

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

PUBLIC REALM PLANNING REPORT

Development:	<p>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.</p>
Location:	Templeogue College, Templeville Road, Dublin 6.
Applicant:	The Libermann Trust CLG
Reg. Ref:	SD22A/0404 AI
Report Date:	13/03/2023
Recommendation:	GRANT WITH CONDITIONS
Planning Officer:	BARRY COUGHLAN

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COMMENTS:

In relation to the above proposed development, this section has reviewed the application and has the following comments.

In terms of Public Realm requirements, the following ADDITIONAL INFORMATION was provided by the applicant:

Item 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.

By Way of a response the applicant has provided the following information:

Please refer to landscape plan LP-001, prepared by Casey Planning & Landscape Consultancy. As this is a change of use application all existing boundaries are to be retained on site as outlined on the landscape plan enclosed.

(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 onsite 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.

By Way of a response the applicant has provided the following information:

Please refer to report; *Green Infrastructure Plan* prepared by Casey Planning & Landscape Consultancy. As this is a change of use application the main objective is to retain the existing landscape features in so far as is practicable.

Parks Response: This submitted Additional Information is in principle acceptable to the Public Realm Section and shall be implemented in full by the applicant.

Item 3.2. Existing Trees

i) Retention and Protection of Existing Trees

ii) Survey of Existing Trees

By Way of a response the applicant has provided the following information:

Please refer to drawings; 221215-P-10 (*Tree Survey Plan*), 221215-P-11 (*Tree Removals Plan*), 221215-P-12 (*Tree Protection Plan*) and report; 221215-PD-11 (*Arboricultural Report*), prepared by C. McCorkell, Arboricultural Consultancy which addresses both items above.

Parks Response: This submitted Additional Information is in principle acceptable to the Public Realm Section and recommendations contained within the Arboricultural Report shall be implemented in full by the applicant.

Item 3. Sustainable Drainage Systems

By Way of a response the applicant has provided the following information:

Please refer to report; 222272-PUNCH-XX-XX-RP-C-001 prepared by Punch Consulting Engineers enclosed, which addresses both items above.

Parks Response: This submitted Additional Information is in principle acceptable to the Public Realm Section and recommendations contained in the Engineers Report shall be implemented in full by the applicant.

Item 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.

By Way of a response the applicant has provided the following information:

Please refer to report; *Green Infrastructure Plan* prepared by Casey Planning & Landscape Consultancy. As this is a change of use application the main objective is to retain the existing landscape features.

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

By Way of a response the applicant has provided the following information:

Please refer to report; *Green Infrastructure Plan* prepared by Casey Planning & Landscape Consultancy. In this instance the Green Space Objective is not deemed as applicable. The existing site has circa 52-55% 'green space' and the proposed is not deemed to affect this figure as outlined in the report enclosed.

Parks Response: This submitted Additional Information is in principle acceptable to the Public Realm Section and recommendations contained within the GI Plan shall be implemented in full by the applicant.

The Public Realm Section has assessed the proposed development in accordance with the policies and objectives of the County Development Plan 2016-2022 and with best practice guidelines and recommends the following CONDITIONS be applied:

1. Implementation of Landscape Plan

The proposed landscaping scheme shown on Landscape Plan (Dwg. No. LP-001) shall be implemented in full, within the first planting season following completion of the development, in addition:

- a) All hard and soft landscape works shall be completed in full accordance with the submitted Landscape Plan (Dwg. No. LP-001).
- b) All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of BS : 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).
- c) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012 “Trees in Relation to Design, Demolition and Construction – Recommendations”.
- d) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.

REASON: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, in accordance with the policies and objectives contained within the CDP 2022-2028.

2. Practical Completion Certificate

A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the planning authority in accordance with the permitted landscape proposals.

REASON: To ensure that the development achieves a high standard of design, layout and amenity and makes provision for hard and soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive public realm in accordance with relevant policies in the CPD 2022-2028.

3. Play Proposals

Prior to the commencement of Development, A detailed play strategy using Nature-based Solutions for the subject site to be submitted and agreed in writing with the Local Planning Authority. Such details shall comprise:

- i. a specification of all play equipment to be installed including provision for children with disabilities and special sensory needs;
- ii. a specification of the surface treatment within the play areas; and arrangements for ensuring the safety and security of children using the play areas.

All play equipment and ancillaries shall conform to European Standards EN 1176-1-11 and EN 1177 Playground equipment and surfacing, and to BS/EN standards 2017/18 for Playground Installations for HIC (Head Injury Criterion) and CFH (Critical Fall Height).

REASON: To ensure that the development makes appropriate provision for play and informal recreation in accordance with relevant policies in the CPD 2022-2028

4. Tree Protection

All tree protection measures outlined in the submitted Arboricultural Report and on the Tree Protection Plan (Dwg. No. 221215-P-12) prepared by Charles McCorkell shall be implemented in full by the applicant. In addition:

- a) All trees to be retained shall be protected by secure, stout exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837 (2012) – Trees in Relation to Design, Demolition and Construction;
- b) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme.
- c) Protective fencing shall be retained intact for the full duration of the development hereby approved and shall not be removed or repositioned without the prior written approval of the Public Realm Section.

Reason: To ensure the safety and well-being of the trees on the site that are to remain after building works are completed, in accordance with relevant policies and objectives of the CDP 2022-2028.

Prepared By: Oisin Egan
Executive Parks Superintendent

Endorsed By: Laurence Colleran
Senior Executive Parks Superintendent