

Comhairle Chontae Atha Cliath Theas

PR/0538/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0153 **Application Date:** 30-May-2022
Submission Type: Additional **Registration Date:** 26-Apr-2023
Information

Correspondence Name and Address: SJK Architects Distillery Road, Cox's Yard,
Westport, Co. Mayo

Proposed Development: Development on site for Phase 1 (of a 2-phase future masterplan) partial demolitions, refurbishment and a new circulation link extension to the existing Loreto Abbey Complex, protected structures (RPS no.s 252 and 253) at the Grange Road Loreto Rathfarnham for use as Gaelcholaiste an Phiarsaigh; The proposed Phase 1 works shall consist of partial demolitions of two storey link and toilet extensions; construction of a new 787sq.m replacement four storey glazed circulation extension linking the existing 1725 Georgian House and 1890's St. Anne's buildings; refurbishment works to the existing 1725 Georgian House and 1890's St. Anne's buildings, with works to the ground floor of the 1903 Gymnasium Building (all forming part of the protected structure RPS no. 253) totalling 3, 854sq.m; demolition of 20th Century extension to, and holding works for future re-use, to Northern Gate Lodge (RPS No. 252); construction of temporary school prefabricated toilet accommodation for school use during the phasing of the main construction works; on-site drop-off, set-down and vehicular parking provisions, and associated off-site works adjoining the shared access road/ right of way with the Loreto Abbey Apartment Development; all associated hard- and soft- surface play areas, bicycle parking area and landscaping, boundary treatments; associated surface water attenuation, foul and surface water drainage connections, site works and ancillary services.

Location: Loreto Abbey, Grange Road, Rathfarnham, Dublin
14

Applicant Name: The Department of Education

Application Type: Permission

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(AOCM)

Description of Site and Surroundings:

Site Area: stated as 1.59 hectares.

Site Description:

The site is formed of the grounds and buildings of the Loreto Abbey (protected structure RPS No's. 252 and 253). The site comprises a number of historic buildings in various states of repair. The front gardens are substantially protected from view from the adjoining area by the presence of mature hedgerow/trees planted along the southern and northern boundaries of the site. The western boundary consists of granite and steel walls and gates, and two gate lodges define the original entrance onto Grange Road. A secondary access to the site is located off Dispensary Lane. The site accommodates a single-storey prefabricated structure as permitted under SD16A/0154 and SD19A/0368. The site also incorporates the internal link road to the Loreto Abbey residential development, forming part of the northern and eastern extents of the site.

Site visited:

29 June 2022

Proposal:

Permission is sought for the development for Phase 1 of a masterplan at the site, comprising the following:

- Partial demolitions of two storey link and toilet extension
- Construction of a 787 sq.m four storey glazed circulation extension linking the 1725 Georgian House and 1890's St Anne's buildings
- Refurbishment works to the 1725 Georgian House and 1890's St Anne's buildings, with works to the ground floor of the 1903 Gymnasium Building (all part of protected structure RPS no. 253)
- Demolition of 20th century extension to, and holding works for future re-use, Northern Gate Lodge (RPS no. 252)
- Construction of a temporary school prefabricated toilet accommodation
- On-site drop-off, set-down and vehicular parking provisions
- Associated off-site works adjoining the shared access road/right of way
- All associated hard and soft surface play areas
- Bicycle parking area and landscaping, boundary treatments
- Associated surface water attenuation, foul and surface water drainage connections, site works and ancillary services.

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Zoning:

The subject site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*

Consultations:

Internal Consultees

Roads – **Additional Information** recommended

Public Realm – No objection, **conditions** recommended

Water Services – **Additional Information** recommended

Heritage Officer – No report received at time of writing (20/07/2022)

Architectural Conservation Officer – No objection, **conditions** recommended

External Consultees

Irish Water – No objection, **conditions** recommended

Department of Housing, Local Government & Heritage – No report received at time of writing (21/07/2022)

Faite Ireland – No report received at time of writing (21/07/2022)

Heritage Council – No report received at time of writing (21/07/2022)

The Arts Council – No report received at time of writing (21/07/2022)

An Taisce – No report received at time of writing (21/07/2022)

SEA Sensitivity Screening

Indicates overlap with SFRA A 2016, SFRA B 2016 and Protected Structures 2016

The site comprises two Protected Structures; their references are as follows:

- 252 – Lodges (2) and wrought iron gates.
- 253 – Four storey house, chapel with tower and turrets

Submissions/Observations /Representations

Submission expiry date – 4 July 2022

No submissions or objections received.

Relevant Planning History

Subject Site

SD19A/0368: Extend the duration of the existing single storey temporary classroom building as granted under Reg. Ref. SD16A/0154 for a further 5 years. Extend the existing single storey prefabricated style temporary classroom building comprising of: a first floor prefabricated style extension (902sq.m) over the existing temporary building providing 9 general classrooms, 1 specialist classroom, 1 staff room, 1 plant/IT room, 1 administration room, toilet facilities and other ancillary accommodation; 2 ground floor extensions (74sq.m) are required to accommodate new internal escape stairs and a passenger lift; associated site works will include the provision

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for two new car parking spaces; set down areas and associated site landscaping works; all located on the grounds of Loreto Abbey (Protected Structure RPS No. 252 and 253). **Permission granted.**

SD16A/0154: Construction of a single storey temporary prefabricated style secondary school building for Gaelcholáiste an Phiarsaigh secondary school. The development will be retained for a period of 5 years. The development will provide 5 general classrooms, 4 specialist classrooms, toilet and other ancillary facilities. Associated site works will include widened on site road with parking and set down area, drainage connections and soakway, new watermain connection, widening of the existing vehicular entrance access gates and new pedestrian access gate opening off Dispensary Lane, site landscaping, all located on the grounds of Loreto Abbey, Grange Road, Rathfarnham, Dublin 14 (A protected structure RPS No. 252 & 253). **Permission granted.**

S98A/0619: Erect new 2 storey convent building in the grounds of Loreto Abbey, Grange Road, Rathfarnham, Dublin 14, including new entrance from Loreto Terrace and new boundary walls to enclose site. Accommodation will include 28 bedrooms, oratory, dining, kitchen and living areas, external garage and gardener's store. **Permission granted.**

S95A/0446: Extension to the Lourdes Convalescent Centre. **Permission granted.**

Adjacent Sites

S00A/0554: A mixed use development to include the retention of Protected Structures. The proposal includes the construction of 317 no. apartments comprising: 270 no. two bedroom apartments; 29 no. one bedroom apartments and 18 no. two bedroom penthouse apartments. The proposed development consists of ten blocks, ranging in height as follows: Block A - two to three storeys; Block B - two to four storeys; Blocks C, D, E and K - four storeys plus penthouse; Blocks F, G, H and J - three storeys. The proposal also provides for the change of use of 'Georgian House' (Protected Structure - Ref. No. 28, List 1 South Dublin County Development Plan 1998) and neighbouring structure, from the existing institutional uses to a 102 no. bedroom nursing home (8,471 sq.m); this includes the change of use of Lower Ground Floor of the Chapel (Protected Structure - Ref. No. 28, List 1, South Dublin County Development Plan 1998) from ecclesiastical use to nursing home use (the remainder of the Chapel will not be affected by the proposed development); the change of use of the existing outbuildings to the north of the main buildings from store/workshop to 3 no. offices (107, 70 and 70 sq.m) and a creche (100 sq.m). There are five extensions proposed to the existing buildings (to accommodate the nursing home), comprising a new lobby, two no. stairwells and a lift shaft, a three-storey glazed link, and a second floor glazed extension, all totalling 653 sq.m. The remaining two outbuildings (garage and store) and two prefabricated structure (two study rooms) to the northern side of the main buildings and the annex to the south-east of Georgian House, are to be demolished. Access to the residential units, the offices and creche is provided from a new access from Dispensary Lane.

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The existing entrance will provide access to the nursing home, and fire tender and service access is provided from an existing entrance at Convent Lane, and from Dispensary Lane. Dispensary Lane will be widened to 6m, and 7m at the junction with Grange Road. The existing boundary wall at Dispensary Lane will be demolished and rebuilt (using the salvaged stone) and a number of protected trees will be removed to allow for the widening. The proposed development also includes the provision of a total of 607 no. residential car parking spaces (all at basement level), and 33 no. surface level car parking spaces associated with the nursing home, creche an office uses; internal roadways; and all associated site development works, the provision of a boundary wall and railings, infrastructural and landscaping works, all on a site measuring 4.9 hectares (12.1 acres) approximately. An Environmental Impact Statement was also submitted with the planning application. **Permission granted by SDCC and upheld by An Bord Pleanála (ABP Ref. 06S.125554). Extended under: S00A/0554/EP. Amended under: SD04A/0321, SD04A/0322 and SD07A/0781**

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

PP041/21: Held 14 May 2021

Relevant Policy in South Dublin County Council Development Plan 2016-2022

General Policy: Section 3.11.0 Social Infrastructure and Section 11.3.12 Educational Facilities

Applications relating to schools and school sites should be assessed with regard to the requirements of The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities (DES & DEHLG, 2008).

'Ensure that school sites are fit for purpose in terms of their location, access to services and the provision of space for recreational and sports activities which can help to support an effective learning and development environment for children, in line with the Department of Education and Science requirements.

- *Seek to situate new schools within the existing/proposed catchment in a manner that aids ease of access from surrounding areas and encourages sustainable mobility by walking, cycling and public transport.'*

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Section 3 Community Infrastructure

Policy C9 (a)

It is the policy of the Council to work in conjunction with the relevant education authorities to promote and support the provision of primary and post-primary schools in the County.

Policy C9 (b)

It is the policy of the Council to engage with the Department of Education and Skills and to support the Department's School Building Programme by actively identifying sites for primary and post primary schools at suitable locations, based on forecast need.

C9 Objective 5:

To support and facilitate the extension of existing school facilities, based on identified needs, subject to appropriate safeguards in relation to traffic management and the amenities of the area.

C9 Objective 6:

To ensure schools are located so as to promote walking and cycling, including the provision of adequate secure bicycle storage in all schools.

C9 Objective 9:

To ensure all proposals for new schools make adequate and sufficient provision for both 'drop off' and parking spaces for staff and parents with a view to safe and manageable traffic flows.

Section 6 Transport and Mobility

TM3 Objective 5:

To provide that planning permissions granted for the development of all new schools or for existing schools where 25% or greater expansion in classrooms is proposed, should include a requirement for the provision of cycle paths from the school to join the nearest cycle network, where feasible.

Section 6.3.0 Walking and Cycling – Sub-section 6.3.3 Green Schools

Section 7 Infrastructure and Environmental Quality

Section 7.5.0 Waste Management - Action under Policy 5 Waste Management: Implement the objectives of the National Waste Prevention Programme at a local level with businesses, schools, householders, community groups and within the Council's own activities.

Section 8 Green Infrastructure

G5 Objective 1:

To promote and support the development of Sustainable Urban Drainage Systems (SUDS) at a local, district and county level and to maximise the amenity and biodiversity value of these systems.

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Section 10 Energy

E2 Objective 6:

To require, where feasibly practical and viable, the provision of PV solar panels in new public buildings (e.g., Council buildings, school buildings, hospitals, health centres, community centres, sports facilities, libraries, Garda stations etc.), for electricity generation/storage and/or water heating so as to reduce energy costs, minimise carbon emissions and reduce our dependence on imported fossil fuels.

E2 Objective 8:

To require, where feasibly practical and viable, the provision of green roofs for all new public buildings (Council buildings, school buildings, hospitals, community centres, sports facilities, libraries, Garda stations etc.), to assist in flood alleviation, insulation and improved biodiversity, and to actively promote these measures where appropriate in new commercial and industrial buildings.

Section 11 Implementation

Table 11.22: Minimum Bicycle Parking Rates:

Post Primary Schools 1 per 5 staff. 1 per 2 students

Table 11.23: Minimum Parking Rates:

Education – School 1 per classroom in Zone 1 and 0.5 per classroom in Zone 2 (restrictions apply where the site is in close proximity to public transport).

Section 11.4.6 Travel Plans

Mobility Management Plans are required for all new schools or for existing schools where 25% or greater expansion in classrooms is proposed.

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Regional Spatial & Economic Strategy 2019-2031, Eastern & Midland Regional Assembly (2019)

Architectural Heritage Protection – Guidelines for Planning Authorities, Department of Arts, Heritage, and the Gaeltacht (2011)

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).

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Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage, and Local Government, (2009)

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Assessment

The main issues for assessment concern the following:

- Zoning and Council Policy
- Development
- Architectural Conservation
- Public Realm
- Roads
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The subject site is subject to zoning objective 'RES' - '*To protect and/or improve residential amenity*'. Education is an 'Open for Consideration' use under this zoning objective, subject to detailed assessment against the principles of proper planning and sustainable development, and the relevant policies, objectives and standards set out in the Development Plan.

It is noted that educational use has been established at the site since 2014.

Development

Demolitions

To facilitate the works a garden wall and 20th century extension to the Gate Lodge would be removed. In addition, the existing link and 1970s toilet block between blocks A, B and D would be removed, to facilitate the 4-storey glass link extension. A section of the existing northern boundary wall, on Dispensary Lane, would be removed to provide a new vehicle egress route.

As part of these works 4 no. trees would be removed. A shed associated with the existing creche would also be removed.

Internal demolitions will also be undertaken to provide for internal layout alterations to facilitate the educational use of the buildings.

These works are considered acceptable.

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Construction

4-Storey Glazed Link

A 4-storey glazed link would connect Block A, D and B, assisting in the essential permeability of the school building and providing access that previously did not exist. This link is intrinsic to the complex being able to function as an educational facility. Within the link would be toilet facilities, stairs and a lift, connecting all storeys.

The link would be a maximum of approximately 15.5m in height, with a flat roof with a metal/membrane finish. The link would have a mixture of fixed and openable windows in a curtain wall. The principle of the link is considered acceptable. To allow for a better assessment of the impact of the link on the existing buildings, CGI images should be requested, to provide a 3D impression of the link in more detail than is possible from the drawings provided. This should be requested as **additional information**.

Internal Layout Alterations

Internal layout alterations would create necessary spaces for classrooms, staff rooms and other ancillary uses associated with educational facilities. These works would have very limited impacts on the external appearance of the building and are considered to be acceptable, subject to meeting conservation standards.

External Alterations

Existing windows will be replaced with high performance slim glazing units within the existing timber frames. On St Anne's House heritage style rooflights and associated flashing would be installed on the existing roof, and existing PVC windows would be replaced with one-over-one timber sliding sashes. Where possible, historic C18th century windows will be protected and repaired, retaining all historic hand-drawn glass in-situ. Existing roof slates would be stripped and salvaged for reuse (approximately 25%), with new natural slates of an appropriate size and colour being used for the remaining 75% of the roof where required.

These works are considered acceptable. The works proposed would be sympathetic to the existing buildings and their protected status, while assisting in upgrading the buildings to make them more sustainable, thereby extending their use.

Temporary Toilet Block

The temporary toilet block would be 3.7m in height and would have ramp access. It would have a flat roof with a single access door located on the south elevation. A window would be located on each of the north, east and west elevations serving the accessible, male and female toilets respectively. The total floor area would be 37 sq.m. The block would be plastisol metal with PVC double glazed windows and doors.

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The principle of temporary toilet block is considered acceptable and as a **condition** of permission should be permitted for a maximum of 5 years. The location of the toilet block is not clear on the site layout plan and **additional information** should be sought, clearly indicating where this block will be located.

Site Layout Alterations and New Access

A new access would be located on Dispensary Lane, along the northern boundary of the site to assist in providing a set down area and separating traffic from the main school complex. As part of the demolitions at the Gate Lodge, an area of secure bicycle parking would be provided. Details of the bicycle parking have not been included with the application pack and should be requested as **additional information**.

A new fenced ball area with coloured tarmac finish would be located at the east of the site, behind the Pugin Chapel. This area is considered appropriate for such a facility as it would not impact the overall entrance impression of the main buildings when viewed from Grange Road to the south. Amended car parking arrangements would also be provided at this location, totalling 24 no. spaces including 2 no. accessible spaces and 5 no. electric charging spaces, removing existing temporary car parking at the front of the Georgian house (Block B). 24 no. car parking spaces would exceed the Development Plan maximum standards and the applicant should be requested to address this by **additional information**. Car parking associated with the Loreto Abbey residential development would also be rearranged to facilitate the school car parking and a letter of consent has been included from the management company confirming agreement to the application on these third party lands. It is not clear from the site layout plan how many car parking spaces are currently at this location, and how many would be provided in the event of the realignment works. The applicant should be requested to clearly indicate this on the existing and proposed site layout plans. This should be addressed by **additional information**.

An all-weather ball court has been proposed on the front green, near the entrance to Grange Road. The provision of this pitch at this location is considered detrimental to the setting of the campus and should be omitted by **condition**.

Future Masterplan

A future masterplan drawing has been provided. Outline permission is not sought for these works and therefore this plan has not been fully assessed. The applicant should note however that the provision of an all-weather ball court in artificial grass on the main green at the entrance to the site from Grange Road will not be acceptable under any circumstances, as per the advice of the SDCC ACO.

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Architectural Conservation

The SDCC Architectural Conservation Officer (ACO) has no objection subject to conditions. The ACO report states:

On assessing the level of conservation works, refurbishment, interventions, thermal upgrading and fire safety works, it is considered that the proposed works and mitigating measures have been well considered to ensure minimal intervention to the original built fabric. The proposal allows for the adaptive reuse of existing buildings within the complex and allows the extended use as part of the existing school. The proposed works also allow the necessary conservation repairs and upgrading to be carried out, therefore ensuring the continued use and protection of Loreto Abbey, which is of National Architectural importance.

The ACO has recommended the following **conditions** in the event of a grant of permission:

- *The proposed development shall be carried out in accordance with the details provided in the Methodology as part of the Conservation Impact Assessment and Conservation Strategy. Works shall be carried out adhering to best conservation practice and principles.*
- *A suitably qualified Conservation Architect should continue to be engaged to supervise and oversee the proposed works to the existing Protected Structures (Loreto Abbey RPS Ref. 253 and Gate Lodges RPS Ref.252), ensuring that all conditions relating to the architectural conservation and status of the existing buildings are addressed and submitted for agreement with the Councils Architectural Conservation Officer as set out below.*
- *South Dublin County Councils Architectural Conservation Officer should be informed when works commenced and should be provided with a final Work Programme in order to facilitate site inspections.*
- *It is considered that the proposed interventions and works within the existing buildings should be carried out in accordance with the details specified in the detailed Methodology provided as part of the Conservation Strategy and approach. All works should be carried out in accordance with good conservation practice and principles ensuring minimal intervention and no damage or risk to the original built fabric. Those areas being affected by new opes or widening of new opes/interventions or new additions should be made good using the appropriate materials and methods.*
- *Safety measures should be put in place during the proposed works on site. A Safety Statement should be provided detailing how the existing structures will be protected during demolition works and site clearance/excavation and construction. This should include all Protected Structures including the North Gate Lodge and architectural features within the curtilage. Details should also be included as to how the site will be accessed during the works and location of site set up etc.*

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- *A safety statement should be submitted for written agreement with the Councils Architectural Conservation Officer prior to the commencement of development. Once works commence on site the Councils Architectural Conservation Officer should be contacted with regard to inspecting the safety measures put in place to safeguard and protect ALL Protected Structures on site.*
- *A schedule of materials and finishes should be provided for the proposed new link extensions, prior to commencing development. Materials and finishes have not been indicated. Options were provided as part of the Pre-Planning with Option B considered to be more appropriate in materials and overall design in this location. This should include full details on materials and finishes for all elements of the proposed development.*
- *A window schedule for all historic and original windows should be submitted in order to justify the proposed upgrading works to include the use of new high performance slim glazing units. Details of the reinstatement of new timber sliding sash windows should be submitted to confirm the overall design, profile and material.*
- *The new build element proposed at the junction of Blocks B and D facing west (front elevation) in order to provide a clearly visible and identifiable accessible pedestrian entrance into the new circulation link behind requires further detail. This intervention involves the removal at lower ground floor of part of the wall to make an accessible entrance and the addition of a fully glazed 2-storey screen which is designed to align with the Georgian House string course, while being set back and secondary to its corner. It is considered that the need for this intervention is warranted in order to provide accessibility, however the execution and how this intervention will sit at this location is particularly important. It felt that specific details on the installation and fixtures etc are required to ensure minimal intervention and high-quality finish. Further images and detailed drawings should be provided ensuring the overall design elements and materials are acceptable.*
- *It should be requested that copies of the condensation risk analysis and the study for options for thermal upgrading works should be submitted and that a record should be kept, and photographs of all thermal upgrading works in order to present a case study of good thermal upgrading and works to historic structures as part of climate change policy.*

The conditions are considered appropriate to ensure that the works are sympathetic to the protected structures and to ensure a high-quality delivery of the scheme. To ensure a full assessment of the proposal prior to a grant of permission, it is considered pertinent to request some of the items as additional information, specifically a schedule of materials and finishes, a window schedule, additional images and detailed drawings of the installation and fixtures proposed. This information should be requested as **additional information**.

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Public Realm

The Public Realm section has reviewed the application and stated no objection, recommending the following **conditions** in the event of a grant of permission:

1. *Tree Protection and method statement pre-commencement*

No operations shall commence on site in connection with the development hereby approved (including demolition works, tree works, fires, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement (AMS) in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations has been submitted to and approved in writing by the Local Planning Authority and the protective fencing is erected as required by the AMS. The AMS shall include full details of the following:

- a) Timing and phasing of Arboricultural works in relation to the approved development.*
- b) Detailed tree felling and pruning specification in accordance with BS3998:2010 Recommendations for Tree Works.*
- c) Details of a tree protection scheme in accordance with BS5837:2012: which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site which are shown to be retained on the approved plan*
- d) Details of any construction works required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme*
- e) Details of the location of any underground services and methods of installation which make provision for protection and the long-term retention of the trees.*
- f) Details of any changes in ground level, including existing and proposed spot levels required within the root protection area as defined by BS5837:2012 g) Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the arboricultural method statement.*

REASON: To ensure the continued wellbeing of the trees in the interests of the amenity and environmental quality of the locality.

2. *Implementation of Tree Protection during development*

No works in connection with the development shall commence unless a tree protection plan has been submitted to and approved in writing by the planning authority. Tree protection measures shall be shown on a layout plan accompanied by descriptive text and shall include:

- a) All tree felling and pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998: 2010 - Recommendations for Tree Works.*

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- 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 Local Planning Authority.*
- d) *No development or other operations shall take place except in complete accordance with the approved protection scheme and Arboricultural Method Statement This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of contemporaneous monitoring and compliance by the pre-appointed tree specialist during construction.*

In addition, prior to the commencement of construction works on site, a meeting with the Project Landscape Architect, Site Foremen, the appointed Arborist and a Parks Superintendent from the Public Realm Section shall take place on-site to inspect that:

- e) *that the protective fencing has been erected as per the submitted Tree Protection Plan. This fencing is to remain in place for the duration of the project.*
- f) *all tree pruning & tree felling has been carried out appropriately*

REASON: To ensure the continued wellbeing of the trees in the interests of the amenity and environmental quality of the locality.

3. Root Protection

No development shall be carried out until a method statement identifying the root protection areas of all trees on and around the site and giving details of any works to be carried out within the root protection areas of the trees and the method to avoid damage to the trees during these works has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safety and well-being of the trees in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016-2022.

4. Construction of surfaces within Root Protection area.

No operations shall commence on site in connection with the development hereby approved (including demolition works, fires, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until the detailed design and construction method statement of vehicular drives, parking areas and other hard surfacing within the root protection area (as defined by BS5837:2012) has been submitted in writing and approved by the Local Planning Authority. The design and construction must: a) Be in accordance with the recommendations of BS5837:2012. b) Include details of existing ground levels, proposed levels and depth of excavation. c) Include details of the arrangements for the implementation, supervision and monitoring of works

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REASON: To ensure the continued wellbeing of the trees in the interests of the amenity and environmental quality of the locality.

Given the mature vegetation at the site, the above recommended **conditions** are considered appropriate to ensure the protection of remaining trees, and safe removal of trees where relevant.

Roads

The Roads Department have reviewed the application and have recommended the following **additional information** is requested:

1. *Applicant to submit details of discussions with Parks in resolving Tree conflict with access point.*
2. *The applicant is requested to submit a revised layout of not less than 1:200 scale showing the location and number of vehicle parking spaces to be provided at the development. Please refer to Table 11.23: Maximum Parking Rates (Non-Residential) – from the SDCC County Development Plan 2016-2022.*
3. *The applicant is requested to submit a revised layout not less than 1:100 scale showing the bicycle parking and pedestrian routes within the development. Please refer to Table 11.22: Minimum Bicycle Parking Rates– SDCC County Development Plan 2016-2022.*
 - a. *The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users.*
 - b. *All external bicycle parking spaces shall be covered.*
 - c. *Footpath layout shall provide adequate connectivity around the development and footpaths on the main road.*
 - d. *All cycling infrastructure should be provided in compliance with the NTA's 'National Cycle Manual' including the provision of sheltered cycle parking and the provision of identifiable routes through the car parking for cyclists.*
4. *A revised layout of not less than 1:100 scale, showing boundary walls at vehicle access points limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.*
5. *Revised layout of not less than 1:100 scale, showing a swept path analysis drawing (i.e., Autotrack or similar) demonstrating that large vehicles/ school busses and refuse vehicles can access/egress the site.*
6. *The conclusions of the traffic and transport assessment should be consistent, and the results of the junction analysis be stated in RFC and the maximum PCU be reported for all junctions.*
7. *The traffic analysis shall include the next major junction along the network i.e., the R822 and R821. As this junction is close to the proposed development and may have a significant impact considering the other junctions are more than the 10% saturation threshold.*

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In the event of a grant, the following **conditions** have been recommended:

- 1. 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.*
- 2. The entrance apron shall be ditched and widened to the full width of the proposed entrance/exit and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.*

To ensure traffic safety at the site, it is considered appropriate to request the recommended **additional information**. It is not considered necessary to request item 1 in relation to tree conflict as the Public Realm section have not raised any concern regarding the trees being removed to facilitate the new entrance. Furthermore, in relation to the Roads request to limit the height of the boundary and associated pillars at the proposed entrance, as this is a school site and a protected structure, it is considered reasonable that increased heights would be acceptable at the proposed entrance. It is noted that the existing boundary is formed of a concrete base with metal rail fencing, allowing some element of visibility. Entrance elevations and plans should be requested as **additional information** for assessment, but the current arrangement is considered appropriate for security and conservation reasons in relation to the use of the site. In the event of a grant, the recommended **conditions** are considered to be appropriate.

Services, Drainage and the Environment

Water Services has reviewed the application and have recommended the following **additional information**:

Surface Water

- 1.1 Submit a revised report to show the discharge rate from the site equal to Q_{bar} or 2 litres/second/hectare whichever is greater. The discharge rate should comply with the Greater Dublin Regional Code of Practice for Drainage Works. Note: The proposed discharge of 8 l/s/ha for the site is excessive and above the greenfield runoff rate or 2 litres/second/ha.*

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1.2 There is very little SuDS (Sustainable Drainage Systems) proposed in the development. Submit a revised report and drawing showing what SuDS are proposed for the development. Surface water attenuation should be provided by SuDS where this is possible and only when this is insufficient should an alternative arched type of attenuation system be used.

- *Green roofs, blue roofs*
- *Rain Gardens, Planter boxes with overflow connection to the public surface water sewer.*
- *Permeable Paving*
- *Swales*
- *Grasscrete*
- *Filter drains*
- *Detention basins*
- *Channel rills*
- *Other such SuDS*

There should be a treatment train between SuDS systems to help in water treatment and reducing the speed of water flow from site. Examples of SuDS can be found at: <https://www.sdcc.ie/en/climate-action/spotlight-sustainable-drainage-systems/suds-evaluation-guide.pdf>

1.3 Prior to submission of above information contact water services of South Dublin County Council (SDCC).

Flood Risk

2.1 It is unclear what surface water mitigation measures are proposed to address the flood risk on site. Submit a revised report and drawing showing what mitigation measures are proposed for the site in the event of site flooding.

2.2 Submit a drawing showing the site footprint on the CFRAM map showing a 1 in 1000 year flood risk event.

It is considered appropriate to request the recommended **additional information** to ensure that SuDS and flood protection measures are suitably provided at the site and incorporated early into the scheme.

Irish Water have reviewed the application and have stated no objection subject to standard **conditions** relating to connection agreements. These are considered appropriate.

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Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises extension and alteration of an existing school.

Having regard to:

- the scale and educational nature of the development,
- the location of the development in a serviced urban 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.

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 real 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.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022, the overall design and scale of the development proposed and consultee responses, it is considered appropriate to request the following **additional information**:

- Site layout plan clearly indicating the location of the temporary toilet block and car parking for the site
- Detailed drawings and CGI's of the proposed glazed link
- Schedule of materials and finishes
- Window schedule for all historic and original windows
- Details on the installation and fixtures etc. of the new built element
- Copies of the Condensation Risk Analysis and study for options for thermal upgrading works
- Revised site layout showing bicycle parking and pedestrian routes through the site
- Plans, elevations, and sections of the proposed vehicular access onto Dispensary Lane
- Updated traffic and transport assessment, with consistent conclusions
- Updated traffic analysis
- Revised report showing the discharge rate from the site
- SuDS proposals
- Report and drawing detailing surface water mitigation measures to address the flood risk on site

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- Drawing showing the site footprint on the CFRAM map

Recommendation

Request Further Information.

Further Information

Further Information was requested on 25/07/22.

Following a request from the applicant the period for submitting a response to the request for Further Information was extended up to and including 02/05/2023.

Further Information was received on 26/04/23.

Further Consultations

Internal Consultees

Roads	No objection, conditions recommended
Public Realm	No objection, conditions recommended
Water Services	No objection, conditions recommended
Architectural Conservation Officer	No objection, conditions recommended

External Consultees

Irish Water	No objection, conditions recommended
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Submissions/Observations

No further submissions/observations received.

Further Information requested

- 1. The applicant is requested to submit a revised site layout plan at a scale of not less than 1:200, clearly indicating the following:*
 - a. Location of the temporary toilet block*
 - b. The location and number of vehicular car parking spaces proposed to serve the school, in compliance with the maximum standards specified in the Development Plan, noting the new Development Plan will be effective from August 3rd, 2022.*
 - c. Existing and proposed site layout plans clearly indicating the number of car parking spaces associated with the Loreto Abbey residential development.*
- 2. The applicant is requested to submit detailed drawings and CGI's of the proposed glazed link, from all sides.*
- 3. The applicant is requested to submit a schedule of materials and finishes for the proposed new link extensions as materials and finishes have not been indicated. Options were provided as part of the pre-planning with Option B considered to be more appropriate in materials and overall design in this location. This should include full details on materials and finishes for all elements of the proposed development.*

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4. *The applicant is requested to submit a window schedule for all historic and original windows in order to justify the proposed upgrading works to include the use of new high performance slim glazing units. Details of the reinstatement of new timber sliding sash windows should be submitted to confirm the overall design, profile and material.*
5. *The new build element proposed at the junction of Blocks B and D facing west (front elevation) in order to provide a clearly visible and identifiable accessible pedestrian entrance into the new circulation link behind requires further detail. This intervention involves the removal at lower ground floor of part of the wall to make an accessible entrance and the addition of a fully glazed 2-storey screen which is designed to align with the Georgian House string course, while being set back and secondary to its corner. It is considered that the need for this intervention is warranted in order to provide accessibility, however the execution and how this intervention will sit at this location is particularly important. It is felt that specific details on the installation and fixtures etc are required to ensure minimal intervention and high-quality finish. Further images and detailed drawings should be provided ensuring the overall design elements and materials are acceptable.*
6. *The applicant is requested to submit a revised layout not less than 1:100 scale showing bicycle parking and pedestrian routes within the development, with reference to the relevant standards contained within the new Development Plan, effective from August 3rd, 2022. The site layout plan should include as follows:*
 - a. *The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users.*
 - b. *All external bicycle parking spaces shall be covered and details should be provided, including plans and elevations, or other relevant specifications for bike stands*
 - c. *Footpath layout shall provide adequate connectivity around the development and footpaths on the main road.*
 - d. *All cycling infrastructure should be provided in compliance with the NTA's 'National Cycle Manual' including the provision of sheltered cycle parking and the provision of identifiable routes through the car parking for cyclists.*
7. *The applicant is requested to submit plans, elevations and sections of not less than 1:100 scale, showing boundary details at the proposed vehicular access, ensuring that proposals provide adequate, safe, forward visibility for vehicles.*
8. *The applicant is requested to submit revised layout of not less than 1:100 scale, showing a swept path analysis drawing (i.e., Autotrack or similar) demonstrating that large vehicles/school busses and refuse vehicles can access/egress the site.*
9. *The conclusions of the traffic and transport assessment should be consistent, and the results of the junction analysis be stated in RFC and the maximum PCU be reported for all junctions. The applicant is requested to submit a response to this.*
10. *The traffic analysis shall include the next major junction along the network i.e., the R822 and R821. As this junction is close to the proposed development and may have a significant impact considering the other junctions are more than the 10% saturation threshold.*

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11. *Submit a revised report to show the discharge rate from the site equal to Q_{bar} or 2 litres/second/hectare whichever is greater. The discharge rate should comply with the Greater Dublin Regional Code of Practice for Drainage Works. Note: The proposed discharge of 8 l/s/ha for the site is excessive and above the greenfield runoff rate or 2 litres/second/ha.*
12. *There are very little SuDS (Sustainable Drainage Systems) proposed in the development. The applicant is requested to submit a revised report and drawing showing what SuDS are proposed for the development. Surface water attenuation should be provided by SuDS where possible and only when this is insufficient should an alternative arched type of attenuation system be used.*

Examples of SuDS include, but are not limited to:

- a. *Green roofs, blue roofs*
- b. *Rain Gardens, Planter boxes with overflow connection to the public surface water sewer.*
- c. *Permeable Paving*
- d. *Swales*
- e. *Grasscrete*
- f. *Filter drains*
- g. *Detention basins*
- h. *Channel rills*
- i. *Other such SuDS*

There should be a treatment train between SuDS systems to help in water treatment and reducing the speed of water flow from site. Examples of SuDS can be found at: <https://www.sdcc.ie/en/climate1action/spotlight-sustainable-drainage-systems/suds-evaluation-guide.pdf> Prior to submitting this additional information, the applicant is encouraged to contact South Dublin County Council Water Services.

13. *It is unclear what surface water mitigation measures are proposed to address the flood risk on site. The applicant is requested to submit a revised report and drawing showing what mitigation measures are proposed for the site in the event of site flooding.*
14. *The applicant is requested to submit a drawing showing the site footprint on the CFRAM map showing a 1 in 1000 year flood risk event.*

Assessment of Further information

Item 1 – Revised Site Layout Plans

The applicant has submitted a revised site layout plan which indicates the location of the temporary toilet block. The applicant's cover letter states that this block will be in situ for 12 – 18 months during part of the Phase 1 construction works. In the event of a grant a **condition** should be included limiting the provision of this toilet block to no more than 3 years, given its visually prominent location in front of the main entrance to the Abbey building.

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In relation to car parking, the Roads Department have reviewed the response and noted that the applicant is proposing to provide the maximum number of car parking spaces allowable per the Development Plan. They have not stated an objection to this.

Item 2 – Glazed Link CGI's

The ACO has reviewed the additional information and has provided a report stating:

'Detailed drawings and CGIs have been submitted showing the proposed glazed link and connection detail. It is considered that sufficient detail has been provided in this regard. It is considered that the proposals should be carried out in accordance with the details provided ensuring the proposed glazed link and connects are executed as per specification ensuring minimal intervention or loss of original fabric.'

It is considered that the applicant has adequately addressed this item of the request.

Item 3 – Schedule of Materials and Finishes

The applicant has provided a Material Schedule which has been reviewed by the ACO. The ACO summarises in their report:

'It is considered that the use of materials and finishes and historic references of design methods as part of the contemporary interventions has been particularly well considered. The overall design ethos and materiality of the proposed and new elements within the Nationally important architectural complex provides high quality additions, allowing the Protected Structures to be vitalised and accommodate its continued use as a second level school.'

It is considered that the applicant has adequately addressed this item of the request.

Item 4 – Window Schedule

The applicant has provided detailed drawings and a window schedule, specifying all works to existing windows, and identifying areas where windows shall be replaced. In response to this item, the ACO summarises in their report:

'It is considered that the level of detail provided as part of the window schedule is very comprehensive and each window is show on the elevation drawings provided (Sections 1-1 to 6-6). The detail is acceptable. Details of the profile should be submitted for the historic reinstatements and the final paint colour for the windows should be submitted for agreement.'

It is considered that the applicant has adequately addressed this item of the request.

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The ACO recommends the following **conditions** in the event of a grant:

- *It is considered that the level of detail provided as part of the window schedule is very comprehensive and each window is shown on the elevation drawings provided. The detail is acceptable. Details of the profile should be submitted for the historic reinstatements and the final paint colour for the windows should be submitted for agreement. The existing historic glass is to be retained and requires protection during the proposed development. Safety measures should be detailed within the Safety Statement to include this item.*
Reason: To ensure the correct reinstatement of historic windows using the traditional methods and materials and to ensure the finish paint colour is considered within the overall scheme.
- *It should be requested that copies of the condensation risk analysis and the study for options for thermal upgrading works should be submitted and that a record should be kept, and photographs of all thermal upgrading works in order to present a case study of good thermal upgrading and works to historic structures as part of climate change policy.*
Reason: In the interest of sharing information and providing case studies of good practice and use of materials for energy upgrading works for Protected Structures in addressing climate change policy.

Item 5 – Detail of New Build Block

The ACO has reviewed the additional information provided in response to A.I Item 5 and has provided a report stating:

Detailed Sections have been submitted showing the junction and link to Block B/Pupil Social Area. Further information and images have also been provided as part of the Schedule of Materials. Details submitted are considered to be acceptable.

It is considered that the applicant has adequately addressed this item of the request.

The ACO recommends the following **conditions** in the event of a grant:

- *The proposed development shall be carried out in accordance with the details provided in the Methodology as part of the Conservation Impact Assessment and Conservation Strategy. Works shall be carried out adhering to best conservation practice and principles.*
Reason: Ensuring works are carried out in accordance with the details provided adhering to best practice and conservation principles.

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- *A suitably qualified Conservation Architect should continue to be engaged to supervise and oversee the proposed works to the existing Protected Structures (Loreto Abbey RPS Ref. 253 and Gate Lodges RPS Ref.252), ensuring that all conditions relating to the architectural conservation and status of the existing buildings are addressed and submitted for agreement with the Councils Architectural Conservation Officer as set out below.*
South Dublin County Councils Architectural Conservation Officer should be informed when works commenced and should be provided with a final Work Programme in order to facilitate site inspections.
Reason: To ensure the engagement of a suitably qualified conservation architect to advise and oversee the works in accordance with best practice.
- *It is considered that the proposed interventions and works within the existing buildings should be carried out in accordance with the details specified in the detailed Methodology provided as part of the Conservation Strategy and approach. All works should be carried out in accordance with good conservation practice and principles ensuring minimal intervention and no damage or risk to the original built fabric. Those areas being affected by new opes or widening of new opes/interventions or new additions should be made good using the appropriate materials and methods.*
Reason: To ensure works to structures within the curtilage of Loreto Abbey, Protected Structure (RPS Ref. 253 and 252) are carried out according to good conservation practice and principles.
- *Safety measures should be put in place during the proposed works on site. A Safety Statement should be provided detailing how the existing structures will be protected during demolition works and site clearance/excavation and construction. This should include all Protected Structures including the North Gate Lodge and architectural features within the curtilage. Details shall include how original architectural features and fixtures will be protected during works. Details should also be included as to how the site will be accessed during the works and location of site set up etc.*
- *A safety statement should be submitted for written agreement with the Councils Architectural Conservation Officer prior to the commencement of development. Once works commence on site the Councils Architectural Conservation Officer should be contacted with regard to inspecting the safety measures put in place to safeguard and protect ALL Protected Structures on site.*
Reason: To ensure the Protected Structure and all associated features are being safeguarded during the proposed development and appropriate safety measures are put in place to prevent any possible damage.

These **conditions** are considered appropriate to protect and respect the architectural heritage of the existing buildings.

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Item 6 – Bicycle Parking and Pedestrian Movements

The Roads Department have reviewed the additional information and have stated no objection to the submission.

Item 7 – Boundary Details at Access Points

The applicant has provided plans and elevations of the vehicular access locations. The Roads Department have stated they are not satisfied that the submission properly addresses the request to demonstrate 'unobstructed visibility from the entrance gates.' It is considered this can be satisfactorily addressed by **condition**, as recommended by the Roads Department.

Item 8 – Swept Path Analysis

The applicant has provided swept path analysis which, in relation to emergency vehicles the Roads Department has deemed sufficient. The Roads report states that autotrack for school buses and passenger vehicles should be provided in relation to the drop off location. The additional information request only required the applicant to submit autotrack demonstrating that large vehicles can access and egress the site. There is insufficient time to seek **clarification of additional information** in relation to this item however, a **condition** could be included requiring such access to be demonstrated to the satisfaction of the Roads Department.

The Roads report recommends that mitigation should be provided on Dispensary Lan to prevent traffic blockages. This is outside the applicants red line boundary and therefore cannot be required.

Item 9 – Response to TTA

The applicant has undertaken additional traffic surveys. The Roads Department have reviewed the results and have not stated any objection on these grounds.

Item 10 – Traffic Analysis

The Roads Department have reviewed the additional traffic survey data and have accepted the determination that the impact at the additional junction surveyed is considered not significant. This is acceptable.

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Item 11 – Discharge Rate and Item 12 – Sustainable Urban Drainage Systems (SuDS)

The applicant has provided additional SuDS measures at the site. Water Services have reviewed the additional information and have stated no objection to the development, recommending the following **conditions** in the event of a grant:

1.1 Prior to commencement of development contact water service to discuss if additional swales or above ground attenuation can be provided to replace underground attenuation tanks.

Revised surface water drawings shall be agreed in writing with Water Services prior to commencement of development.

Examples of SuDS to use are:

- *Green roofs, blue roofs*
- *Rain Gardens, Planter boxes with overflow connection to the public surface water sewer.*
- *Permeable Paving*
- *Swales with check-dams*
- *Grasscrete*
- *Detention basins*
- *Channel rills*
- *Other such SuDS*

There should be a treatment train between SuDS systems to help in water treatment and reducing the speed of water flow from site. Examples of SuDS can be found at [sdcc-suds-explanatory-design-and-evaluation- guide.pdf](#)

This **condition** is considered appropriate to ensure maximum inclusion of appropriate SuDS and to minimise, where possible, the inclusion of underground attenuation tanks, per the policies and objectives of the Development Plan 2022 – 2028.

The Public Realm Section have reviewed the additional information and have raised similar concerns to Water Services. Their report recommends the following **condition** in the event of a grant:

SUDS

Provide additional natural SUDS features as part of proposed drainage system for the development such as rain gardens, detention basins, filter drains, swales etc. In addition, the applicant shall provide the following:

- *Removal of proposal for underground attenuation.*
- *Demonstrate the treatment train, biodiversity value and amenity value of the SUDS proposed*

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As per Section 12.11 (iii) of CDP 2022-2028 only exceptional cases and at the discretion of the Planning Authority, where it is demonstrated that SuDS devices are not feasible, approval may be given to install underground attenuation tanks or enlarged pipes in conjunction with other devices to achieve the required water quality. Such alternative measures will only be considered as a last resort. The Development should seek to maximise the use of permeable surfaces, as well as opportunities for stormwater attenuation and storage through SuDS and limit the use of underground attenuation and storage.

The applicant shall submit a revised drawing in plan and cross-sectional view showing additional SuDS which removes the requirement for underground attenuation tanks such as:

- *Green / Blue Roofs*
- *Swales*
- *Green areas*
- *Permeable Paving*
- *Tree Pits*
- *Pond/s*

REASON: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal, in accordance with the policies and objectives of the County Development Plan 2022-2028.

It is considered appropriate to include a combination of the above recommended **conditions**.

Item 13 – Flood Risk Mitigation and Item 14 – CFRAM Maps

In relation to flood risk, Water Services have recommended the following **additional information** is sought:

- 2.1 All floor levels for new development on this site shall be a minimum of 500mm above the highest know flood level for the site.

At this stage it is not possible to seek **additional information** or **clarification of additional information**. Furthermore, it is not considered appropriate to include the recommended **condition** in the event of a grant given there are very few new elements to the proposed scheme and altering the floor levels of these elements could impact the synchronicity of the old and new elements of the proposal.

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South Dublin County Development Plan 2022 – 2028

A new Development Plan came into effect for South Dublin on 3rd August 2022. As a result, the development has been reassessed against the plans and policies of this new plan. Education remains open for consideration under the 'RES' zoning. The proposal broadly aligns with the policies and objectives of the 2022 – 2028 Development Plan, save for the inclusion of underground attenuation tanks which can be addressed by **condition**.

The following policies of relevance support the development, and re-use of the Loreto Abbey complex:

- **NCBH19 Objective 3:** *To address dereliction and to welcome, encourage and support the rehabilitation, renovation, appropriate use and sensitive re-use of Protected Structures consistent with RPO 9.30 of the RSES.*
- **NCBH19 Objective 4:** *To support alternative uses for Protected Structures including former institutional sites in order to provide continued security of the heritage value of these buildings, attendant grounds and associated landscape features.*
To this end, the relaxation of site zoning restrictions may be considered in order to secure the preservation and conservation of the protected structure where the use proposed is compatible with the existing structure and where the proposed development is consistent with best practice conservation policies and the proper planning and sustainable development of the area.
- **NCBH19 Objective 6:** *To ensure that any works to upgrade the energy efficiency of Protected Structures and historic buildings are sensitive to traditional construction methods and materials and do not have a detrimental physical or visual impact on the structure. Regard should be had to the DAHG publication 'Energy Efficiency in Traditional Buildings' (2010).*

There is an increased focus on green infrastructure within the new plan and therefore an additional assessment of the application against these policies and objectives has been undertaken below.

Green Infrastructure

The site does not appear to be located within a Core Area, Primary GI Corridor or Secondary GI Link, as per figure 4.4 of the Development Plan. Green Infrastructure and SuDS have been addressed previously in this report and do not require further consideration. Appropriate conditions have been recommended elsewhere in this report to ensure compliance with the relevant policies and objectives of the Development Plan.

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Conclusion

The development subject to conditions, is considered to be consistent with the zoning objective 'RES' – *'To protect and/or improve residential amenity'*, and the relevant provisions in the County Development Plan 2022-2028 and is considered acceptable.

Other Considerations

Development Contributions

The application has been made by the Department of Education for a non-fee paying school. As such, **no development contribution is due.**

SEA Monitoring Information

Building Use Type Proposed:	School
Floor Area:	787 sq.m
Land Type:	Educational
Site Area:	1.59 Hectares.

Conclusion

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

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.

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SECOND SCHEDULE

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 26/04/2023, 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. Toilet Block and All-Weather Pitch
 - A. The temporary toilet block is permitted for a period not exceeding 3 years from the date of final grant of permission. On the expiration of the appropriate period, the toilet block shall be removed, and the area made good.
 - B. The all-weather pitch is not permitted under this application.REASON: In the interest of the proper planning and sustainable development of the area.
3. Architectural Conservation – Window Schedule.
Prior to the commencement of development, details of the profile shall be submitted for the historic reinstatements and the final paint colour for the windows shall be submitted for written agreement. The existing historic glass is to be retained and requires protection during the proposed development. Safety measures shall be detailed within the Safety Statement to include this item.
REASON: To ensure the correct reinstatement of historic windows using the traditional methods and materials and to ensure the finish paint colour is considered within the overall scheme.
4. Architectural Conservation - Condensation Risk Analysis.
Prior to the commencement of development copies of the condensation risk analysis and the study for options for thermal upgrading works shall be submitted to the Planning Authority and a record shall be kept, and photographs of all thermal upgrading works in order to present a case study of good thermal upgrading and works to historic structures as part of climate change policy.
REASON: In the interest of sharing information and providing case studies of good practice and use of materials for energy upgrading works for Protected Structures in addressing climate change policy.
5. Architectural Conservation.
 - o The proposed development shall be carried out in accordance with the details provided in the Methodology as part of the Conservation Impact Assessment and Conservation Strategy. Works shall be carried out adhering to best conservation practice and principles.
 - o A suitably qualified Conservation Architect shall continue to be engaged to supervise and oversee the proposed works to the existing Protected Structures (Loreto Abbey RPS

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Ref. 253 and Gate Lodges RPS Ref.252), ensuring that all conditions relating to the architectural conservation and status of the existing buildings are addressed and submitted for agreement with the Councils Architectural Conservation Officer as set out below.

- o Prior to the commencement of development, the applicant shall inform the South Dublin County Councils Architectural Conservation Officer when works commenced and shall be provided with a final Work Programme in order to facilitate site inspections.
- o the proposed interventions and works within the existing buildings should be carried out in accordance with the details specified in the detailed Methodology provided as part of the Conservation Strategy and approach. All works should be carried out in accordance with good conservation practice and principles ensuring minimal intervention and no damage or risk to the original built fabric. Those areas being affected by new opes or widening of new opes/interventions or new additions should be made good using the appropriate materials and methods.
- o Safety measures shall be put in place during the proposed works on site. Prior to commencement of development, a Safety Statement shall be provided, for written agreement, detailing how the existing structures will be protected during demolition works and site clearance/excavation and construction. This shall include all Protected Structures including the North Gate Lodge and architectural features within the curtilage. Details shall include how original architectural features and fixtures will be protected during works. Details shall also be included as to how the site will be accessed during the works and location of site set up etc.

Once works commence on site the Councils Architectural Conservation Officer shall be contacted with regard to inspecting the safety measures put in place to safeguard and protect ALL Protected Structures on site.

Reason: To ensure the works are carried out in accordance with the details provided adhering to best practice and conservation principles, to ensure works to structures within the curtilage of Loreto Abbey, Protected Structure (RPS Ref. 253 and 252) are carried out according to good conservation practice and principles and to ensure the Protected Structure and all associated features are being safeguarded during the proposed development and appropriate safety measures are put in place to prevent any possible damage.

6. Sustainable Urban Drainage Systems (SuDS)

Prior to the commencement of development the applicant shall contact Water Services and Public Realm to discuss options to provide additional natural SUDS features as part of proposed drainage system for the development such as rain gardens, detention basins, filter drains, swales etc. The applicant shall:

- Remove the proposal for underground attenuation, where possible.
- Demonstrate the treatment train, biodiversity value and amenity value of the SUDS proposed.

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As per Section 12.11 (iii) of CDP 2022-2028, only in exceptional cases and at the discretion of the Planning Authority (where it is demonstrated that SuDS devices are not feasible), approval may be given to install underground attenuation tanks or enlarged pipes in conjunction with other devices to achieve the required water quality. Such alternative measures will only be considered as a last resort. The applicant shall seek to maximise the use of permeable surfaces, as well as opportunities for stormwater attenuation and storage through SuDS and limit the use of underground attenuation and storage. The applicant shall submit a revised drawing in plan and cross-sectional view showing additional SuDS which removes the requirement for underground attenuation tanks such as:

- Green / Blue Roofs
- Swales
- Green areas
- Permeable Paving
- Tree Pits
- Pond/s

REASON: To prevent increased risk of flooding by ensuring that the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal, in accordance with the policies and objectives of the County Development Plan 2022-2028.

7. Roads and Access.

A. Prior to the commencement of development, the applicant shall submit the following for the written agreement of the Planning Authority:

- i. the relocation of the public lighting infrastructure outside of the property is to be for the written agreement of the Planning Authority. Cost of such relocation to be borne solely by the applicant
- ii. Revised layout of not less than 1:100 scale, showing a swept path analysis drawing (i.e. Autotrack or similar) demonstrating that large vehicles/ school busses and refuse vehicles can access/egress the set down area of the site.

B. Within six months of operation, the applicant shall submit the following for the written agreement of the Planning Authority:

- i. A Mobility Management Plan which shall prioritise active travel modes and public transport above private car trips.

C. The entrance apron shall be dishd and widened to the full width of the proposed entrance/exit and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.

REASON: In the interest of the proper planning and sustainable development of the area.

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8. Tree Protection.

No operations shall commence on site in connection with the development hereby approved (including demolition works, tree works, fires, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement (AMS) in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations has been submitted to and approved in writing by the Planning Authority and the protective fencing is erected as required by the AMS. The AMS shall include full details of the following:

- a) Timing and phasing of Arboricultural works in relation to the approved development.
- b) Detailed tree felling and pruning specification in accordance with BS3998:2010 Recommendations for Tree Works.
- c) Details of a tree protection scheme in accordance with BS5837:2012: which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site which are shown to be retained on the approved plan
- d) Details of any construction works required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme
- e) Details of the location of any underground services and methods of installation which make provision for protection and the long-term retention of the trees.
- f) Details of any changes in ground level, including existing and proposed spot levels required within the root protection area as defined by BS5837:2012
- g) Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the arboricultural method statement.

REASON: To ensure the continued wellbeing of the trees in the interests of the amenity and environmental quality of the locality.

9. Implementation of Tree Protection during development.

A. No works in connection with the development shall commence unless a tree protection plan has been submitted to the Planning Authority for written agreement. Tree protection measures shall be shown on a layout plan accompanied by descriptive text and shall include:

- i. All tree felling and pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998: 2010 - Recommendations for Tree Works.
- ii. 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.
- iii. 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 Local Planning Authority.

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iv. No development or other operations shall take place except in complete accordance with the approved protection scheme and Arboricultural Method Statement This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of contemporaneous monitoring and compliance by the pre-appointed tree specialist during construction.

B. Prior to the commencement of construction works on site, a meeting with the Project Landscape Architect, Site Foremen, the appointed Arborist and a Parks Superintendent from the Public Realm Section shall take place on-site to inspect that:

i. that the protective fencing has been erected as per the submitted Tree Protection Plan. This fencing is to remain in place for the duration of the project.

ii. all tree pruning & tree felling has been carried out appropriately

REASON: To ensure the continued wellbeing of the trees in the interests of the amenity and environmental quality of the locality.

10. Root Protection.

Prior to the commencement of development, a method statement identifying the root protection areas of all trees on and around the site and giving details of any works to be carried out within the root protection areas of the trees and the method to avoid damage to the trees during these works shall be submitted to the Planning Authority for written agreement.

REASON: To ensure the safety and well-being of the trees in accordance with the South Dublin County Development Plan 2022 - 2028

11. Construction of surfaces within Root Protection area.

Prior to the commencement of development, the detailed design and construction method statement of vehicular drives, parking areas and other hard surfacing within the root protection area (as defined by BS5837:2012) shall be submitted to the Planning Authority for written agreement.

No operations shall commence on site in connection with the development hereby approved (including demolition works, fires, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until this has been approved. The design and construction must:

a) Be in accordance with the recommendations of BS5837:2012.

b) Include details of existing ground levels, proposed levels and depth of excavation.

c) Include details of the arrangements for the implementation, supervision and monitoring of works

REASON: To ensure the continued wellbeing of the trees in the interests of the amenity and environmental quality of the locality.

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NOTE: Where the applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

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.


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REG. REF. SD22A/0153

LOCATION: Loreto Abbey, Grange Road, Rathfarnham, Dublin 14



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: 19/05/23_____



Gormla O'Corrain,
Senior Planner