

Register Reference: SD22A/0404 AI

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: The Libermann Trust CLG
App. Type: Permission
Planning Officer: BARRY COUGHLAN
Date Received: 16-Feb-2023
Decision Due: 15-Mar-2023

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description:

The development will consist of the change of use of Templeogue College Community Residence and garage to a special educational needs school.

Signed: John McGee

03/03/23

Endorsed: _____

DATE

Roads Related Additional Information Requested by SDCC:

1.1. 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.

Applicant Submitted Response to Additional Information Request:

Please refer to drawings; 222272-PUNCH-XX-XX-DR-C-0600, 222272-PUNCH-XX-XX-DR-C-0601, 222272-PUNCH-XX-XX-DR-C-0602 prepared by Punch Consulting Engineers enclosed, outlining swept path analysis carried out for fire tender access, refuse vehicles & bus.

Roads Department Assessment:

SDCC Roads Department is satisfied that the applicant has demonstrated how a fire engine/bin truck/bus can safely manoeuvre around the site.

Signed: John McGee

03/03/23

Endorsed: _____

DATE

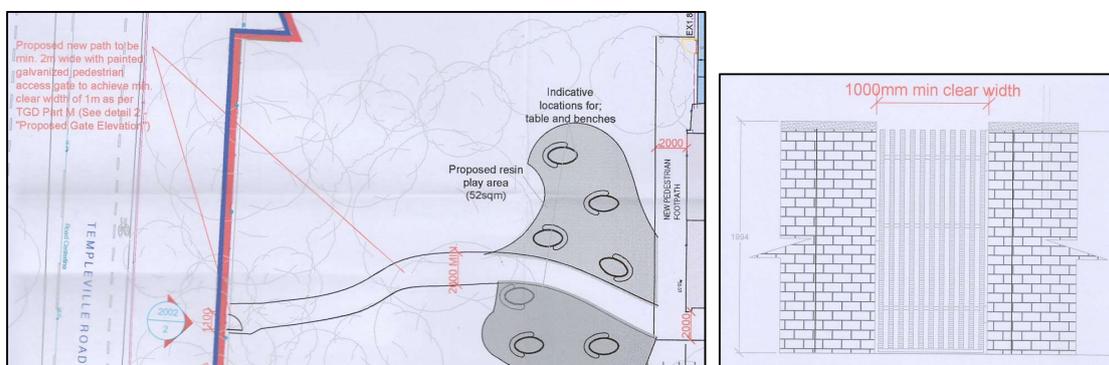
Roads Department – Planning Report

Roads Related Additional Information Requested by SDCC:

1.2. 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.

Applicant Submitted Response to Additional Information Request:

Please refer to revised drawing; 22041-AFEC-P1-ZZ-DR-A-2002 Proposed Site Layout, outlining min. 2m wide pedestrian access to be achieved throughout. All footpaths, crossings & access ramps are proposed to achieve 2m minimum width.



Roads Department Assessment:

SDCC Roads Department is satisfied that the applicant has demonstrated a minimum width of 2 metres for all footpaths, crossings and access ramps throughout the site. The front entrance gate has a clear width of 1m which complies with *Building Regulations – Part M*.

Signed: John McGee

03/03/23

Endorsed: _____

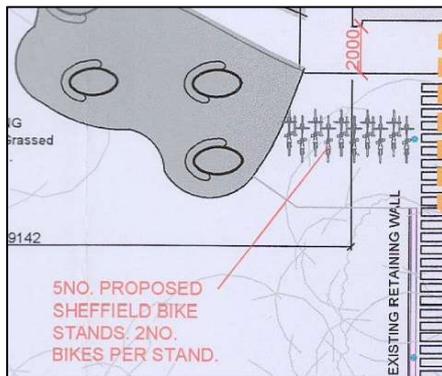
DATE

Roads Related Additional Information Requested by SDCC:

- 1.3. The applicant shall submit a revised layout of not less than 1:200 scale showing the 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.

Applicant Submitted Response to Additional Information Request:

Please refer to revised drawing; 22041-AFEC-P1-ZZ-DR-A-2002 Proposed Site Layout, denoting location for 10no. bike spaces which is in line with the requirements set out in Table 12.23 of the SDCC County Development Plan 2022-2028. See also letter enclosed from Spiritan Education Trust dated 6th January 2023, outlining transport arrangements for pupils to the proposed Special Education School. With 75% of pupils arriving via HSE organised bus escorts and the remainder being dropped by car.



Roads Department Assessment:

SDCC Roads Department is satisfied with the applicant's provision of bicycle parking spaces. The spaces should be covered/sheltered as per the National Cycle Manual guidelines.

Signed: John McGee

03/03/23

Endorsed: _____

DATE

Roads Related Additional Information Requested by SDCC:

1.4. 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.

Applicant Submitted Response to Additional Information Request:

Please refer to enclosed letter from the Spiritan Education Trust outlining expected occupancy levels for the proposed Special Education School. As this is a Special Education School there will be a greater number of staff per pupil than a traditional school setting, hence the existing 12no. car park spaces were not deemed to be sufficient by the client. An additional 5no. spaces have been included in the original application allowing for a total of 17no. spaces, 2 of which are accessible.

In year one, 2022-2023, Libermann Spiritan School, Templeogue, will have 24 students across four classrooms. The number of staff in this year will comprise 14 which includes, Principal, Deputy Principal, School Secretary, teaching staff and Special Needs Assistants.

In year two, 2023-2024, we will enrol an additional 6 students and three more staff at minimum. Depending on student priority needs, we may be in a position to enrol two additional members of staff bringing the total number of adults on site to 19 with 30 pupils, aged between 4 and 17.

It is envisaged that approximately 75 % of our pupils will arrive to the school every morning for 9.20 am start time, by HSE organised transport with bus escorts, and the remainder of our pupils will be dropped off by parents living locally. The same transport arrangement will be used when pupils are leaving the school at 3 pm.

Approximately 20 – 30% of staff will avail of public transport when commuting to the school.

Roads Department Assessment:

SDCC Roads Department is satisfied that the number of car parking spaces provided is suitable for a facility of this nature and location.

Signed: John McGee

03/03/23

Endorsed: _____

DATE

No Roads objections subject to the following conditions:

1. Any gates shall open inwards and not out over the public domain.
2. EV charging shall be provided in all residential, mixed use and commercial developments and shall comprise a minimum of 20% of the total parking spaces provided.
3. Bicycle parking spaces should be covered/sheltered as per the National Cycle Manual guidelines.
4. A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority. REASON: In the interest of sustainable transport.

Signed: John McGee

03/03/23

Endorsed: _____

DATE