

AFEC Internal LTD
Unit B6
Swords Enterprise Park
Dublin
K67YX37

NOTIFICATION TO GRANT PERMISSION
PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER

Final Grant Order No.:	0416	Date of Final Grant:	21-Apr-2023
Decision Order No.:	0269	Date of Decision:	14-Mar-2023
Register Reference:	SD22A/0404	Date:	16-Feb-2023

Applicant: The Libermann Trust CLG

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.

Time extension(s) up to and including:

Additional Information Requested/Received: 15-Dec-2022 / 16-Feb-2023

A Permission has been granted for the development described above, subject to the following conditions.

Conditions and Reasons:

1. Development to be in accordance with submitted plans and details.

The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 16th February 2023, 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. 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.

3. The applicant, owner or developer shall ensure the following:

1. Implementation of submitted Landscape Plan.

The proposed landscaping scheme shown on Landscape Plan 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.

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.

4. External Finishes.

All external finishes shall harmonise in colour or texture that is complementary to the building or its context.

REASON: In the interest of visual amenity.

5. The applicant, owner or developer shall ensure that:

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.

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

REASON: In the Interest of Sustainable water management.

7. 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.

8. 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.

NOTES :

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: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.

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: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; please apply via

<https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. Please log onto www.localgov.ie and click on BCMS link.

- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1: Structural use of reinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

M. Crowley

21-Apr-2023

for Senior Planner