

The Chairperson and Members of the Central Area Committee

Update Report – Rutland Street School

Dublin City Council owns the building at Rutland Street and a limited space within it is currently made available for community purposes. It is proposed to refurbish / redevelop the School to provide suitable accommodation for the current users and the community organisations based in the adjacent School on Stilts.

To date a number of building and ground surveys have been carried out (No. 10) in relation to structural loading, conservation, hazardous materials etc.

The Design Team lead by McGarry NiEanaigh Architects have been working up various design iterations for discussion by the Steering Group. The Design Team have completed their Stage 1 Report.

A number of meetings have taken place with statutory funders (Agencies funding anchor tenants) to ascertain their corporate needs for the new building and new revenue streams to cover running costs, maintenance, sinking fund in relation to the new community hub.

A number of meetings have already taken place with the anchor tenants currently occupying the Rutland Street School and School on Stilts in relation to future occupancy needs and relocation options during construction phase. A meeting is scheduled with the anchor tenants for 12th November 2018 to present the draft Design in the context of the Brief and Schedule of Accommodation.

Below are the estimated time periods for Vacant Possession, Enabling Works, Pre-part 8 and Part 8. **The Pre-part 8 programme would commence only following agreement of the Brief and Schedule of Accommodation.**

Enabling Works - Vacant Possession of the Rutland Street School is required for the commencement of enabling works on site

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| • Preparation of Tender | 4 weeks (commenced) |
| • Tender Period | 6 weeks |
| • Construction Period on site | 8 weeks |
| • Review of results (to include in main tender package) | 4 weeks |

Pre-part 8 - approx. 12 weeks total

- Within first 2 weeks – Have introductory meeting with Senior Planner
- End of week 6 – Design Team completes submission documents
- End of week 8 – Documents are circulated to the Technical Departments, they report with any comments. Documents also submitted to Planning Dept. & Registry
- End of week 10 – Following a meeting with the Area Planner, Planner prepares Report. Area Committee notified of intention to commence Part 8 process
- End of week 12 - Pre-validation by Planning Registry

Part 8 - approx. 20 weeks total

- End of week 4 – Public inspection period expires
- End of week 6 – Observation/Submission period expires
- End of week 8 – Planners Report completed
- End of week 10 – Draft Chief Executive's Report forwarded by Planning to proposing Department
- Weeks 10 – 14 – update to Area Committee
- End of week 14 – finalised Chief Executive's Report must be completed and on Agenda of City Council meeting i.e. within 8 weeks of end of public consultation period
- End of week 20 – Part 8 must be decided by City Council

This Report is submitted for noting. Further updates will be issued in due course.

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Central Area