

**Z15 Institutional Lands
Landuse Disposition
Masterplan**

**St Paul's College and Sybil Hill House,
Raheny**

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Summary

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Masterplan Relating to Institutional Lands at St Paul’s College, Raheny

1. Purpose of Masterplan

- 1.1. This Masterplan has been prepared on behalf of Orsigny/The Vincentian Order to describe the future strategic vision and structure for the redevelopment of lands at St. Paul’s College, Sybil Hill Road, Raheny - to retain and continue to accommodate education and religious community facilities with improved and increased capacity sports and community facilities and new residential development.
- 1.2. The retained institutional lands are currently used for Secondary Education and also accommodate the Provincial Headquarters of the Vincentian Order.
- 1.3. It is clearly set out in this Masterplan that the Institution will be maintained and improved into the future.
 - a) The Masterplan is prepared to give an overview of the future disposition and use of the lands zoned Z15, *To Protect and Provide for Institutional and Community Uses.*

The Masterplan describes future intended landuses that are ‘Permitted in Principle’ and ‘Open for Consideration’ under the provisions of the Dublin City Development Plan 2016 – 2022 (DCDP).

- b) The Institutional Owners are happy to confirm that the main institutional and community uses on the lands, including space for any necessary expansion of such uses will be maintained and improved in the future by Orsigny/The Vincentian Order.
- c) An application has been made for proposed development at St Paul’s College, for a Sportshall and synthetic-surfaced playing pitches as an upgrade of existing sports facilities for the benefit of the college and the community, which has been under appeal to An Bord Pleanala since 20th April 2018 and remains under appeal as of September 2019 (Ref. 3777/17; ABP – 301482-18).
- d) Provision is made in the Masterplan context for the footprint of an additional building to the rear of Sybil Hill House and redevelopment of school facilities. Both of these elements are ‘Permitted in Principle’ under the zoning and serve to

strengthen the educational and recreational elements of the institution.

- e) The proposed school development is the upgrading and modernisation of sports facilities primarily for school use and to make them comparable to the best facilities provided in other secondary schools in Dublin.
- f) It is the intention of the Vincentians and the school to offer the excess capacity of the facilities to a greater variety of other sporting and community groups on a licensed/pay to use basis.
- g) The proposed school facilities development is in no way dependent on the adjoining lands proposed for development for residential purposes.

1.4. The extent of this Masterplan covers all the lands in the original St. Paul's campus, with an area of 11.88ha.

1.5. The lands to the north of Sybil Hill House are owned by MKN Development Ltd., which have an area of 0.68ha. Residential development is under construction there under the provisions of the permission granted on appeal by An

Bord Pleanála (ABP Ref. 246250 and as subsequently modified) by permission granted under DCC Ref. 2977/17 (ABP Ref. 249043) and DCC Ref. 2857/18.

1.6. The remaining lands constitute 11.2ha, subdivided as follows: -

- 6.16ha Proposed Residential Lands – new proposed residential development area;
- 1.45ha Vincentian Order – Sybil Hill House and grounds north of the access road;
- 3.59ha St. Paul's School complex and sports facilities (Orsigny).

1.7. This Masterplan has been prepared for submission in conjunction with an application for residential development on the Proposed Residential lands, generally described as follows:-

The development will consist of the construction of a residential development set out in 9 no. blocks, ranging in height from 5 to 9 storeys accommodating 657no. apartments, residential tenant amenity spaces and a crèche.

At basement level the site will accommodate car parking spaces, bicycle parking, storage, services and plant areas.

Landscaping will include extensive communal amenity areas, and a proposed significant area of public open space.

The proposed development also includes for the widening and realignment of an existing vehicular access onto Sybil Hill Road and the demolition of an existing pre-fab building to facilitate the construction of an access road from Sybil Hill Road between Sybil Hill House (a Protected Structure) and St Paul's College incorporating upgraded accesses to Sybil Hill House and St Paul's College and a proposed pedestrian crossing on Sybil Hill Road.

The proposed development also includes for the laying of a foul water sewer in Sybil Hill Road and the routing of surface water discharge from the site via St. Anne's Park to the Naniken River and the demolition and reconstruction of existing pedestrian stream crossing in St. Anne's Park with integral surface water discharge to Naniken River.

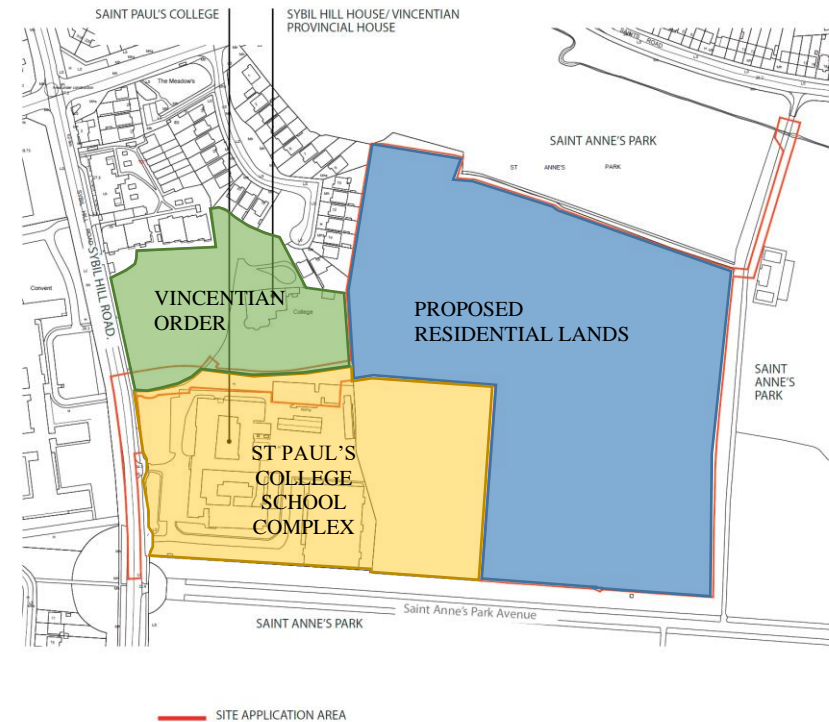


Figure 1 – Land Use Subdivisions
Source: SCA

1.8. This Masterplan declares the intentions for the overall Z15 landholding and envisages: -

- Demolition of end-of-life pre-fab classroom structures;
- Construction of new synthetic playing pitches and a multi-purpose sports hall – permitted in principle under the Z15 zoning objective (and subject of a Planning Application as previously referenced);
- A school expansion building in lieu of buildings lost to demolition (provisional) – permitted in principle;
- An additional accommodation building located to the east of Sybil Hill House (provisional) – permitted in principle;
- A new residential development on lands to the east of the school
- The residential development on these lands is the subject of this planning application as Strategic Housing Development, which is accompanied by an EIAR which describes significant and cumulative impacts, and a Natura Impact Statement;

Insofar as this Masterplan relates to any description of the residential element, and/or the use of images of the residential

elements, it is based on the Vincentian Order’s understanding of the intentions of the owner of the residential lands (Crekav Trading GP Limited).

2. Planning Policy

Dublin City Development Plan 2016 – 2022 (DCDP)

2.1. The future structure of the institutional lands is in accordance with the DCDP, Schools and Education Policies, particularly in relation to an established school, as follows: -

- **SN12:** To facilitate the provision of educational facilities in accordance with the requirements of the relevant education authorities and to encourage the shared use of school or college grounds and facilities with the local community, outside of core hours, anchoring such uses within the wider community.
- **SN13:** To facilitate multi-campus-style school arrangements, where appropriate, in close proximity to residential neighbourhoods and public transportation routes, and to promote an urban typology of school building design sustainable in a city context and which responds to the local

character or streetscape and reflects the civic importance of a school to a local community.

2.2. The policies relating to school campus development set out in Chapter 12 of the DCDP encourage shared use of facilities with the local community outside the school core hours and the development of an urban typology of school design.

2.3. **Land-Use Zoning Objective Z15: To protect and provide for institutional and community uses.**

2.3.1. The lands shown Blue below are subject to the Z15 zoning objective, and those outlined in red subject of this Masterplan document.



Figure 2 - DCDP Zoning Map Extract with Masterplan Lands outlined in Red

2.3.2. The ‘Zoning Principles’ set out in section 14.1 of the DCDP, relating to Z15 objective lands indicate *‘Dublin City Council recognises that certain public bodies, and also educational and health institutions, provide important services for the city on their sites. The continued provision of these services is desirable for the economic, social and cultural health of the city, and it is the policy of Dublin City Council to co-operate with these bodies and institutions in relation to future planning and development.’*

2.3.3. The details relating to Land-Use Zoning Objective Z15 are set out in Section 14.8.14 of the Development Plan, and further set out below: -

These generally large blocks of land, consisting of buildings and associated open spaces, are located mainly in the suburbs. The present uses on the lands generally include community-related development including schools, colleges, residential institutions and healthcare institutions, such as hospitals. Institutional and community lands display a variety of characteristics ranging from institutions in open grounds to long-established complexes of buildings. They often provide ancillary and incidental activities for the local community such as use of part of the site for recreational purposes or the use of rooms for local meetings.

These lands play an important role in the achievement of a more compact city in that they contribute to the creation of vibrant neighbourhoods and a sustainable well-connected city through the provision of such infrastructure as schools, hospitals and open space. The city also includes nationally important institutions, such as hospitals and educational facilities, which as stated in section 14.1 (zoning principles),

it is Council policy to cooperate with, in order to promote the strategic long-term needs of the city and the country.

With any development proposal on these lands, consideration should be given to their potential to contribute to the development of a strategic green network (see also Chapter 10 - Green Infrastructure, Open Space and Recreation), and to the delivery of housing in the city.

In addition, development at the perimeter of the site adjacent to existing residential development shall have regard to the prevailing height of existing residential development and to standards in section 16.10 (standards for residential accommodation) in relation to aspect, natural lighting, sunlight, layout and private open space, and in section 14.7 in relation to the avoidance of abrupt transitions of scale between zonings.

Where there is an existing institutional and/or community use, any proposed development for “open for consideration”

uses on part of the landholding, shall be required to demonstrate to the planning authority: -

- *How the proposal is in accordance with and assists in securing the aims of the zoning objective;*
- *How it secures the retention of the main institutional and community uses on the lands, including space for any necessary expansion of such uses;*
- *How it secures the retention of existing functional open space e.g. school playing fields; and*
- *The manner in which the nature and scale of the proposal integrates with the surrounding lands.*

A masterplan may assist in demonstrating how the requirements of this paragraph may be satisfied. A masterplan is not required in the case of minor developments associated with the existing use or where the development proposed relates to extensions to the existing community and institutional use and would enhance the facilities.

In considering whether there is no longer a need for the existing institutional use and a material contravention or variation to the

Development Plan is proposed, the planning authority shall consult with the owner/operator of the existing institutional and community uses and the relevant statutory provider (e.g. the Department of Education and Skills in the case of Schools, and the Department of Health and the HSE in the case of Hospitals). A masterplan is required in these circumstances.

The Masterplan, (which may necessitate a variation), shall set out a clear vision for the lands zoned Z15, to provide for the identification of 25% of the lands for open space and/or community facilities (instead of the 10-20% public open space provided for in earlier in this chapter. This requirement need not apply if the footprint of the existing buildings exceeds 50% of the total site area of the institutional lands).

A Masterplan is required to: -

- *Set out a vision for the Z15 zoned lands;*
- *Incorporate landscape features which retain the open character of the lands zoned Z15;*
- *Identify 25% of the land for open space and/or community facilities;*

- Provide that the public open space should not be split up, unless the site characteristics dictate it;
- Provide that the open space should mainly comprise of soft landscaping and contribute to the strategic green network.

This Masterplan has been prepared to meet these requirements.

Residential development, which is ‘Open for Consideration’ under the provisions of the DCDP, is an appropriate use for the lands surplus to the requirements of the school.

2.4 Green Network Infrastructure

It is a policy GC1 to progress a *Strategic Green Network*.

Section 10.5 of the DCDP sets out Policies and Objectives regarding Green Infrastructure. *‘Green infrastructure is an interconnected network of green space that conserves natural ecosystem values and functions that also provides associated benefits to the human population. It is a strategically planned network of natural and semi-natural areas with other environmental features designed and managed to deliver a wide range of ecosystem services. It incorporates green spaces (or blue if aquatic ecosystems are concerned) and other physical*

features in terrestrial (including coastal) and marine areas.’

It is stated that this will be delivered through the development management process. This objective is taken into account in this Masterplan.

3. Description of lands & Context

3.1. St. Paul’s Secondary School is centrally located in the mature residential suburb of Raheny on Sybil Hill Road, one of the main roads connecting the residential estates in the area. Dublin Corporation acquired estate lands of c.170ha. (450 acres) in 1939 and turned part of the lands c.80 ha. (c.200 acres) into new suburban residential public housing estates. The area was developed in the 1940s by Dublin Corporation as part of a large-scale building programme to alleviate overcrowding and poor housing conditions in the inner city. Approximately 3,000 houses were built in the area. Further housing was constructed in the 1950s.

3.2. Recent census information indicates that the population in this part of Dublin City has been relatively static, while the

population of the city as a whole has increased by more than 10%. The population profile, while relatively aged, has had no substantial regeneration with the addition of younger population through the addition of substantial new residential accommodation developments.

3.3. St Paul's Secondary Boys School, which was built in 1950, accommodated over 800 pupils at peak enrolment in the late 1980's. School records show that enrolment has not exceeded 594 pupils at any time over the past 10 years, with the highest number enrolled in the academic year 2015/2016 (594), up from 574 in 2014/2015. The 2018/2019 enrolment was 586 pupils. The planned capacity of the school is 600, with the ability to accommodate up to 650 without significant additional accommodation.

3.4. In the context of the school catchment area in general, the catchment for this area is determined by a number of factors, namely the location of the site close to a busy intersection, an extensive public transport network, a number of pull factors for the area and its proximity to the

City Centre (6km). In this context, a 3km catchment area is used. This has been divided into three 1km zones as the area changes rapidly in various different directions and, moving further out from the site, the area becomes very diverse. A map outlining this catchment is provided below in Figure 3.

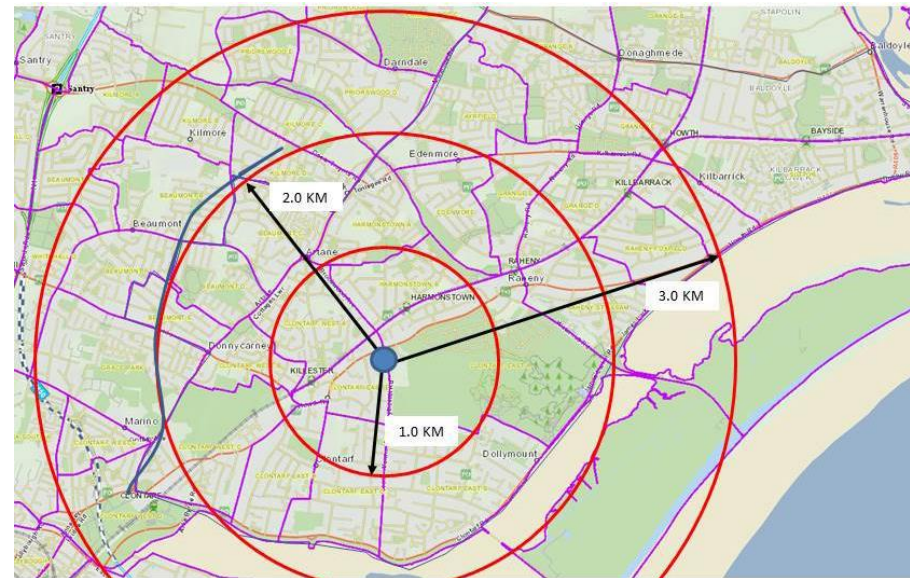


Figure 3 – 3km Catchment Map. Source: Simon Clear and Associates, 2019

3.5. The catchment map shows that a significant proportion of the area to the east and south of the site has no residential or

commercial activity because large parts are taken up by St Anne's Park, Bull Island (a UNESCO biosphere reserve) and the sea front.

3.6. In determining the demographic profile based on population size, composition and change, the census results of 1986, 2002, 2011 and 2016 have been examined.

3.7. **Principal Demographic Trends**

3.7.1. The Table below shows that each of the three catchment zones experienced a decline in population over the census period 1986 to 2002. It is also evident that within the period 2011 and 2016 all three zones experienced minor population growth. The numbers of people in the older age brackets (70+) have increased significantly in Zones 2 and 3 across each census examined.

Year	Zone 1				Zone 2				Zone 3			
	1986	2002	2011	2016	1986	2002	2011	2016	1986	2002	2011	2016
0-4	655	679	682	718	2338	1880	2199	2288	4546	3200	3853	3852
5-9	723	624	717	728	3037	1953	1935	2231	5820	3107	3731	3893
10-14	870	704	657	741	3804	2154	2089	1958	6862	3297	3886	3775
15-19	1264	717	615	690	5059	2389	2287	2159	6996	3766	3905	3938
20-24	1564	877	645	612	5035	3218	2344	2386	5497	5196	4107	4010
25-29	1110	804	664	621	3035	3056	2634	2526	3576	4812	4542	4246
30-34	776	794	731	730	2358	2660	2914	2948	3162	4229	4742	4602
35-39	601	889	746	870	2111	2599	2548	2883	3653	3682	4398	4743
40-44	472	919	802	806	2298	2583	2575	2693	3650	3030	4339	4336
45-49	563	806	880	830	2656	2292	2792	2615	3201	2597	4085	4313
50-54	741	597	805	910	2558	1995	2648	2787	2414	2939	3121	3960
55-59	968	475	661	837	2286	2001	2258	2634	1751	3163	2644	2989
60-64	971	451	449	645	1943	2141	2048	2172	1309	2703	3094	2570
65-69	806	573	327	419	1682	2036	2088	1920	980	2049	2885	2951
70-74	565	697	397	316	1269	1757	2051	1975	823	1391	2336	2629
75-79	408	608	453	368	861	1210	1774	1863	563	890	1484	2011
80-84	259	394	454	340	488	788	1126	1483	375	528	832	1208
85+	167	257	411	474	251	483	783	1061	219	387	548	796
Total	13483	11866	11096	11645	43070	37196	39093	40582	55400	50966	58532	60822

Population by Age Cohort 1986 to 2016. Source: CSO Census of population 1986 - 2016

3.7.1.1. The population in zone 1 i.e. within 1km radius, decreased from 13,483 in 1986 to 11,096 in 2011 with a small increase in 2016 but still less than in 2002 (11806).

3.7.1.2. The population in zone 2 i.e. within 2km of the site dropped from 43,070 in 1986 to 37,196 in 2002, with a progressive marginal recovery to 40,582 in 2016, but still less than the 1986 population.

3.7.1.3. The population in zone 3 i.e. 2-3km from the subject site dropped from 55,400 in 1986 to 50,966 in 2002 before a progressive recovery to 60,822 in 2016 – 5,422 increase in the outer suburbs.

3.7.1.4. A new secondary school to serve the Donaghmede /Howth D13 / Belmayne / Clongriffin area with a capacity for 1,000 pupils opened in September 2019.

3.8. Future Population

3.8.1. The dynamic of population change is relatively well established for inner suburban areas that were established as new settlements in the mid-20th century throughout the Dublin suburbs as part of the Dublin Corporation housing programme. The population rose initially, peaked and thereafter reduced to a stable level with a relatively old and wealthy profile. As people die, families that are already established tend to move into the area. Many of these families can consist of people who had previously lived or grown up in the area and who tended to move out for education, employment, emigration or available affordable housing. This has a stabilisation tendency.

3.8.2. The new proposed housing development aims to provide 657 no. apartment units.

3.8.3. This will tend to serve a mix of individuals in the 25 to 45 age cohort with an associated mix of children aged 0-15 for the early phase of the housing life span,

which will give more balanced age cohorts in the profile.

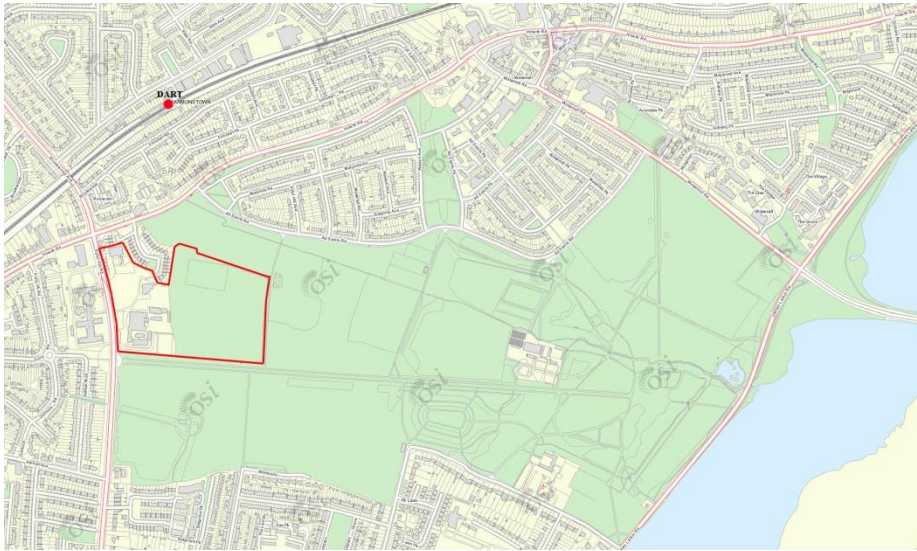


Figure 4 – Context map

4. Urban Services

The area is well served by existing urban infrastructure and services, including: -

4.1. Parkland and Coastal Setting

4.1.1. St Anne’s Park, is the largest enclosed park under local authority administration in Dublin City, covering some 112 hectares (270 acres). It is one of Dublin’s most popular recreational facilities and is constantly subject to upgrade and investment by the City Council. It is one of the best used parks and is an integral part of the social, economic and cultural life of the city, providing numerous playing pitches, including synthetic surfaces for football and 18 all-weather Tennis Courts, Arboretums, Rose Garden woodlands, walking and cycling routes throughout.

4.2. Public Transport and Smarter Travel Opportunities

4.2.1. There are a total of 5 no. Dublin Bus services currently serving within close proximity of the lands on Howth Road. These routes serve locations such as

Howth, Malahide and Dublin City Centre. Harmonstown and Killester rail stations are both located approximately within 1 kilometre (10 minutes' walk) of the proposed development from the location. Both stations provide access to regular DART services which run between Malahide/Howth to the north and Bray/Greystones to the south.

4.2.2. The locality is well served by a variety of public transport modes and by a developing cycle network that indicates that targets for Smarter Travel can be achieved.

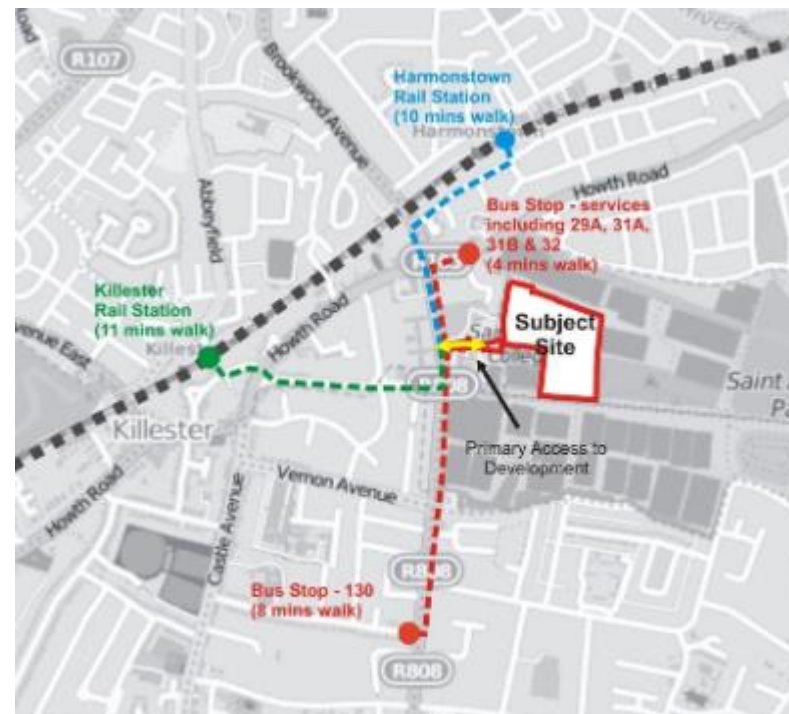


Figure 5 – Bus Public Transport Services

4.2.3. Pedestrian infrastructure is excellent with opportunities for walking routes through Saint Anne's Park and with good quality footpaths along the majority of links locally and dedicated pedestrian crossing facilities at the main junctions.

4.2.4. In relation to cycle infrastructure, there are currently facilities in the local area with cycle tracks provided along sections of Howth Road and advanced stopping lines for cyclists at some of the main junctions nearby. The cycle network is being enhanced and integrated as part of the Green network. Opportunities for segregated cycling are good in this area due to the routes available through Saint Anne’s Park and along the coast as part of the Sutton to Sandycove (S2S) long-distance cycling route that is being developed around Dublin Bay.



Figure 6 – Developing Cycle Network

5. Community Infrastructure

CRECHE AND SHOPS

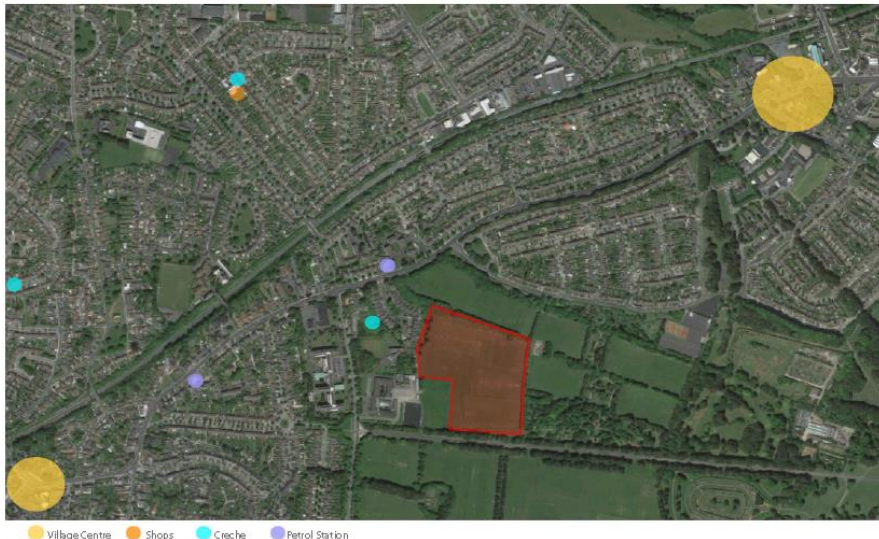


Figure 14 - Community Infrastructure.

Source SCA

5.1. The Masterplan area is well served by community infrastructure including schools, village neighbourhood centres, shops and crèches (to which a new crèche will be added in conjunction with the proposed residential development).

5.2. A new crèche is incorporated into the proposed residential development.

5.3. In addition to the community access to the school sports facilities outside core school times, the residential development will be supported by gym and communal tenant amenity facilities.

6. Masterplan Site Areas -Residential Open Space

6.1.1. There is a requirement to: -

- Identify 25% of the land for open space and/or community facilities;
- To incorporate landscape features which retain the essential open character of the lands zoned Z15

The Z15 zoning objective includes the following obligation - *‘The masterplan must ensure that space will be provided in a manner designed to facilitate potential for future public uses and protect existing sporting and recreational facilities which are available predominately for community use.’*

6.1.2. The proposed development will include 25% public open space in one piece and also include other open spaces, sports facilities including sports hall and synthetic pitches and also a managed crèche, and communal gym within the apartment development area.

6.1.3. The proposed residential development is located on the northern and eastern portions of the Masterplan lands. 25% of the residential area is provided as communal open space on the south eastern portion of the lands. A network of linkages and open space areas meander through the development. Potential access into/from St. Anne's Park is provided, which contributes to the development of the green network as per DCDDP policy.

6.1.4. The proposed residential development has a layout with a generous communal open space arrangement that is accessible to all residents. In addition, communal tenant amenities are proposed, including –, tenant amenity rooms, and Gym. In addition, a crèche is

proposed to be provided on site which will be open to residents and the wider public.

6.1.5. The pitches and sports hall (previously referenced) to be provided on the Masterplan lands, at St. Paul's College, are intended to cater for the school's needs primarily and they would be retained by the Vincentian Order and managed by the St. Paul's School Board of Management. These represent community facilities, as they, the pitches and the new sports hall, will be available for external education/community use. They occupy an area of 2.369ha.

7. Green Network Integration

7.1. A number of private, semi-private/communal and public open spaces will exist throughout the Masterplan lands following the delivery of the proposed residential development, which will contribute to amenity, natural heritage preservation, leisure, and sports and recreation, that will integrate with the public parkland surrounding the lands on three sides. The public spaces are designed to integrate

and to provide permeability into the wider city Green Network. There will be direct pedestrian access to St Anne's Park.

7.2. The lands within the Sybil Hill House curtilage will remain as private open space attached to the house as a private residence for the priests living there. The school grounds have controlled access for the community of students and authorised visitors using facilities, maintaining the open character of the lands and the landscape feature.

7.3. The open character of the lands and landscape features along the main avenue in St Anne's Park are maintained by a combination of the planned sports pitches at St. Paul's College, and the set back of residential development north of a 25% public open space in the residential development lands, adjacent to the main avenue of St. Anne's Park.

8. Sports Facilities - Existing and Future Availability

8.1. As of 2019, the school operates with a multi-purpose hall, artificial training pitch and one grass playing pitch. The school Board of Management has confirmed that the existing playing field lands are adequate for the needs of the school to operate the school's sports and PE programme. Planned enhanced sports facilities (Planning Reg. Ref. 3777/17 ABP 301482-18) will significantly benefit the facilities, attractiveness and effectiveness of the school and will significantly benefit the community.

8.2. Multi-sport all-weather pitches and a new enlarged, modern Sports Hall and Gym would be more than adequate to meet the schools needs and to serve additional community demand for such facilities. In addition school buildings, including the existing hall which will remain, are available for other community uses including further education, crafts, exercise courses, martial arts, etc.

8.3. Leaving Certificate Physical Education

The improved sports facilities development will facilitate St Paul's participation in the new curriculum provision for physical

education to be an examinable Leaving Certificate subject, commencing in 2018, with first examinations in 2020. The facilities proposed for St Paul's College are essential for curriculum support and scheduling of education in the school. The facilities required include a modern sports hall and access to facilities that will include sports with far greater frequency in the daily curriculum for students.

8.4. Projected Pitch Availability - 2019/2020 Academic Term

8.4.1. A comparative pitch availability for community support has been prepared, to compare the potential of the existing provision to the potential of the proposed pitch provision based on hours of availability for community purposes. It should be noted that under previous licences (prior to January 2018, when licences expired), a fallow, non-use period endured annually through January and February during which time pitches were not available to community clubs.

8.4.2. In the following analysis the School curriculum and sports requirements are stated first. The current grass

based, unlit pitch potential hours is then calculated, then the floodlit hours availability on an all-weather pitch basis. The calculation does not take into account non-availability of grass pitches due to weather or waterlogging, or quality due to bare ground or fouling by birds on the pitch surfaces, or the fallow period described above.

School Term

1st September to 31st May

School Usage

9am to 5pm Monday to Friday

Pitches used for Rugby Saturday mornings until 1pm

Projected Availability with Current Pitches – Sunlight Hours

1st September – 31st May (excluding 23rd December to January 1st)

Daylight saving 31st October – 31st March.

Month (sundown)	Weekdays	Saturday (from 1pm)	Sunday	Total
September (6pm)	21x1 = 21hrs	4x5 = 20hrs	5x9 = 45hrs	86 hrs
October (5pm)	N/A	4x4 = 16hrs	4x8 = 32hrs	48 hrs
November (3:30pm)	N/A	5x2.5 = 12.5hrs	4x6.5 = 26hrs	38.5 hrs
December (3:30pm)	N/A	3x2.5 = 7.5hrs	4x6.5 = 26hrs	33.5 hrs
January (3:30pm)	N/A	4x2.5 = 10hrs	4x6.5 = 26hrs	36 hrs
February (3:30pm)	N/A	5x2.5 = 12.5hrs	4x6.5 = 26hrs	38.5 hrs
March (4:30pm)	N/A	4x3.5 = 14hrs	5x7.5 = 37.5hrs	51.5 hrs
April (7:30pm)	22x2.5 = 55hrs	4x6.5 = 26hrs	4x10.5 = 42hrs	123 hrs
May (8:30pm)	21x3.5 = 73.5hrs	5x7.5 = 37.5hrs	5x11.5 = 57.5hrs	168.5

8.4.3. The total number of hours to which the current pitches would be available to community clubs for the 2019/2020 academic year would be 623.5 hours per pitch.

Projected Availability with Proposed Pitches – Floodlit Pitches

1st September – 31st May (excluding 23rd December to 1st January)

The proposed development will facilitate the use of all pitches until 10pm, 7 days a week.

Month (sundown)	Weekdays	Saturday (from 1pm)	Sunday	Total
September	21x5 = 105hrs	4x9 = 36hrs	5x13 = 65hrs	206 hrs
October	23x5 = 115hrs	4x9 = 36hrs	4x13 = 52hrs	203 hrs
November	21x5 = 105hrs	5x9 = 45hrs	4x13 = 52hrs	202 hrs
December	15x5 = 75hrs	3x9 = 27hrs	4x13 = 52hrs	154 hrs
January	21x5 = 105hrs	4x9 = 36hrs	4x13 = 52hrs	193 hrs
February	20x5 = 100hrs	5x9 = 45hrs	4x13 = 52hrs	197 hrs
March	22x5 = 110hrs	4x9 = 36hrs	5x13 = 65hrs	211 hrs
April	22x5 = 110hrs	4x9 = 36hrs	4x13 = 52hrs	198 hrs
May	21x5 = 105hrs	5x9 = 45hrs	5x13 = 65hrs	215 hrs

8.4.4. The total number of hours the proposed pitches would be available to community clubs for the academic year 2019/2020 would be 1,779 hours per pitch.

8.4.5. The proposed pitches provide an additional 1,155.5 hours of availability per pitch compared to the existing pitches.

8.4.6. Effectively, each pitch would provide 3 times the current availability to community clubs outside the school sports curriculum requirements.

8.4.7. The new sports facilities will be in excess of current needs of the school and community sports clubs can be accommodated on the new pitches. The quality of the new sports infrastructure will be extremely high, as exhibited below in Plate 1.



Plate 1 - CGI from Sports Facilities Application.

Source - DMOD Architects

8.5. Use of the lands by sports clubs

8.5.1. Planning application Reg. Ref. 3777/17 / ABP 301482-18 for the sports hall and the proposed pitches remains to be determined by An Bord Plenala. However, all sports clubs, who previously used the St. Paul's lands under annual & restricted license agreements, have successfully run their programmes on

alternative sites through 2018 into 2019, following relocation from St Paul's at the end of 2017.

8.5.2. The sports fields were never available predominantly for use by community sports or recreational clubs as their use (on weekday evenings and weekends) was always secondary and ancillary to the predominant use of the lands by the school for their PE activities during the school week and at weekends.

8.5.3. Pitches were made available on an annual licence basis (1 pitch per club) and restricted to times when the priority use by the school was not required and with a 'fallow' no access period during January and February. Such facilities that will be redeveloped for/by the school will be available with greater capacity and sports spread than currently exists and with no fallow period.

8.5.4. St Paul's School Board of Management (BOM) is clear that: -

- The school's priorities come first, above and before all 'community' sports clubs accommodated under licence;
- BOM/Vincentians provide community infrastructure on a voluntary/goodwill basis;
- BOM/Vincentians will continue to regulate community use of pitches in St Paul's;
- Community sports clubs that use facilities at St Paul's do so for their ancillary club activities, as they all have other primary club facilities elsewhere.

8.5.5. Synthetic playing surfaces are far more useful than grass based pitches: -

- They are available 8am – 10pm (14 hours daily), throughout the year;
- They have no weather downtime compared to grass;
- They will be floodlit and not limited to daylight hours – as at present;
- They facilitate better play, no waterlogging, mud patches or long grass;
- They are cleaner for children – they carry no mud or avian deposits;

- They have been accepted on this basis for all field sports by DCC and other authorities at many other locations in recent years;
- They have been installed in St Anne's Park and elsewhere by DCC, with ecological impact screened out in the Part 8 applications.



Plate 2 - Sports pitches and hall CGI from Sports Facilities Application.

Source - DMOD Architects

8.5.6. Vincentians/St Paul's Board Of Management (BOM) will also be investing in vastly improved facilities, including:

- New state of the art, large multi-purpose hall, adaptable to sports competition, training, fitness, congregation and cultural activities, designed to accommodate championship basketball and other indoor sports and training, with associated gym and dressing facilities, for the school and other community based sports clubs. It is additional, serves new sports/activities and exceeds existing provision.

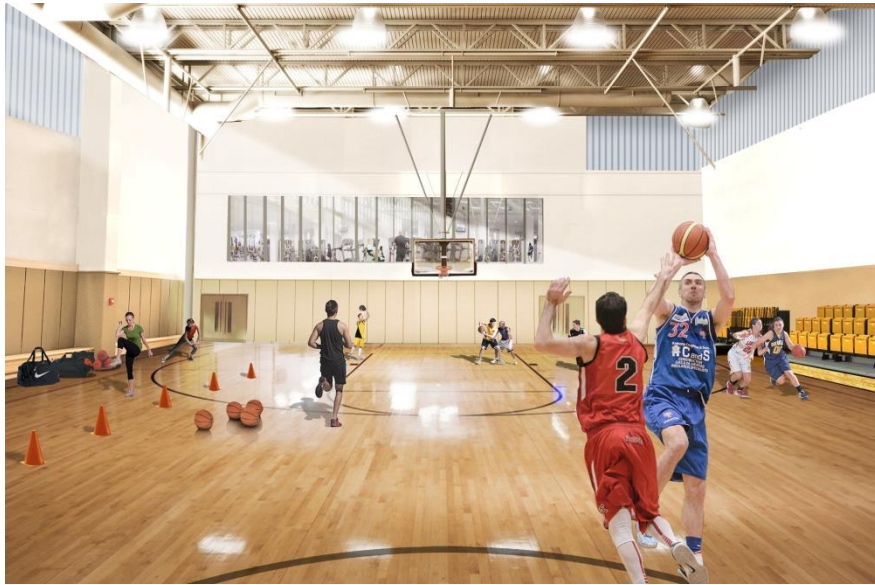


Plate 3 - Sports main hall interior CGI from sports facilities application.

Source - DMOD Architects

- Improved School buildings and facilities for pupils and facilitating community uses, other than for sports alone including improved music and cultural facilities in the existing refurbished school hall and in rooms available to community activity use.

8.6. Current Community Use of other School Facilities

8.6.1. In addition to field sports, the St. Paul's College Board of Management facilitates use of the School Buildings on a nightly basis for Bridge; St John's Ambulance First Aid Courses; Taekwondo, martial arts; Spanish classes; Mindfulness courses; Yoga; and Badminton in the existing school hall. It accommodates Summer Schools for Languages students.

- The school Gym/Hall is given over to external users for martial arts and other activities.
- The school Study Hall is given over to Bridge on three evenings per week and for First Aid classes on one night.
- There is also external extra-curricular use of some of the school Classrooms.

8.6.2. Therefore, community access to facilities is significantly improved under the Masterplan, which complies with the provisions of the zoning objective for the lands. The Masterplan lands will continue to comply with the Z15 requirement for contribution to community infrastructure in the form of ancillary and

incidental activities for the local community, such as use of part of the lands for recreational purposes and the use of rooms for local meetings and other activities.

9. St. Paul's College & Sybil Hill House

9.1. The Masterplan demonstrates: -

- A feasibility study to accommodate a c.1,000sq.m two-storey school building extension on the north east of the school complex (in lieu of demolished toilet/changing block) to complete a quadrangle, which will enclose more open space within the school;
- The existing school hall would be freed up for other uses with the construction of the sports hall as part of the previously referenced sports complex application;
- A study has been carried out identifying the location of a two/three-storey extension sited to the rear (east-side) of Sybil Hill House, in lieu of existing sheds/car park to accommodate any required expansion of residential facilities for the Order.

9.2. St. Paul's College

9.2.1. The school is designed to operate as a c.600 pupil school with adequate buildings, courtyards/congregation areas, sports facilities and pitches. There is expansion room to c.650 pupils without any addition to infrastructure. There is no intention by the Order or the School Board of Management to cater for any extra numbers beyond this capacity.

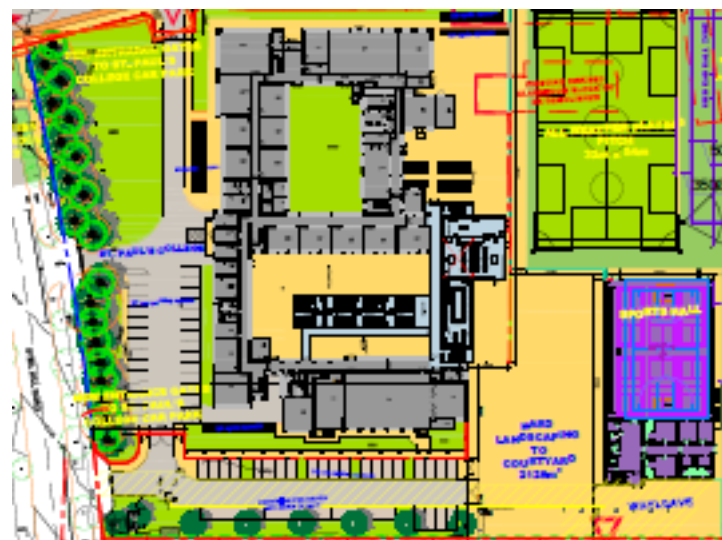


Figure 12 - Core School Buildings with Expansion Capacity – light Blue.

Source – DMOD

9.2.2. The new playing pitches and sports hall have been the subject of a separate planning application under the name of Orsigny and these facilities will be under the superior supervision of the Vincentian Order/Board of Management (Planning Ref. 3777/17 ABP 301482-18)

9.2.3. Generally, a programme of access to playing pitch facilities for community clubs will be maintained with an adjusted timetable to reflect the core school pitch-time requirements and the availability throughout the evening and through the fallow period that has not been available heretofore. Also, there will be continued access to buildings for the community activity and support groups that are facilitated within the school buildings at present.

9.2.4. An urban school typology is proposed, which achieves an efficient use of scarce urban land, and contributes to the identity of the neighbourhood. It is

policy of the DCDP that this typology will be actively promoted.

9.3. Engagement with Department of Education & Skills

The applicant for the proposed residential development has consulted with the Department of Education and skills (DES). By letter dated 30th September 2019 (see Appendix 1) DES communicated to DCC that the department had identified an emerging need for a primary school in the Killester - Raheny-Clontarf school planning area based on planned residential development, including the subject site. The demographic exercises for this school planning area, conducted by DES, identified a net requirement for five primary school classrooms. Therefore, it was decided to establish a 1 x 8 classroom school in the Killester – Raheny – Clontarf school planning area in 2019.

Patronage of the new primary school was awarded to Educate Together to provide a multi-denominational primary school with English as the language of instruction. ¹

¹ Report to the New Schools Establishment Group, DES, February 2019.

Killester – Raheny – Clontarf Educate Together National School (KRCETNS) opened in September 2019 in temporary accommodation in the grounds of the Suttonians Rugby Club on Station Road. KRCETNS indicates DES is currently sourcing permanent accommodation for this school.²

It is noted from consultation with DES that no requirement for additional Secondary school accommodation has been identified in the Killester – Raheny – Clontarf school planning area. A new post primary school for the adjacent school planning area at Donaghmede – Howth – D13 / Belmayne / Clongriffin, with a capacity for 1000 pupils, under the patronage of Educate Together, was opened in 2019, which is consistent with the demographic pattern identified in the masterplan. The DES analysis has taken into account full development of the subject lands as indicated in the Killester – Raheny – Clontarf Report to the New School Establishment Group, prepared by DES in February 2019.

² KRCETNS webpage.

This reflects previous DES correspondence dated 2 August 2017 (see Appendix 1).

Enrolment at St. Pauls Boys Secondary School was recorded at 586 pupils in the 2018 / 2019 academic year, as indicated on the DES spread sheet of secondary school enrolments.



Figure 13 - Sportshall and Synthetic Pitches Application Site.

Source DMOD

(Planning Ref. 3777/17 ABP 301482-18)

9.4. Sybil Hill House

9.4.1. Sybil Hill House is a Protected Structure. There are no proposals for alterations to the protected structure in the proposed redevelopment of the Masterplan lands. The curtilage of the protected structure is taken to extend to the outer bank of the 'ha-ha' fronting the house to the rear wall and the grounds fronting the house extending to the Sybil Hill Road frontage.

9.4.2. The entrance gates and avenue are not original as the original access to the house was from the north as confirmed by historic maps. The curtilage will be defined by the proposed new access road to the south of Sybil Hill House, as per the proposed residential development application.



Figure 10 - Sybil Hill House Curtilage Map.

9.4.3. There is capacity to provide an extension to the Vincentian Residence within the curtilage, as shown below.

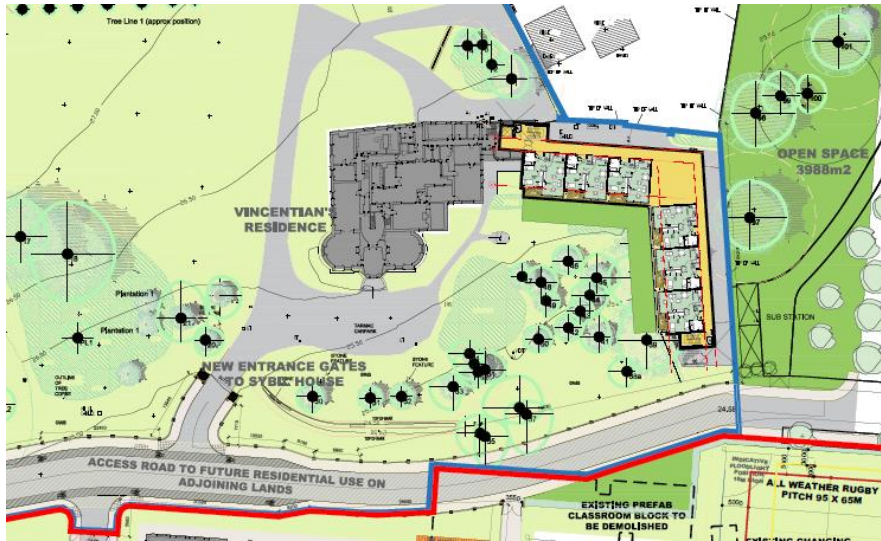


Figure 11 – Possible extension to Sybil Hill House

Source - DMOD

10. Land use Balance

10.1. The Department of Education and Skills has confirmed, by letter, that the school accommodation is adequate for future catchment needs. (See section 9 above).

10.2. The Masterplan is retaining the main/primary institutional (Vincentian Order) and community (School)

uses on the lands and this Masterplan provides for their future expansion.

10.3. Accordingly, it is clear that the primary use of St. Paul's and the Vincentian Order lands will remain institutional and community as a secondary school educational facility primarily, with halls, rooms and sports facilities available for ancillary and occasional use by the community.

11. Landscape Requirements

11.1. The Masterplan needs to: -

- Carry out a visual and landscape assessment of the site to identify the important landscape elements;
- Map the areas of landscape importance and the areas which it is intended to retain, and where appropriate the areas to be retained as public open space;

Indicate the provision of green linkages and the permeability of the site in line with the Development Plan zoning.

The Masterplan has had regard to the requirement to incorporate landscape features, to retain essential open character of the Z15

lands and to provide for 25% public open space suitable for recreational and amenity purposes.

The site is enclosed by St. Anne's Park to the north, east and south and in particular, is bounded by strong green corridors to the north (woodland), to the east (tree-line), and the south (the Avenue). Significant planting also exists around Sybil Hill House and a line of mature trees are present on the Site to the rear of 'The Meadows' residential estate.

Having regard to the existing context, the Proposed Development has been laid out to:

- Minimise negative impacts on St. Anne's Park, including for provision of 3m high evergreen hedgerow planting on the boundary with the Avenue;
- Reinforce the existing green corridors to the north, east and south of the Site, and to provide for potential connectivity to these corridors from the northwest, northeast and south southeast of the Site;

- Develop a strategic green corridor through the centre of the Proposed Development with connectivity to the wider green network;
- Provide for overall open space – public and semi-private / communal open space – equating to c.63% of the Site area. The open space network provides for significant recreation and amenity facilities, including a playground and play opportunities, informal kick-about, exercise, walking, seating, tree and shrub planting, landscape gardens and for community and social interaction;
- Provide for a single area of public open space equating to 25% of the Site (c.1.6 hectares) located along the Avenue in St. Anne's Park. The open space provides for soft landscaping and footpaths suitable for recreational and amenity purposes. Strategic links are provided between the Proposed Development the public open space and St. Anne's Park. The public open space is offered to Dublin City Council for taking-in-charge;
- Incorporation of existing mature trees at the rear of 'The Meadows', into a large area of semi-private communal open space within the Proposed Development.

Please see BSM Landscape Design Rationale Report for further details of the residential landscape strategy.



Figure 9 - Residential Layout.
Source:- BSM

12. Residential Design Concept

12.1. The design concept has been devised by OMP Architecture collaborating with a multi-disciplinary team and the design has progressed through a number of iterations prior to arrival at the option subject of this application, illustrated above, and set out more fully in OMP documents accompanying this application.

12.2. Scale and Massing

12.2.1. The proposed residential buildings are set in a parkland context. They are located to the east of existing suburban residential development and there is a very significant tree belt located between proposed residential buildings and the rear gardens of the nearest dwellings.

12.3. Access

12.3.1. The existing northern access from Sybil Hill Road into Sybil Hill House will be upgraded to facilitate future access of that house and the proposed future residential development.

12.3.2. The existing southern access will continue to access the school and the sports facilities, with associated car parking and bus set down areas. Note: - The recreation areas at the school already exist and will be used in future within their existing capacity with a greater time spread than existing. It is not anticipated that altered traffic circulation and parking capacity conditions will arise and it would be futile to seek to accommodate all car parking requirements in a context where a major regional park exists in the locality without provision of car parking. To do so would not be in accordance with the ambitions of the Smarter Travel Initiatives.

12.3.3. The school lands are well served by public transport, with both Harmonstown Dart station and Killester Dart station within a 1km walk. A number of Dublin Bus services operate within walking distance, with stops on Vernon Avenue and Howth Road.

Summary

The Vincentian Order is committed to: -

- Ensuring that space will be provided in a manner designed to operate the school as a secondary school with c.600 pupils;
- Facilitating potential for future public uses and to protecting existing sporting and recreational facilities which are available predominantly for school and community use;

The Vision as set out in the Masterplan is for an upgraded secondary educational facility, enhanced all weather pitches and sports centre, community facilities, residential development, and crèche on the overall lands, integrating with the strategic green network in cooperation with Dublin City Council.

The main provision of the Z15 zoning is to protect and provide for institutional and community uses. In this Masterplan it is demonstrated that the primary institution is contained in the St Paul's College, and Sybil Hill House. The main community infrastructure is provided through the community access to facilities provided in the context of the school's existence. All of these facilities will be maintained and enhanced.

In the Masterplan context:-

- Sufficient land has been retained in the overall campus for educational and community use, which meets the Z15 requirements;
- Public open space has been provided to maintain the essential open character of the lands;
- A large single open space area is provided as part of this residential application, which is 25% of the proposed residential development site area.
- The existing grass pitches within the school lands will be replaced with pitches with synthetic surfaces and floodlighting allowing year round, day and night time use (subject to planning permission, as previously referenced);
- These enhanced facilities will serve all of the school requirements and will additionally, facilitate a wider range of community sports clubs;
- The new facilities proposed for St. Paul's College are designed to accommodate Rugby, Gaelic and Soccer on outdoor, floodlit 4G playing surfaces for competition, training and sports curriculum, similar to those provided in

other secondary schools and 3rd-Level institutions around the city;

- The proposed Sports Hall facility will accommodate a full gymnasium, indoor sports/training and curriculum, including championship standard basketball, volleyball, badminton and a range of other activities; changing rooms for all sports and amenities, including external shelter and toilets for outdoor sports participants;
- In addition to sports, the proposed Sports Hall will also accommodate assembly, arts performances and examinations, as required. These new facilities represent a vast improvement upon existing facilities and will be fit for purpose for decades to come;
- The proposed new Sports Hall is an addition to the existing school hall, which will be retained for school and community use, primarily as an Arts facility;
- Community access to the proposed improved facilities will be maintained in a new management regime that will be established when the facilities are provided;

- The Order has engaged with DES, which has indicated that the plans are consistent with the educational requirements of the area and this was confirmed in a letter;
- The Order, the Board of Management, the Pupils and Parents, the primary providers and the primary users of the facilities, support the investment in facilities;
- The future educational and community uses will be sustained and improved, which is in accordance with the provisions of the zoning objective: - *Z15: To protect and provide for institutional and community uses;*
- The proposed facilities that will be provided in St. Paul's will be additional to and complementary to and catering to a wider spectrum of sports in a safe environment compared to existing and historical facilities provision for the school and the community;

In future, the structure of the institutional lands will be developed as an urban campus in accordance with the policies set out in Chapter 12 of the DCDP - Schools and Education Policies.

The requirements of the school will be met and continued community use will be facilitated, outside core hours in improved facilities, in accordance with the provisions of the Z15 zoning requirements.

Simon Clear

October 2019.