



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2874/18

Appeal by Charlotte Sheridan and Kevin Woods care of Sheridan Woods of 14 Baggot Street Lower, Dublin against the decision made on the 16th day of November, 2018 by Dublin City Council to grant subject to conditions a permission to The Board of Management, Loreto College, Saint Stephen's Green care of Walsh Associates of Merchants House, 27-30 Merchants Quay, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: The development of a part two-storey/part three-storey General Purpose Hall and associated ancillary accommodation, replacement all-weather surface and flood lighting, re-configuration of existing staff car-park and all associated site development works. The development comprises: (i) The demolition of the single-storey ancillary teaching facility and careful taking down of part of the wall which forms the boundary to Quinn's Lane to facilitate construction of a new building. The material from the boundary wall is to be used in the construction of a new wall (2.5-3.5 metres high) to replace the boundary currently provided by the ancillary building. (ii) Removal of the existing all weather surface pitch, one number metal-clad shed one number tree. (iii) Construction of a part two-storey/part three-storey

General Purpose Hall including ground level entrance lobby, kitchenette, toilets, practice rooms, small stores and a large store directly accessible from Quinn's Lane, first floor practice rooms, changing rooms and toilets and second floor lobby/exhibition area and toilets, total area 1,391.8 square metres. (iv) External works to include re-configured all-weather surface and car-park: all-weather surface to be enclosed by two metres high plastic-coated wire mesh fencing and floodlit from six number eight metres high poles, existing car-park to be re-surfaced and white lined to provide for 32 staff parking spaces (including two disabled spaces), two number gated fire exits (single and double) discharging to Quinn's Lane, hard and soft landscaping and all associated site development works, all on lands (4,582 square metres, 0.46 hectares) fronting Quinn's Lane and Laverty Court at the rear of Loreto College, 53-55 Saint Stephen's Green, Dublin (Protected Structures).

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2016-2022, the Z1 zoning objective, the existing pattern of development in the area, the established educational use on site and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity or the integrity of the adjacent Protected Structures or negatively impact the setting of the adjacent Fitzwilliam Square Architectural Conservation Area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by further plans and particulars submitted the 22nd day of October, 2018, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Car parking spaces 19 to 32 and the associated roadway immediately adjoining these (that is, north-east of the proposed pedestrian crossing point), as shown on the Proposed Site Layout Plan, submitted with the planning application, shall be omitted and the area set aside shall be reallocated to the provision of dedicated cycle parking facilities and additional open space. A revised site layout plan, detailing the quantum and disposition of the respective new cycle parking and open space areas, shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of development.

Reason: In the interest of proper planning and sustainable development.

3. Prior to commencement of development, the developer shall provide for the following: -
 - (a) The appointment of a conservation expert, who shall manage, monitor and implement works on the site and ensure adequate protection of the historic fabric during those works.
 - (b) The submission of details of all finishes and of all existing original features to be retained and reused where possible.
 - (c) All repair/restoration works shall be carried out in accordance with best conservation practice as detailed in the application and the “Architectural Heritage Protection Guidelines for Planning Authorities” issued by the Department of Arts, Heritage and the Gaeltacht in 2011. The repair/restoration works shall retain the maximum amount possible of surviving historic fabric in-situ including structural elements, plasterwork and joinery and shall be designed to cause minimum interference to the structure and/or fabric.

Reason: To ensure that the integrity of the historic structures is maintained and that the structures are protected from unnecessary damage or loss of fabric.

4. Details of the materials, colours and textures of all the external finishes to the proposed buildings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the visual amenities of the area.

5. Prior to the opening of the development, a Mobility Management Strategy shall be submitted to, and agreed in writing with, the planning authority. This shall provide for incentives to encourage the use of public transport, cycling, walking and carpooling by staff employed in the development and to reduce and regulate the extent of staff parking. The mobility strategy shall be prepared and implemented by the school.

Reason: In the interest of encouraging the use of sustainable modes of transport.

6. Water supply and drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

7. The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall –
- (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,
 - (b) employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and
 - (c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

8. Site development and building works shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

9. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

10. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

11. The developer shall pay to the planning authority a financial contribution in respect of Luas Cross City in accordance with the terms of the Supplementary Development Contribution Scheme made by the planning authority under section 49 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Supplementary Development Contribution Scheme made under section 49 of the Act be applied to the permission.

Chris McGarry
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.