

COUNTY ARCHITECT'S REPORT

Proposed Saggart Community Centre.

Conservation, renovation and extension at
St Marys National School (protected structure)
Slade Castle Walk
Boherboy
Saggart

Part 8 Process, carried out under Part 8 of the Planning and
Development Regulations 2001, Part 8.

Consultation Process stage.
This is an advisory report. The full report will be issued
following the conclusion of the Consultation Process.

Issued February 2020



S
A
G
G
A
R
T

C
O
M
M
U
N
I
T
Y

C
E
N
T
R
E

P
A
R
T
-
8

2
0
2
0

PART 8

Comhairle Contae
Atha Cliath Theas
South Dublin County Council

	COUNTY ARCHITECT'S REPORT – Part 8 – Display / Consultation
Project Title:	Proposed Saggart Community Centre, Conservation, renovation and extension at St Marys National School (protected structure) Slade Castle Walk, Boherboy, Saggart
County Architect:	Eddie Conroy FRIAI
Senior Arch:	Anne Lynch FRIAI
Senior Exec Arch:	Aidan McNamara MRIAI
Dept:	Architectural Services Department, South Dublin County Council
Outline of Part 8 Process carried out under Part 8 of the Planning and Development Regulations 2001	<p>Part 8 (Public Consultation Developments)</p> <p>Developments by a local authority are subject to a public consultation process as set out in the Planning & Development Regulations, 2001 - 2012. This procedure requires that notice of the proposed development be given in the public press and that a site notice be erected. If any submissions or observations are received, a report is presented to the members of the Council. This report contains a list of the objector's names along with a summary of the points made by them and the Local Authority' response.</p> <p>Arising from consideration of the representations, the report sets out whether or not it is proposed to proceed as originally planned or to proceed with a modified proposal.</p> <p><u>Development by a Local Authority: 'Part 8'</u></p> <p>From time to time the Local Authority may carry out development within its administrative area, such as the construction of houses, roads, swimming pools, public toilets, sports pavilion etc.</p> <p>Development carried out by a Local Authority is often referred to as a 'Part 8': - this is reference to Part 8 of the Planning and Development Regulations 2001 which sets out the procedure for carrying out such developments.</p> <p>Public consultation is an intrinsic part of the 'Part 8' process. This is achieved by public notices, public display of the proposal, observations by members of the public, reportage on observations received and a recommendation that considers all internal and public observations. The consultation may extend to advisory consultation meetings with local community and interest groups dependant on the particular circumstances and impact of the proposal, though such meetings are not proscribed under the legislation. The primary purpose of the process is to notify the public of the proposal and incorporate any observations validly submitted into a report to inform the Council</p>

on its decision to recommend the proposal.

Comments and observations on Proposed Developments by a Local Authority can only be received in writing between certain dates. The public notices should be referred to in this regard to ascertain the final date of receipt for observations.

Part 8 of the Planning and Development Act 2000 – 2007 refers to requirements in respect of specified development by, on behalf of, or in partnership with Local Authorities. Part 8 applications are generally lodged by the proposing department within the Council. Article 80 of the Planning and Development Regulations 2001 sets out a list of the types of development prescribed for the purposes of the act.

The process is as follows:

Public Notices of the proposed development must be placed in an approved newspaper. A site notice (or notices) must be erected on the land on which the proposed development is situated – Article 81(1)(a)(b) of the Planning and Development Regulations 2001 provides guidance on the requirements.

The application, which must be submitted on the same date as the newspaper notice, must include a cover letter / report, a copy of the newspaper notice and site notice and public display of the proposal in a designated public area accessible to the public during normal office hours – normally County Hall. Drawings can be made available to the public on request.

There is no fee payable on a Part 8 application.

The application is referred to internal works Departments in the City Council – (Roads, Water, and Drainage).

In the case of protected structures, the application is referred to the Conservation Section, An Taisce, DEHLG and the Heritage Council.

The timeframe for third party Observations/Submissions on the Part 8 application is six weeks from the date of lodgement. This date is specified in the public notices. There is no fee charged for observations/submissions on a Part 8.

The proposing Department completes a report for the attention of the Executive Manager of the Planning Department. The Executive Manager will make a recommendation to the proposing department on foot of this report.

A report will then be compiled for a meeting of the Council. Following consideration of this report by the Council, the proposed development may be recommended, unless the local authority, by resolution, decides to vary or modify the development, otherwise than as recommended in the report, or decides not to proceed with the development' – as per Section 179(4)(b) of the Planning and

	<p>Development Act 2000 (as amended). For a part 8 application the period for observations/submissions is 6 weeks.</p> <p>The making of a decision on a Part 8 application is a reserved function of Council, while for a normal planning application this is an executive function.</p> <p>The above is a summary of the Part 8 requirement for consultation. It is intended for guidance only. The Planning Acts set out the requirements in full.</p>
Public Notice:	<p>Pursuant to the requirements of the above, notice is hereby given of the proposal to construct the following development by South Dublin County Council:</p> <p>Proposed Saggart Community Centre, including conservation, renovation and extension of St. Mary's National School, Protected Structure, Slade Castle Walk, Boherboy, Saggart, Co. Dublin</p> <p>The Community Centre development will consist of</p> <ul style="list-style-type: none"> - Conservation, restoration and renovation of existing St. Mary's National School building (unoccupied), Protected Structure, for use as Community Centre - Demolition of rear north section of projection-extension of St. Mary's National School building to accommodate new entrance. - Construction of new single storey entrance/ reception/ service area and new single storey multi-function hall for the proposed Community Centre with total floor area (including existing) of 610m² - Five car parking spaces off Slade Castle Walk as per existing layout - All associated works and services - Provision of CCTV for security <p>The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment. The Planning Authority has made a preliminary examination of the nature, size and location of the proposed development. The authority has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development and a determination has been made that an Environmental Impact Assessment (EIA) is not required. Any person may, within 4-weeks from the date of publication of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.</p> <p>Drawings of the proposed development will be on public display at County Hall, Tallaght, Dublin 24 and Clondalkin Civic Offices, Dublin 22, during normal working hours and on http://www.sdcc.ie/, during the period from 21st February 2020 to 23rd March 2020.</p> <p>The plans and particulars can be viewed on the Council's Public Consultation Portal website http://consult.sdublincoco.ie</p>

	<p>Submissions or observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the proposed development will be situated may be made in writing up to 4:30pm on the 6th April 2020 and may be submitted either via:</p> <p>Online Submissions: http://consult.sdublincoco.ie or Post to: Senior Community Officer, Housing, Social & Community Development Department, South Dublin County Council, County Hall, Tallaght, Dublin 24 YNN5.</p> <p>NOTE: Please make your submission by one medium only. All submissions should include your name and a contact address. It should be noted that the Freedom of Information Act, 1997-2006 (as amended) applies to all records held by South Dublin County Council.</p> <p>Director, Housing, Social & Community Development, South Dublin County Council, County Hall, Tallaght, Dublin 24.</p> <p>Visit www.southdublin.ie for all your information needs</p> <p>Site Notice Erected on: 20.02.2019</p>
<p>Context:</p>	<p>The proposed development is to be carried out on the site of the St Marys National School in Saggart which is located on Slade Castle Walk at the southern end of Saggart Village.</p> <p>St. Mary's National School has been unoccupied since 2014. The original school completed in 1937 was one of the first in the series of national schools designed by Basil Raymond Boyd-Barret for the OPW and is a protected structure. When South Dublin County Council purchased the school building, they identified the opportunity to save an important part of the heritage of Saggart and link the strong community roots of the existing site to the wider, newer community growing in the village by adapting and extending the school as a new Community Centre and Civic space.</p> <p>The development comprises of the conservation, renovation of the existing school, demolition of part of the rear ancillary building and construction of a new single storey extension entrance/reception/ service area and new single storey multi-function hall for the proposed Community Centre with total floor area (including existing) of 610m². The new extension will overlook a new civic space framed by the original school, play-shelter and entrance gateway. Five car parking spaces will be provided off Slade Castle Walk as per existing layout. Provision of CCTV is included for security purposes.</p>



AERIAL

Ariel view of Location (outlined with a red line)



View 1 from Slade Castle Walk, the access point to the site

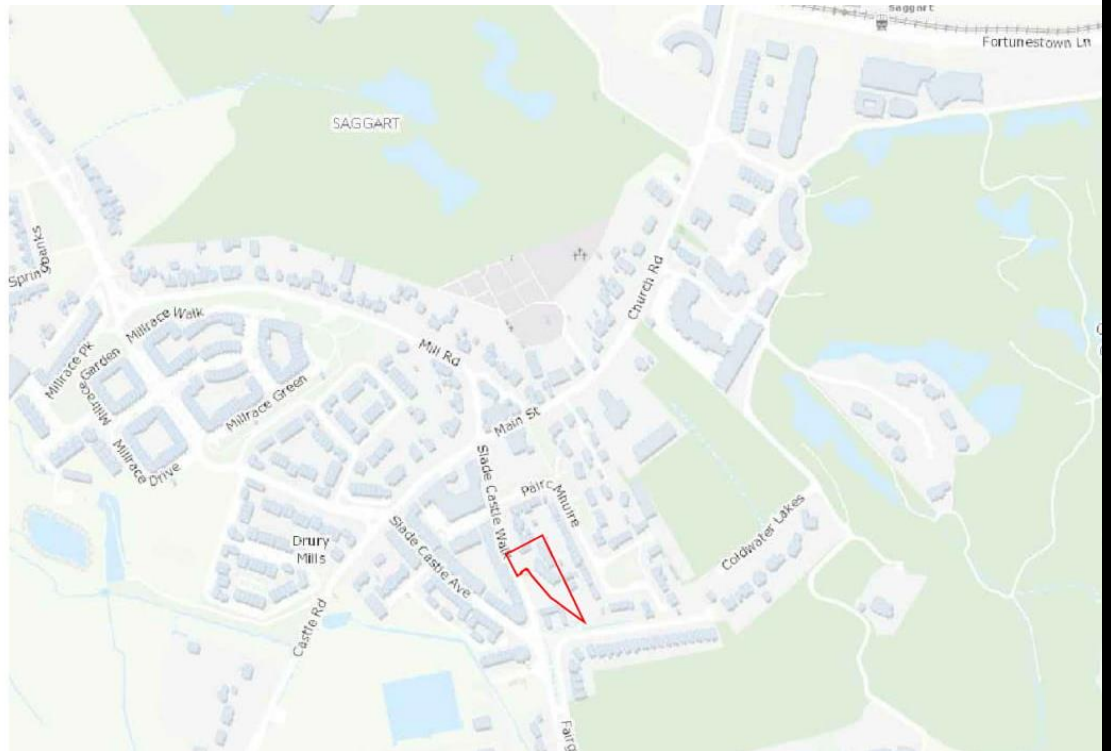


View 2 from Slade Castle Walk looking south towards the site

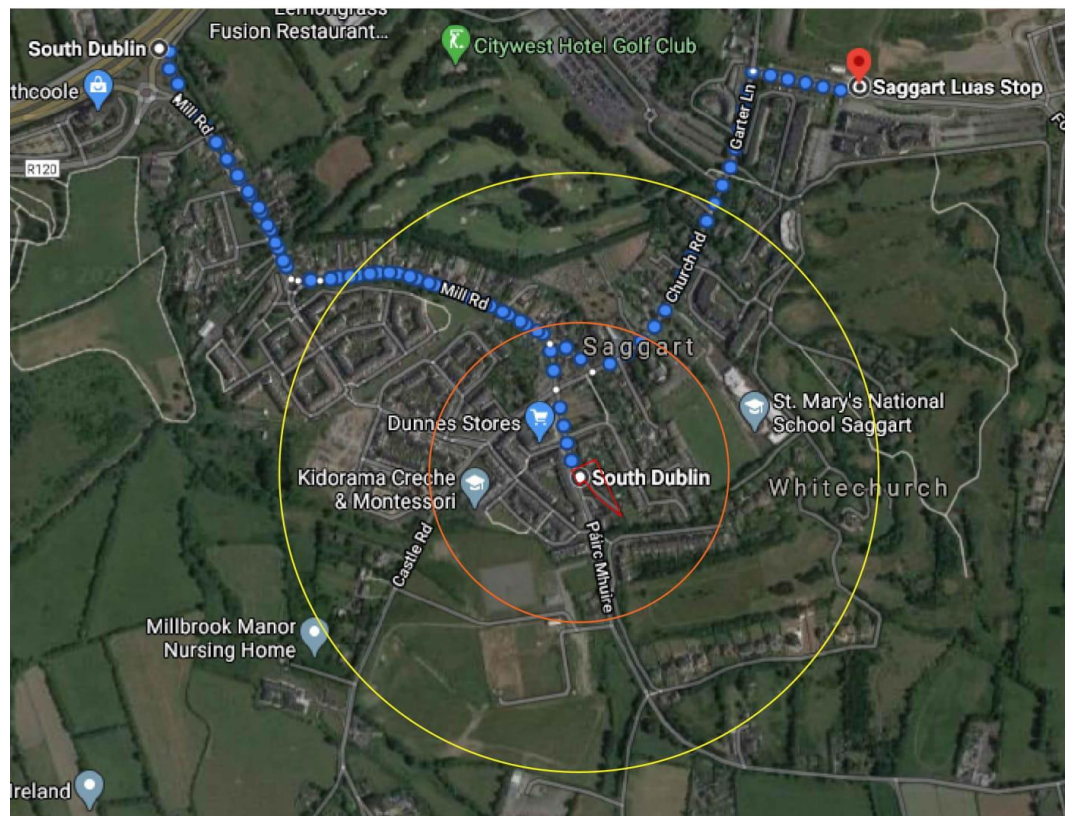


View 3 from Slade Castle Walk looking north towards the site

The site falls approx. 1.5 m from north to south.
 All services are available
 The site was originally used as a school.



Site Location Map and local road network (site outlined in red)



Site Location: 500m and 1000m walking radius and Luas stop

The site is situated at the south end of Saggart village and is within 5-10 minutes walking distance of most of developments in the village and within 12 minutes walking distance to the Luas stop.

Junction 8 of the N7 is approx. 1.2 m due west



Zoning map for Area (extract from the County Development Plan 2016 – 2022)

Zoning:

The site is zoned as residential and it is located within an area of archaeological potential. The building is a protected structure (No 424) as identified on the above map

The Zoning Objective for the site is 'to protect and/or improve residential amenity' and use as a Community Centre is identified as 'open for consideration' in the use classes related to this zoning objective, as per below extract from Development plan.

In addition, the site is immediately adjoining the area with Zoning objective VC 'to protect, improve and provide for the future development of Village Centres

Table 11.2: Zoning Objective 'RES': 'To protect and/or improve residential amenity'

Use Classes Related to Zoning Objective	
Permitted in Principle	Housing for Older People, Nursing Home, Open Space, Public Services, Residential, Residential Institution, Retirement Home, Shop-Local, Traveller Accommodation.
Open for Consideration	Advertisements and Advertising Structures, Allotments, Agriculture, Bed & Breakfast, Betting Office, Camp Site, Car Park, Caravan Park-Residential, Cemetery, Childcare Facilities, Community Centre, Crematorium, Cultural Use, Doctor/Dentist, Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Hotel/Hostel, Home Based Economic Activities, Industry-Light, Live-Work Units, Motor Sales Outlet, Office-Based Industry, Offices less than 100 sq.m, Offices 100 sq.m - 1,000 sq.m, Off-Licence, Petrol Station, Place of Worship, Primary Health Care Centre, Public House, Recreational Facility, Recycling Facility, Restaurant/Café, Service Garage, Shop-Neighbourhood, Sports Club/Facility, Stadium, Veterinary Surgery.
Not Permitted	Abattoir, Aerodrome/Airfield, Boarding Kennels, Concrete/Asphalt Plant in or adjacent to a Quarry, Conference Centre, Fuel Depot, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-General, Industry-Special, Nightclub, Offices over 1,000 sq.m, Outdoor Entertainment Park, Refuse Landfill/Tip, Refuse Transfer Station, Retail Warehouse, Rural Industry-Food, Science and Technology Based Enterprise, Scrap Yard, Shop-Major Sales Outlet, Social Club, Transport Depot, Warehousing, Wholesale Outlet, Wind Farm.

The zoning of the site, its location in the Village of Saggart in a zone of archaeological potential, the listing of the building as a protected structure and the historical use of the site as a school since 1937 is compatible with the proposed development as a Community Centre and the relevant applicable criteria from the Development Plan supports the design proposed. In this regard, the proposed development complies with the relevant Development plan policies.

Previous Planning history:

The previous Planning history for the site is summarised below:

SD07A/0336 Installation of a free standing pre-fabricated single storey classroom building to southern side of existing school building.

Permission Granted

SD06A/0438 Remove an existing two classroom prefabricated building and replace with a prefabricated, free standing, 242.6sq.m. single storey three classroom building to the side and rear of the existing main school building along with all necessary associated site works.

Grant Permission

SD03A/0653 Erection of Detached single storey prefab classroom, resource room and toilets. Grant Permission

Identification of need for development:

The need for community centre is clearly identified in the County Development Plan – as per COMMUNITY INFRASTRUCTURE (C) Table 3.1 Appraisal of Existing and Planned Community Facility Provision

EMERGING MODERATE SUSTAINABLE GROWTH TOWNS (RPGs POPULATION UP TO 15,000)	
Saggart/City West (2011 population 9,115)	
Community Centre	No community centres located in the immediate area. Community floorspace requirement under the Fortunestown Local Area Plan.

Development plan policy objectives:

The development plan policies that affect the site are listed below

CORE STRATEGY (CS)

Policy 4 Small Towns It is the policy of the Council to support the sustainable long-term growth of Small Towns based on local demand and the ability of local services to cater for growth.

COMMUNITY INFRASTRUCTURE (C)

Policy 1 Community Centres Policy C1 It is the policy of the Council to ensure that all communities have access to multifunctional community centres that provide a focal point for community activities.

C1 Objective 1: To carry out an assessment of community floorspace needs in South Dublin County.

C1 Objective 2: To support the provision of a network of district scale community centres across the County that can function as multifunctional, active and vibrant community hubs.

C1 Objective 3: To support the clustering of community facilities such as community centres, sports and leisure facilities and open spaces to create multi-purpose community hubs.

C1 Objective 4: To ensure that community facilities are provided in new communities on a phased basis in tandem with the provision of housing in accordance with approved Local Area Plans or Planning Schemes.

C1 Objective 5: To support the provision of new or improved facilities in established

areas.

C1 Objective 6: To ensure that community buildings are flexible and adaptable and can be used by all age cohorts, including young people (youth programmes, youth cafés, etc).

C1 Objective 7: To provide additional youth cafés in areas with high population of young adults and to utilise existing buildings which can be adaptable to youth programme facilities such as local libraries.

COMMUNITY INFRASTRUCTURE (C) Policy 8 – Childcare Facilities Policy C8 (a) It is the policy of the Council to support and facilitate the provision of good quality and accessible childcare facilities at suitable locations in the County. Policy C8 (b) It is the policy of the Council to require the provision of new childcare facilities in tandem with the delivery of new communities.

C8 Objective 1: To support and facilitate the provision of childcare infrastructure at suitable locations such as town, village, district and local centres, adjacent to school sites and in employment areas.

C8 Objective 4: To support the provision of childcare facilities in community buildings, such as community centres and schools.

HERITAGE, CONSERVATION AND LANDSCAPES (HCL) Policy 2 Archaeological Heritage It is the policy of the Council to manage development in a manner that protects and conserves the Archaeological Heritage of the County and avoids adverse impacts on sites, monuments, features or objects of significant historical or archaeological interest.

HCL2 Objective 1: To favour the preservation in-situ of all sites, monuments and features of significant historical or archaeological interest in accordance with the recommendations of the Framework and Principles for the Protection of Archaeological Heritage, DAHGI (1999), or any superseding national policy document.

HCL2 Objective 2: To ensure that development is designed to avoid impacting on archaeological heritage that is of significant interest including previously unknown sites, features and objects.

HCL2 Objective 3: To protect and enhance sites listed in the Record of Monuments and Places and ensure that development in the vicinity of a Recorded Monument or Area of Archaeological Potential does not detract from the setting of the site, monument, feature or object and is sited and designed appropriately.

HERITAGE, CONSERVATION AND LANDSCAPES (HCL) Policy 3 Protected Structures It is the policy of the Council to conserve and protect buildings, structures and sites contained in the Record of Protected Structures and to carefully consider any proposals for development that would affect the special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly.

HCL3 Objective 1: To ensure the protection of all structures (or parts of structures) and the immediate surroundings including the curtilage and attendant grounds of structures contained in the Record of Protected Structures.

HCL3 Objective 2: To ensure that all development proposals that affect a Protected Structure and its setting including proposals to extend, alter or refurbish any Protected Structure are sympathetic to its special character and integrity and are appropriate in terms of architectural treatment, character, scale and form. All such proposals shall be consistent with the Architectural Heritage Guidelines for Planning Authorities, DAHG (2011) including the principles of conservation.

HCL3 Objective 3: To address dereliction and encourage the rehabilitation, renovation, appropriate use and re-use of Protected Structures.

HCL3 Objective 4: To prevent demolition and inappropriate alteration of Protected Structures.

The proposed development is compatible with the above policies and seeks to reinforce the character of the adjoining developments and is allowable under the County Development Plan. The proposals as submitted for Part 8 Public Consultation are in compliance with the County Development Plan Objectives.

AA & EIA Assessment	<p>Stage 1 Screening for Appropriate Assessment (AA) has been carried out for the site in accordance with the requirements of Article 6(3) of the EU Habitats directive. This screening shows that the project is not foreseen as likely to have any significant effects on any European site. A copy of the Screening for Appropriate Assessment Report is included as part of this Part 8 consultation</p> <p>Screening for Environmental Impact Assessment (EIA) has been carried out for the site and it has been determined that an Environmental Impact Assessment (EIA) is not required because the proposed development is not of a class listed in Schedule 2 and is of a nature and scale such that there is no real likelihood of significant effects on the environment arising,</p> <p>A copy of the Environmental Impact Assessment Report is included as part of this Part 8 consultation</p> <p>Any person may, within 4 weeks from the date of this notice, apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effects on the environment.</p>
Protected Structure Status	<p>A Conservation Report is included as part of this Part 8 consultation which outlines the following aspects related to the proposed development:</p> <ul style="list-style-type: none"> • Summary of documentary research • Outline of conservation philosophy, inspection methodology and condition assessment • Assessment of archaeological significance and impact on architectural heritage and context • Design approach statement
Project Description & Design	<p>The proposed single storey development comprises of the following key elements:</p> <p>Conservation and renovation of the existing school building to enable the existing classrooms to be repurposed as four generous spaces for multipurpose use (including sessional childcare) with associated ancillary areas repurposed as WC office and storage</p> <p>A short section of the existing rear ancillary building will be demolished to form the connection to the new entrance and extension</p> <p>The new extension will house a Multi-Function Hall for larger gatherings with associated storage area.</p> <p>The new glazed entrance / reception / youth café / ancillary area will form the hub of the building. This area will also house a small kitchen, store and WCS</p> <p>The new glazed entrance areas will overlook a new public space, formed by upgrading of the existing school yard (also framed by the existing play shelter) which links the development to the village centre.</p> <p>A secure play space is proposed for the south end of the site.</p> <p>Landscaped planting will be provided at the existing boundaries to enhance privacy and screening and provide an appropriate setting for the new building</p> <p>Additional ancillary works to adjacent areas include foul drainage connection to the existing sewer. and an on site sustainable drainage system and soakaway to retain surface water run off</p>

The floor area of the existing school building to be retained is 277 m²
The overall floor area of the completed development will be 610m²
The site area is 3,043 m²

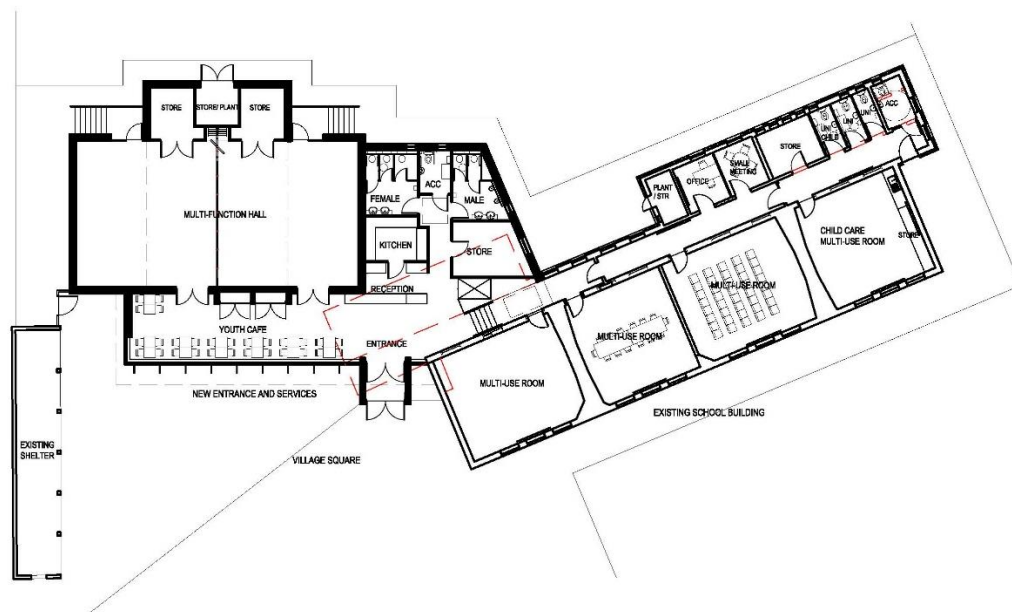
Below drawings describe the key elements of the proposal



Proposed Site plan:

The new extension has been deliberately set back from the building line of the school and adjoining buildings to ensure that the existing context is not negatively impacted by the new building. The proposed Multi-function Hall will have a pitched roof form which will complement its village setting while using contemporary materials and detailing to distinguish it architecturally. This will afford the space a generous ceiling height while minimising the mass of the building. The ridge of this will be limited to the height of the existing school building. The new glazed Entrance/ Reception/ Youth Café area will form the face of the Community Centre and make the transition between the new and the old. As the site slopes down from south to north, the old school building is currently accessed up 7 steps. To respond to this sloping site, the new building is set at the lower ground level to make it accessible and minimise its height on the site.

Careful execution of this proposal, will enable the school to be brought back to full and vibrant use, once more at the heart of Saggart community



Proposed plan



Proposed elevation



3d view of proposed development from the north

Landscaping	Landscaped planting will be provided at the existing boundaries to enhance existing privacy and screening and provide an appropriate setting for the new building. The south end of the site will be planted as a nature area
Ancillary Works Project:	Connection to existing local services (drainage, water, gas, electrical, telecoms) Alteration / Upgrading of existing landscaping and open space.
Project Partners	Housing, Social and Community Development
Site / Services Constraints:	All major existing services runs have been identified for the design. Local alterations to layout are likely when on site investigations establish precise underground service locations.
Internal Comments	To be advised
Flood	No flood risks reported
Surface Water	Surface water discharge is to be retained on site by the use of carefully designed and integrated sustainable drainage measures, including the following the installation of a green roof over at the entrance area and hub, landscaped Swales at the site perimeter in conjunction with boundary planting. This represents a substantial increase in the area of permeable and planted surfaces on the site. Final surface water discharge will be to 2 soakaways on site designed to meet BRE 365 standards.
Foul drainage	Foul drainage connection will be to the to existing FS on Slade Castle Road.
Roads Access	Roads access and capacity are within acceptable and safe limits. For Comment
Irish Water	Application for Foul services connection to be completed. There is an existing water connection on the site No known diversions.
Parks	For Comment
Circulation to prescribed bodies	Environmental Protection Agency, NPWS (Department of Arts, Heritage and the Gaeltacht), National Monuments (Department of Arts, Heritage and the Gaeltacht), Inland Fisheries Ireland, Health Services Executive, Office of Public Works, National Monuments Service, National Park & Wildlife Service
Contact Details	Anne Lynch FRIAI Senior Architect Aidan McNamara Senior Executive Architect
Part 8 Submissions & Response	All submissions will be recorded by the Community Department and a commentary will be provided below on the main issues raised during the consultation period.