



An
Coimisiún
Pleanála

**Commission Order
PL-501225-DS-26**

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5857/25

Appeal by Antoinette Assaf against the decision made on the 27th day of March 2026, by Dublin City Council to grant, subject to conditions, a permission to The Gonzaga College Trust, in accordance with the plans and particulars lodged with the said Council.

Proposed Development: Change of use and development at this site. The change of use is from storage (north building), two disused residential units in poor condition (west building), and semi-derelict outbuildings (eastern side), to a primary school for children with additional needs.

The proposed development will comprise (a) the extension in area and in height, and the reconfiguring of the existing three storey pitched roof structure (area 139 square metres) at the western boundary of the site which is extended by 1.9 metres in height and will have a revised total area of 328 square metres, (b) the extension in area and in height, and the reconfiguring of the existing two storey pitched roof structure (area 134 square metres) at the northern boundary which is extended by 1.51 metres in height and will have a revised total area of 148 square metres; (c) the demolition of single

storey outbuildings and WC block (area 56 square metres) at the eastern side of the courtyard, and their replacement with a new two storey building 6.71 metres in height and 72 square metres in area; (d) the construction of a new three storey, two storey and single storey covered walkway on the inner sides of the courtyard on its western, northern and eastern sides, connecting to one open staircase and one enclosed staircase and lift, to give access to all levels of the building; (e) the construction of a new single storey monopitch extension to the south-west (area 175 square metres) with a height of 6.25 metres reducing to 4.12 metres; (f) reconfiguring and extension of the existing single storey former cricket changing pavilion (area 87 square metres extending to 112 square metres); and (g) gates to the courtyard. Play space will be provided in the courtyard and within a defined area of the small walled garden to the east, shared with Gonzaga College. Gross internal floor area of the development (excluding open walkways) is 869 square metres. The courtyard of buildings will contain seven number classrooms, each with an accessible WC, four number quiet spaces; two number sensory rooms, library, multi-purpose room, associated administration offices and staff areas. Courtyard space and the walled garden to the east will contain play-space for the school. The development will also include six staff parking spaces including an accessible space, eight bicycle spaces, external heat pumps and screen; the provision of a new turning space for school minibuses to the south-west; a vehicle passing space on the entrance drive; attenuation pond and ancillary site development works within the walled garden (shared with Gonzaga College). The development will be located within and extending beyond the courtyard of the disused buildings and outbuildings at the Lower House, Gonzaga College, Sandford Road, Dublin

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.

Reasons and Considerations

Having regard to the nature, design and layout of the proposed scheme and to the character and pattern of development in the vicinity, it is considered that the provision of a primary school is acceptable on this site, where education is permitted in principle under Zone Z1 and Zone Z15 of the Dublin City Development Plan 2022-2028. Furthermore, it is considered that the design of the proposed development would, subject to conditions, not result in significant direct overlooking of adjacent residential property, and the extent of overshadowing is considered acceptable in this urban context given that the proposed development provides for the reuse, rehabilitation and redevelopment of existing structures on the subject site which forms part of a wider education campus. It is, therefore, considered that the proposed development would not unduly impact the residential amenities of neighbouring residential property and that the proposed development would be in accordance with 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 the further plans and particulars received by the planning authority on the 2nd day of March 2026, 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. Prior to the commencement of development, revised plans, elevational drawings and sections shall be submitted for the written agreement of the planning authority demonstrating the following:
- (a) The installation of permanently obscured glazing to the northern elevation of Classroom Number 6 on the second floor to a minimum height of 1.8 metres, as measured from finished floor level. Such glazing shall be permanently maintained therein.
 - (b) Installation of a screen, wall or obscured glazing, with a minimum height of 1.8 metres to the northern elevation of the accessible terrace located on the first floor so as to prevent overlooking of neighbouring properties.

Reason: In the interest of the residential amenity.

3. (a) Prior to commencement, the developer shall submit a historic building fabric salvage and reuse strategy to the planning authority for written agreement. The strategy shall include details for disassembling, storage and reuse of the 19th century timber staircase in Building 1 and the infilled fireplace in Building 2 (as identified in the Building Survey at Site of Proposed Development for Saint Declan's School undertaken by Claire Walsh) and lodged with the planning authority on the 2nd day of March 2026.
- (b) The agreed strategy shall be implemented in full by the developer and a report by a suitably qualified heritage professional submitted for the approval of the planning authority prior to occupation of the school.

Reason: To ensure the continued preservation of historical fabric.

4. Details of the materials, colours and textures of all the external finishes to the proposed development shall be as indicated on the plans and particulars submitted to the planning authority.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

5. A pre-construction check of the activity status of all known setts shall be required within 12 months of any construction works commencing within the zone of influence of the setts. This survey shall be carried out by an Ecologist who is appropriately qualified and experienced in undertaking badger surveys and in line with best practice at the appropriate time of year. The developer shall ensure that the development is in compliance with the relevant legislation on the protection of badgers. The developer shall ensure that the following specific mitigation measures are implemented in order to prevent any disturbance to badger setts not directly affected by the proposed development:

- (a) No heavy machinery shall be used within 30 metres of badger setts at any time.
- (b) No works shall be undertaken within 50 metres of active setts during the breeding season (December to June inclusive).
- (c) Lighter machinery (generally wheeled vehicles) shall not be used within 20 metres of a sett entrance.
- (d) Neither blasting nor pile driving shall be undertaken within 150 metres of active setts during the breeding season (December to June inclusive).

The results of the pre-construction survey and any proposed mitigation measures shall be submitted prior to the commencement of works for the written approval of the planning authority.

Reason: To ensure the protection of badgers.

6. (a) Prior to the commencement of demolition works, buildings with bat roosting potential shall be surveyed by a suitably qualified Ecologist who is appropriately qualified and experienced in undertaking bat surveys and in line with best practice at the appropriate time of year to confirm the absence of roosting bats. In the event that a previously undetected bat roost is identified and is likely to be disturbed, the developer shall acquire a derogation under Regulation 54 of the European Communities (Bird and Natural Habitats) Regulations 2011 prior to the commencement of the relevant works. Prior to the removal of trees and/or works to buildings, the bat survey results, methodologies for felling/works and any derogations shall be submitted for the written agreement of the planning authority.
- (b) Details, design and location of bat boxes to be provided on site shall be provided by a suitably qualified ecologist and submitted to the planning authority prior to the commencement of development for written agreement.

Reason: To ensure the protection of bats, a protected species.

7. Artificial lighting shall be designed in accordance with the 2023 BCT Lighting Guidance (GN08/23 Bats and Artificial Lighting At Night). A lighting plan shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of development.

Reason: To minimise disturbance-related impacts on protected species.

8. If, during the course of site works any archaeological material is discovered, the planning authority shall be notified immediately. The developer is further advised that in this event, that under the National Monuments Act, the National Monuments Service, Department of Housing, Heritage and Local Government and the National Museum of Ireland require notification.

Reason: In the interest of preserving or preserving by record archaeological material likely to be damaged or destroyed in the course of development.

9. All trees within and on the boundaries of the site, except those specified trees whose removal is authorised to facilitate the development, shall be protected during construction and retained thereafter.

Reason: To protect biodiversity.

10. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interests of public health and surface water management.

11. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

12. Prior to the commencement of development, the developer shall enter into Connection Agreements with Uisce Éireann to provide for service connections to the public water supply and wastewater collection network.

Reason: In the interest public health.

13. Site development and building works shall be carried out only between the hours of 0700 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.

14. Construction and demolition waste shall be managed in accordance with a final construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall be prepared in accordance with "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

Reason: In the interest of sustainable waste management.

15. Prior to the commencement of development, the developer or any agent acting on their behalf, shall prepare a Resource Waste Management Plan (RWMP), as set out in the Environmental Protection Agency's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP shall be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

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

16. Prior to commencement of works, the developer shall submit to, and agree in writing with, the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and amenity.

17. 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 Coimisiún 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.


Liam McGree

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 25TH day of AUGUST 2026.