meeting rooms. The revised internal layout would remove 13 No. former bedroom facilities on first floor level and associated kitchen/living/dining facilities on ground floor level along with offices and former chapel creating a revised layout consisting of 4 no. classrooms and relate to ancillary school facilities (including reception area, principal's office, meeting room, living skills room, staff room, student and staff WC 's and shower room, a sensory room, storage and new stairs. A small extension (9sqm) is proposed to the conservatory building to allow for an improved linkage to what is to be used as a sensory room. Some works are proposed to the façade of the conservatory with the existing window openings proposed to be blocked up to allow the creation of the sensory room. Minor works are also proposed to the existing garage/store to remove existing ramp access and to provide gate-controlled access from the front to rear of building.

Overall, no significant changes are proposed to the existing render or façade of building with the exception of an upgrade and replacement of all wooden frame windows to UPVC double glazed windows, blocking up of the windows on conservatory on the buildings north-western elevation, doors, and a minor external addition on the western elevation. It is noted that most of the proposed works subject of the application are located internally and as such would not have a negative impact on visual amenity of surrounding area.

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Residential Amenity

The most proximate existing residential development to the site is on Grosvenor Court and Wainsfort Manor Drive to the west and north. Given the location, scale and design of the proposal it is not considered that it would have any undue impact on residential amenity.

Section 12.3.9 Vernacular and Historic / Older Buildings, Estates and Streetscapes of the CDP states that:

'Proposals to extend and / or renovate older buildings and houses should seek to retain original features and finishes that contribute to their architectural or collective interest', the proposed development is for the change of use from community residence to a special needs school and the reconfiguration and refurbishment required under the proposal retains most of the external features and finishes on the original building which is consistent with council policy as noted above. The proposed play areas are located away from any residential developments and will not have any significant negative impact on the residential amenity of the area.

Building works/modifications

As part of the refurbishment of the building to facilitate a change of use to special educational needs school, some alterations are proposed to the existing building facades.

Reconfiguration of existing garage for rear access:

As part of the proposed development, the flat roofed single storey car garage/shed which is located on the northern (side) elevation of the main building is proposed to be repurposed as part of the change of use. The external building envelope of the garage will remain intact with the existing large sliding door of the garage being blocked up and replaced with a set of double opening doors. These will open into a new storeroom which will be created following the internal construction of a c4.8m long wall. The remaining space of the garage to the south of the wall will form a 2.1m wide covered walkway with access through a secure gate from the front of the former garage to the rear of the garage leading to the rear of the site. And an area of proposed future modular accommodation.

The reconfiguration of the garage is deemed acceptable to the planning authority. The repurposing of existing buildings while maintaining the existing building footprint is welcomed.

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Replace all existing windows:

All existing timber windows on the façade of the building are to be replaced with UPVC doubled glazed windows. The windows will be of similar design and style as the timber windows. The replacement of all windows in the building is considered acceptable and in keeping with CDP policy on energy performance in new and existing buildings. Policy E3 Objective 2 states: *To prioritise the retrofitting of buildings over demolition and reconstruction where possible to reduce the large quantities of embodied carbon energy generated from building materials when building from the ground up.*

New External Classroom Doors on the Western elevation:

2 new access doors are proposed on the western (rear) elevation of the building. The access doors will provide access from proposed classrooms number 2 and 3 into soft play areas located to the rear. The doors will be opened in positions currently functioning as windows. The proposed doors will not negatively impact on the appearance or function of the building and are deemed acceptable.

New gently sloped access ramps and external covered walkways to the north, east and west elevations:

Two new sloping ramps for wheelchair access are proposed. One is proposed for the front (east) elevation which would be located to the left of the existing main entrance. A second ramped access is proposed for the north (side) elevation of the building.

Both ramps would allow for universal access to the building which would be in keeping with CDP policy in relation to access to educational facilities and are deemed appropriate. Section 12.8.5 Education Facilities of the CDP states:

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

- *Universal Design – insofar as is feasible, this approach should be used in order to cater for diverse needs;'*

A 9sqm flat roof extension with render finish is proposed to act as an internal walkway from classroom 3 of the main building to the repurposed sensory room. This element of the development would have roof height of c2.8m and match the existing eaves height of the conservatory. It can be **conditioned** in the event of a grant in permission for the render finish to match that of the existing building. This will also apply to the windows within the conservatory that are proposed to be blocked up with a render finish.

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In relation to the covered walkways on the side (north) elevation, it appears from the proposed site plan drawing No. 22041-AFEC-P1-ZZ-DR-A-2002, that 2No. covered walkways are proposed. One over proposed access ramp and the other towards the rear linking the main building with a proposed future modular accommodation. The principle of the covered walkways is acceptable however, in order to be able to fully assess the impact of the coverings along with proposed heights and composition, the applicant is requested to resubmit plans displaying the proposed walkways on the

Proposed Elevations/Section drawings that accompany the application. Drawing No. 22041-AFEC-P1-ZZ-DR-A-4001, appear to omit the proposed walkways. This can be achieved by means of **Additional Information**.

5 new car parking spaces and drop-off point:

The proposed development indicates the addition of 5 new car parking spaces and a drop off point. It is noted that the drop off point would be located outside the front entrance of the building in an area marked 4m x 7m. Two new accessible car parking spaces are proposed to be provided to the side of the main entrance door. A total of 17 No. Car parking spaces are noted for the subject site however, no mobility management plan has been provided as required by Section 12.8.5 Education Facilities of the CDP. The applicant has also not stated how many children and staff will using the building, which along with the number of classrooms in operation determines the number of car parking spaces required for the development as calculated through Table 12.25: Maximum Parking Rates (Non-Residential) – from the SDCC County Development Plan 2022-2028. The applicant is requested by means of **Additional Information** to provide the details as requested above.

Development to rear garden including landscaping for 2no. soft play areas.

2 no. soft play areas (270sqm and 192sqm) are proposed as part of the development. The play areas would be based around the conservatory/sensory room and lead as far back as the boundary wall. A 2m high palisade fence is proposed around all of the play areas. The provision of Children's play areas is acceptable and in keeping with council policy which states under Section 12.6.10 that the 'Council will require children's play areas to be provided as an integral part of the design of new residential and mixed-use developments.'

It is noted that existing trees are proposed to be removed as part of the play areas development. This will be discussed further as part of the Green Infrastructure and landscaping analysis.

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New pedestrian access from Templeville Road:

A new pedestrian entrance is proposed to the site from Templeville Road. The addition of a new pedestrian access point to the site is welcomed. This is appropriate and acceptable in principle and is in keeping with Section 12.8.5, Education Facilities, which states, '*Site Access – multiple site access points for pedestrians and cyclists should be provided to maximise permeability and connectivity with the surrounding area.*' It is noted however, that the entrance is proposed to be 0.964m in width in a boundary wall that is 1.99m in height and consists of a secure steel gate. This is inadequate and should have a minimum width of 2 metres in line with universal access standards.

Overall, the proposed development for the change of use and proposed amendments and alterations to the building to facilitate the future use is acceptable in principle, notwithstanding this, further clarity on the parking provision and drawing detail in relation to the covered walkway is required in order to fully assess the application and provide clarity.

Access and Parking

The proposed development was referred to the Roads department of the council who have requested additional information. The full Roads Department report is included below for clarity:

Vehicular Access:

The applicant should demonstrate how fire engines, refuse vehicles and coaches can access and egress the site safely.

Universal Access:

The proposed pedestrian access gate from Templeville Road is of an inadequate width of 0.964 metres. The access gate and all footpaths, crossings and access ramps throughout the site should have a minimum width of 2 metres in line with universal access standards.

Bike Parking:

*The applicant has not indicated any existing or proposed provision of bike parking. SDCC Roads Department requires the applicant to submit a revised layout showing the provision of sufficient bike parking for staff and students at the facility. The applicant should refer to **Table 12.23: Minimum Bicycle Parking Rates – from the SDCC County Development Plan 2022-2028** to calculate the minimum number of bike parking spaces required.*

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Car Parking:

There are 17 no. car parking spaces proposed in total (15 no standard spaces, 2 no. mobility impaired spaces).

*SDCC Roads Department requires the applicant to provide the predicted staff and pupil numbers. The applicant should refer to **Table 12.25: Maximum Parking Rates (Non-Residential)** – from the **SDCC County Development Plan 2022-2026** to calculate the quantum of parking spaces required for staff and students at the school.*

EV Parking:

20% of vehicular parking spaces to be equipped with electrical charging points in the interest of sustainable transport.

Mobility Management Plan:

*A 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.*

The report from the Roads Department is noted. Additional information should be sought in relation to the swept path for safe vehicular access, universal access width and car and bicycle parking provision. Justification of any differences from proposed parking provision calculations, be it bike, or car as advised through the relevant sections within the CDP should be provided by the applicant. The other items can be addressed via **condition** in the event of a grant of permission.

Green Infrastructure and Landscaping

The subject site is located proximate to a Secondary GI Link; L13 River Poodle Link as identified on Figure 4.4: Green Infrastructure Strategy Map in the CDP. There are a number of existing mature trees and hedgerows onsite and along the boundaries. The submitted site plans appear to indicate that some existing trees would be removed.

The Parks and Public Realm Department have reviewed the proposed development and raise the following concerns to be addressed via **additional information**:

An exert from the report from the Parks Department is included below for clarity:

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Protection/Retention of Existing Tree Cover

The Public Realm Section would have some concerns regarding the potential impact of this development on the existing tree cover within the subject site. As such the applicant is requested to provide by way of additional information:

- 1. Tree and Hedgerow Survey*
- 2. Arboricultural Impact Assessment*
- 3. Tree and Hedgerow Protection Plan*

Landscape Plan

Ideally a landscape scheme shall be provided as part of the development proposals which helps to integrate the development into the local landscape and through suitable boundary planting provides visual screening, mitigation of negative visual effects and which improves local biodiversity and green infrastructure links. The Landscape Plan should be prepared by a suitably qualified landscape consultant/designer. The landscape Plan shall include details of hard and soft landscaping, in addition the applicant is requested to submit a fully detailed Planting Plan for the development.

Green Infrastructure

As required under Section 12.4.2 of the CDP 2022-2028, all planning applications shall demonstrate how they contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the application submission.

Green Space Factor (GSF)

The GSF is a score-based requirement that establishes minimum standards for landscaping and GI provision in new developments. Minimum scoring requirements are based on the land-use zoning of a site (See GI5 Objective 4), this applies to all development comprising 2 or more residential units and any development with a floor area in excess of 500 sq.m. Qualifying developments are required to reach the minimum Green Space Factor (GSF) score established by their land use zoning. Developers can improve their score by both retaining and enhancing existing landscape features and incorporating new features. A developer will be required to specify the GSF measures included within a proposed development as part of the submitted Green Infrastructure Plan and Landscape Plan. A Green Space Factor Guidance Note will also be made available on the Council's website under the Development Plan section setting out the applicable weightings and scorings. Where applicable, a completed worksheet shall be submitted with the Green Infrastructure Plan and Landscape Plan in support of a proposed development

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SUDS

There is a lack of SuDS (Sustainable Drainage Systems) shown for the proposed development. Natural SUDS features shall be incorporated into the proposed drainage system. The SUDS shall be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022.

With the number and extent of tree and hedgerow cover within the site and the apparent removal of some trees from the site. The planning authority deem it appropriate for the applicant to submit the details as requested by the parks department by means of **Additional Information**. The items in relation to Play Proposals can be addressed via **condition** in the event of a grant of permission.

Infrastructure and Environmental Services

Water Services have reviewed the proposed development and have no objections in relation to surface water, subject to the following conditions:

- *The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.*
- *All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.*

Water Services do not have any objections in relation to flood risk.

Irish Water have reviewed the proposed development and have stated no objection subject to the following conditions:

1 Water

1.1 The development shall comply with Irish Water regulations.

Reason: In the interest of public health and to ensure adequate water facilities.

2 Foul

2.1 The development shall comply with Irish Water regulations.

Reason: In the interest of public health and to ensure adequate waste water facilities.

It is considered that these items can be addressed via **condition** in the event of a grant of permission.

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EHO – Environmental Health Officer

The EHO has reviewed the proposed development and has stated no objections subject to conditions. The report states the following:

Construction Phase

Noise

To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that: The use of machinery, plant, or equipment (which includes pneumatic drills, generators, and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours

- *Before 07.00 hours on weekdays, Monday to Friday*
- *Before 09.00 hours on Saturdays.*
- *After 19.00 hours on weekdays, Monday to Friday.*
- *After 13.00 hours on Saturdays.*
- *Not permitted at any time on Sundays, Bank Holidays or Public Holidays.*

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.

Air Quality

During the construction / 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.

Reason: To contain dust arising from construction / demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

The report from the EHO is noted and should be **conditioned** in the event of a grant of permission.

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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 change of use of Templeogue College Community Residence and garage to a special educational needs school with proposed works consisting of the reconfiguration and refurbishment (internal and external alterations) of existing building with new extension (c.9sqm) to the rear.

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.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the development proposed it is considered that the change of use and reconfiguration works to the building is considered to be acceptable in principle given the established use on site and the nature and scale of the proposed works, However, further clarity is required to address the issues raised in relation to access and parking, public realm and design detail.

Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. The applicant shall submit a revised layout of not less than 1:200 scale, showing a swept path analysis drawing (i.e. Autotrack or similar) demonstrating that fire tenders coaches, and large refuse vehicles can access/egress the site safely.
2. The applicant shall submit a revised layout of not less than 1:200 scale, showing the front access gate and all footpaths, crossings and access ramps throughout the site having a minimum width of 2 metres.
3. The applicant shall submit a revised layout of not less than 1:200 scale showing the

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location and number of Bicycle parking spaces to be provided at the development. Please refer to Table 12.23: Minimum Parking/Storage Rates – from the SDCC County Development Plan 2022-2028.

4. The applicant is requested to submit details on the number of staff pupils at the school. The applicant should refer to Table 12.25: Maximum Parking Rates (Non-Residential) – from the SDCC County Development Plan 2022-2026 and demonstrate an adequate provision of parking spaces required for staff and students at the school.

2. A revised proposed elevations/sections layout is required, clearly marking the side covered walkway structures that would remain after the works have been complete.
3.
 1. Landscape Plan
 - (i) There are concerns with the lack of information submitted in terms of a landscaping scheme and boundary treatment for the proposed development. The applicant is requested to provide a landscape design including details of boundary treatment for the proposed development.
 - (ii) In addition, the applicant is required to provide a GI Plan – in the case of small-scale developments this may consist of a simple landscape plan which includes objectives to protect or restore existing on site GI assets, provides for connection to local or primary GI corridors or includes elements which may allow the site to act as a local stepping stone.
 2. Existing Trees
 - i) Retention and Protection of Existing Trees
No trees within the site shall be felled, cut back, damaged or removed, unless otherwise first agreed in writing with the local planning authority. No development shall commence until information has been submitted to the Planning Authority for the approval of the Public Realm Section in accordance with the requirements of BS 5837:2005 in relation to tree retention and protection as follows:
4.
 - Tree Survey detailing works required.
 - Trees to be retained.
 - Tree retention protection plan.
 - Tree constraints plan.
 - Arboricultural implication assessment.
 - Arboricultural method statement (including drainage service runs and construction of hard surfaces).
 - ii) Survey of Existing Trees
No equipment, machinery or materials are brought to the site for the purposes of the development, until a written statement detailing the retention and protection of trees on the site has been submitted to and approved in writing by the local planning authority. The submitted statement shall include a survey and assessment of all trees on the site and shall identify on a scaled drawing those trees to be retained and where arboricultural work is

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proposed. It shall also detail the measures and means of protecting the trees on the site in accordance with British Standards 5837:2005 (Trees in Relation to Construction). The development shall be carried out fully in accordance with the agreed details unless otherwise first agreed in writing with the local planning authority.

3. Sustainable Drainage Systems

(A) The applicant should demonstrate compliance with the SDCC SUDS Design Guide 2022, and Policies GI3, GI4, GI5, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1, and 12.11.3. of the South Dublin County Development Plan 2022 - 2028 in relation to sustainable drainage systems.

(B) In relation to SUDs, the applicant is requested to submit plans showing how surface water shall be attenuated to greenfield run off rates and showing what SuDS (Sustainable Drainage Systems) are proposed.

4. Green Infrastructure & GSF

The applicant is requested to provide additional information as follows and in accordance with the quoted policies and sections of the South Dublin County Development Plan 2022 - 2028:

(a) To demonstrate how they intend to reduce fragmentation of existing green infrastructure. The applicant should provide a green infrastructure plan showing connections through the site and connections to wider GI network.

(b) To demonstrate how the appropriate Green Space Factor (GSF) will be achieved for the relevant land use zoning objective.

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REG. REF. SD22A/0404

LOCATION: Templeogue College, Templeville Road, Dublin 6.



**Deirdre Kirwan,
Senior Executive Planner**

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date: 15/12/22



Gormla O'Corrain, Senior Planner