

# Comhairle Chontae Atha Cliath Theas

**PR/0270/23**

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

**Reg. Reference:** SD23A/0013      **Application Date:** 24-Jan-2023  
**Submission Type:** New Application      **Registration Date:** 24-Jan-2023  
**Correspondence Name and Address:** AFEC International Ltd B6, Swords Enterprise Park,  
Swords, Dublin, K67 YX37  
**Proposed Development:** Material alteration to a single school wing consisting  
of the installation of an external insulation with  
rendered finish to the junior school wing and the  
installation of an external biomass boiler unit to the  
north elevation / creche wing as part of the pathfinder  
2022 energy upgrade programme.  
**Location:** Kilcarrig Avenue, Fettercairn, Tallaght, Dublin 24  
**Applicant Name:** St. Annes Primary School  
**Application Type:** Permission

(DF)

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

Site Area: stated as 2.22ha on the application form.

### **Site Inspection**

08/03/2023

### **Site Description**

The subject site comprises an existing school; St. Annes Primary School, located at Kilcarrig Avenue, Fettercairn, Dublin 24. The existing school is an irregular shape, single storey structure with external finishes primarily comprising sloping roof profiles, with red brick walls with cladding that runs to roof soffit level. There is surface carparking located to the northeast of the site, with an existing vehicular access forming an intersection with Kilcarrig Avenue directly north of the site. The site is bounded by residential properties to the south, west and north. Lands to the east comprise a range of sports facilities and school. A large area further south of the site has a zoning objective Open Space; *To preserve and provide for open space and recreational amenities.*

### **Proposal**

Permission is sought for the following: *“Material alteration to a single school wing consisting of the installation of an external insulation with rendered finish to the junior school wing and the installation of an external biomass boiler unit to the north elevation / creche wing as part of the pathfinder 2022 energy upgrade programme.”*

# Comhairle Chontae Atha Cliath Theas

**PR/0270/23**

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

### **Zoning**

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

CDP Maps: Inner horizontal surface (Casement), Bird hazards, Approach Surfaces (Casement), Take off Climb Surfaces (Casement).

### **Consultations**

Roads: No objections, subject to conditions.

Water Services: No objections, subject to conditions.

Irish Water: No report received

Parks: No report received

### **SEA Sensitivity Screening**

No overlap.

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

No third party submissions received.

### **Relevant Planning History**

#### **Subject Site**

SD06A/0532 - Change of use of 2 no. classroom suites to a creche for 44 children and an 'out of school' childcare unit for 30 children, including the replacement of 2 no. windows with exit doors, hours of operation 8am to 6pm. **Grant Permission.**

SD09A/0190 - (1) the removal of the existing flat roofed school store shed at the rear of the Centre as well as alterations to the external elevations including the removal of two windows and the creation of one new window on the west elevation; (2) the proposed refurbishment of the existing building (total area - 90sq.m.); (3) the construction of a new single storey wrap around extension to the east side and rear of the existing building with dormer accommodation to attic space and Velux rooflights to the north and south elevations (total new floor area of build - 202.1sq.m.); (4) the proposed refurbished and extended building will include the provision of a new reception area, general offices [2], training room [1], wc's [2], holistic rooms [6] and counselling rooms [5] as well as a general drop-in waiting area and ancillary kitchen; (5) the creation of a new gated courtyard to the rear of the extended building for the ancillary use of the extended centre plus associated site works; (6) the construction of a new detached storage shed at the rear of the proposed courtyard to the replace the existing school storage area that is to be removed all at existing St. Anne's Resource Centre in the grounds of the school. **Grant Permission.**

# Comhairle Chontae Atha Cliath Theas

**PR/0270/23**

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

### **Relevant Enforcement History**

None identified in APAS.

### **Pre-Planning Consultation**

None identified in APAS.

### **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.*

*E2 Objective 4: To support and facilitate the actions and targets of the National and South Dublin Climate Action Plans where they relate to private and public buildings in the County.*

*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*

*Policy COS8: Primary and Post Primary Schools*

# Comhairle Chontae Atha Cliath Theas

**PR/0270/23**

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

### *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 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)*

*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;*

# Comhairle Chontae Atha Cliath Theas

**PR/0270/23**

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

- *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).*

*National Sustainable Mobility Policy, Department of Transport (2022).*

*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).*

# Comhairle Chontae Atha Cliath Theas

**PR/0270/23**

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

### **Assessment**

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual Amenity;
- Residential Amenity;
- Parking;
- Water 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 comprises the installation of an external insulation with rendered finish and the installation of an external biomass boiler unit. The applicant states the works are as part of the "pathfinder 2022 energy upgrade programme".

The Pathfinder Programme forms part of the of the National Sustainable Mobility Policy, which sets out the government's plan to meet Ireland's requirement to achieve a 50% reduction in greenhouse gas emissions by 2030 in the transport sector.

The Department of Education, and Department of Environment, Climate and Communications launched this Schools Energy Retrofit Pathfinder programme in January 2022, to facilitate deep retrofit in the schools' sector, testing energy efficiency solutions and renewable heat technology.

It is outlined in Policy E3 of the CDP to; *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.*

The proposal is considered acceptable in principle.

# Comhairle Chontae Atha Cliath Theas

**PR/0270/23**

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

### ***Visual Amenity***

The proposed development comprises works to the exterior walls of the junior school located at the south wing of the school. The works include the installation of external insulation and plaster, and the replacement of existing windows and doors. The supporting drawings indicate that the metal clad pitched roof will be retained.

The proposal also includes installation of a biomass boiler, the drawings submitted indicate that this will be fire rated wall to junction boiler and the adjoining creche located on the east wing of the school. The exterior of the boiler's enclosure will include a timber effect panelling.

The proposal would be visually acceptable.

### ***Residential Amenity***

The impact on residential amenity is considered negligible.

### ***Parking***

The Roads Department has assessed the proposal and provided the following comments:

*The installation of the external biomass boiler unit will result in the removal of 4no. car parking spaces, including 1no. mobility impaired parking space. The loss of the 3no. standard parking spaces is considered acceptable; however, the mobility impaired parking space should be relocated at another suitable location on site in the interests of universal accessibility.*

*No Roads objections subject to the following conditions:*

*1. The applicant shall relocate the mobility impaired parking space to another suitable location on site in the interests of universal accessibility.*

### ***Water Services***

Water Services have assessed the proposal and provided the following comments:

*Surface Water Report: No Objection*

*Flood Risk: No Objection Subject to:*

*1.1 The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.*

*1.2 All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.*

# Comhairle Chontae Atha Cliath Theas

**PR/0270/23**

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

### ***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 proposed development comprises the installation of an external insulation with rendered finish and the installation of an external biomass boiler unit.

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***

Development contributions are not applicable in this case.

### **Conclusion**

Having regard to the provisions of the South Dublin County Development Plan 2022 – 2028 and the overall design and scale of the proposed development, it is considered that, subject to the **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.



# **Comhairle Chontae Atha Cliath Theas**

**PR/0270/23**

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

### **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. Mobility impaired parking space.  
Prior to the commencement of development the mobility impaired parking space shall be relocated to another suitable location on site.  
REASON: In the interests of universal accessibility.
3. Drainage.
  - a) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
  - b) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.REASON: In the interests of public health and in order to ensure adequate drainage provision.

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: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by

# **Comhairle Chontae Atha Cliath Theas**

**PR/0270/23**

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

Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

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.


# Comhairle Chontae Atha Cliath Theas

**PR/0270/23**

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

**REG. REF. SD23A/0013**

**LOCATION: Kilcarrig Avenue, Fettercairn, Tallaght, Dublin 24**

  
\_\_\_\_\_  
**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:** 16/03/23\_\_\_\_\_

  
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**Gormla O'Corrain,**  
**Senior Planner**