

**BMA Planning  
Taney Hall  
Eglington Terrace  
Dundrum  
Dublin 14**

**Date:** 04-Jan-2024

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

**Register Reference:** SD23A/0047/C2

**Development:** Change of use of part of existing convent building (Protected Structure - Ref. 158) from staff accommodation ancillary to the adjacent nursing home/retirement home permitted under Ref. SD18A/0328 (ABP-304708-19) to community geriatric daycare centre (Ageing Well Centre) with all associated ancillary accommodation (1267sq.m); Internal alterations and improvements to the interior of the convent at ground, first and second floors; External alterations to accommodate two stair cores (one includes a lift) within the courtyard space and minor alterations to existing windows and doors to facilitate new escape routes; All ancillary site and development works associated.

**Condition 2:**

**Architectural Conservation**

Prior to the commencement of development, the applicant/developer shall submit for the written agreement of the Planning Authority, following consultation with SDCC's Architectural Conservation Officer where necessary, the following:

- (a) All works should be carried out in accordance with the details and particulars submitted and in accordance with the details and methodology provided in the Architectural Impact Assessment Report. All works should adhere to best practice in minimising and direct impact on the original built fabric and should adhere to conservation principles in achieving the best overall approach.
- (b) Safety measures should be put in place during the proposed works on site. A Safety Statement should be provided detailing how the Protected Structure and all original architectural features and fixtures will be protected. A safety statement should be submitted for written agreement with the Councils Architectural Conservation Officer prior to the commencement of development.
  - To ensure the protected structure and all associated architectural features/decorative internal fabric are being safeguarded during the proposed development and appropriate safety measures are put in place to prevent and minimise any possible damage.
  - 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 the protected structures and original fabric and features.
- (c) A suitably qualified Architect with Conservation expertise or Conservation Architect

should be engaged to supervise the proposed works ensuring that works are carried out in accordance with the current proposals and mitigation measures are carried out in full in achieving a sensitive overall approach and minimal intervention. The Conservation Architect should continue to liaise with the Councils Architectural Conservation Officer throughout the proposed development and the Councils Architectural Conservation Officer should be notified during the key stages of works.

(d) The proposed new fire door between the entrance hall section of the corridor and the north section leading to the Chapel and upgrading of existing door for fire rating has been designed to use a non-impactful system of fire protection. The new fire door should take account of the character of the surrounding joinery and while being functional and contemporary in form, should respect the context to minimise any impacts. All fire safety and upgrading works should be carried out in accordance with the fire strategy provided and all works should take account of the original joinery and minimise any overall impact.

(e) It is proposed to create two new service openings into the inner (courtyard side) wall of the Chapel to facilitate air handling. The two new wall vents would be placed centrally on the west facing courtyard wall between two gothic style windows. The original windows are fixed stained glass windows which do not provide any means of openings in order that natural ventilation can be provided.

- It is considered that a method statement should be provided detailing how the insertion of the ventilation system will be carried out ensuring minimal intervention to the original built fabric.

(f) It is proposed to add 2 no. Staircase towers within the courtyard, one which will contain a lift. These are to facilitate access and escape and to replace the existing metal open fire escape stairs. The design of the proposed new staircase towers will be modern in form and the material finish will reflect the materiality of the Protected Structure. These new additions will allow the clear reading of an additional contemporary structure within the context of the existing Convent Building. A glazed interface will provide a clear separation between the original built fabric and the new Staircase towers.

- A schedule of materials should be submitted for the new staircase towers.

REASON: To ensure that the integrity of the Protected Structure is maintained and that the structure is protected from unnecessary damage or loss of fabric.

**Location:** Presentation Convent, New Road, Clondalkin, Dublin 22

**Applicant:** Bartra Property (NH) Limited 3rd Floor, Longphort House, Earlsfort Centre, Earlsfort Terrace, Dublin 2

**Application Type:** Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I wish to acknowledge receipt of your submission in compliance with condition 2 of the planning permission, received on 30-Nov-2023.

This submission will be considered in accordance with Section 34(5) of the Planning and Development Act 2000 (as amended).

Yours faithfully,

*CB*

for **Senior Planner**