



(a) Planning and Development Act 2000 (as amended) & Planning and Development Regulations 2001 (as amended) (Part 8)
(b) Local Government Act 2001 (as amended)

In compliance with the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended) and in compliance with the provisions of the Local Government Act 2001 and pursuant to the requirements of the above, notice is hereby given of Dublin City Council's intention to carry out the following works:

Application No: 3687/20

Proposal: LAW: Planning and Development Act 2000 (as amended)

Planning and Development Regulations 2001 (as amended) - Part VIII

Applicant: Housing & Community Services Department

Location: Former Scoil Eanna and Funeral Home on lands bounded by Crumlin Road, Rafter's Road and Rafter's Lane, Crumlin, Dublin 12

Proposal: proposed demolition of the former Scoil Eanna and Funeral Home on lands bounded by Crumlin Road, Rafter's Road and Rafter's Lane, Crumlin, Dublin 12.

No new construction works are proposed at this time, other than those necessary to secure the site or divert services. It is proposed to demolish all buildings, with the exception of the original school dwelling, which will remain. A small extension to the rear of the old school dwelling is to be removed, and the building secured. The foundations of the buildings will be removed, as all services will be removed insofar as this is practicable.

The site is bounded by a combination of walls of different types, and it is proposed to leave these in place, pending re-development. Most of the paved surface of the site will be removed, and the site grassed pending redevelopment. The redevelopment of the subject site will be subject of a separate planning application and consultation process

An Environment Impact Assessment Screening Report has been prepared and it has been determined that an Environmental Impact Assessment is not required.

Site Notice:

Site notices (6no.) checked, in place and in order on the 01.12.2020

Proposed development:

Application description:

LAW: Planning and Development Act 2000 (as amended)

Planning and Development Regulations 2001 (as amended) - Part 8

Proposal: Pursuant to the requirements of the above, notice is hereby given of the proposed demolition of the former Scoil Eanna and Funeral Home on lands bounded by Crumlin Road, Rafter's Road and Rafter's Lane, Crumlin, Dublin 12.

No new construction works are proposed at this time, other than those necessary to secure the site or divert services. It is proposed to demolish all buildings, with the exception of the original school dwelling, which will remain. A small extension to the rear of the old school dwelling is to be removed, and the building secured. The foundations of the buildings will be removed, as all services will be removed insofar as this is practicable.

The site is bounded by a combination of walls of different types, and it is proposed to leave these in place, pending re-development. Most of the paved surface of the site will be removed, and the site grassed pending redevelopment. The redevelopment of the subject site will be subject of a separate planning application and consultation process.

Details of proposed works:

This is an application for the demolition of the majority of structures on the site, with the exception of the original school building, and site clearance works. With regard to the original school building (Building B), a 1970's single storey flat roof extension it is proposed to be demolished and the building secured. The foundations of all of the demolished buildings will be removed and all services will be removed insofar as practicable. Most of the hard surfaced areas will be removed and the areas grassed. Existing boundary walls will be retained.

The redevelopment of the site will be the subject of a separate application.

Zoning:

The site is zoned Z15 (Institutional and Community) and Z1 (Sustainable Residential Neighbourhoods) in the Dublin City Development Plan 2016-2022. The Z15 zoning reflected the historical educational / institutional lands of Ardscoil Éanna, a secondary school. The school closed its doors on the 3rd June 2016 and all of the buildings are now unoccupied.

The Z1 zoning (Sustainable Residential Neighbourhoods) pertains to the lands to the west of the school and contain a former funeral home building, the use of which ended between April 2014 and April 2018, and a vacant undeveloped site to the rear.

Site Description:

The 0.52ha site is bounded by Crumlin Road to the south, Rafter's Road to the west, Rafter's Lane to the north and by south and to the east by No. 312A Crumlin Road.

The site currently accommodates the former school buildings and associated areas of soft and hard standing, the former funeral home building and vacant land behind it. The structures on site include the original, two storey school building which is on the National Inventory of Architectural Heritage (NIAH) list and is assigned a regional rating. The site is enclosed by existing boundary treatments in the form of walls, fencing and railings. There are a number of existing accesses to the site along Crumlin Road and from Rafter's Road to the former funeral home. The land behind the former funeral home is accessed via a gate from the school site.

Part of the Crumlin Road frontage of the site has been identified for proposed land acquisition in conjunction with BusConnects Route 9 (Greenhills to City Centre).

Recent Planning History:

None identified.

Observations/Submissions:

The final date for submissions was the 18th December 2020: none received.

Interdepartmental Report(s):

Engineering Department – Drainage Division: Report dated 23.11.20 stating that there is no objection to this proposal subject to conditions

Roads and Traffic Planning Division: No report, but email received 18.12.20 noting that a construction management plan was submitted and raising no concerns.

Consultees /Interested Parties:

Irish Water – No objection subject to conditions.

Planning Assessment:

Principle of development

The subject site is partially zoned Z1 – Sustainable Residential Neighbourhoods and Z15 – Institutional and Community. The land use zoning objectives for each are:

Zone Z1 – Sustainable Residential Neighbourhoods “*To protect, provide and improve residential amenities*”.

Zone Z15 – Institutional and Community “*To protect and provide for institutional and community uses*”.

The buildings to be demolished are not considered to be of architectural merit. Consequently, the planning authority has no objection to their demolition, which will allow for the redevelopment and renewal of this prominent, sustainably located site.

The application documents state that preliminary options for the redevelopment of the site are being considered and, having regard to the current land use zonings, include residential and library/community uses.

Given the present vacant state of the site, the demolition of the majority of the existing buildings and preparation of the site for redevelopment, is considered to be consistent with the zoning objectives.

Other considerations

Construction waste – a Preliminary Construction and Demolition Waste Management Plan was submitted with the application. The plan provides for the management of demolition arisings, including recycling or reuse on site where appropriate and, otherwise, safe disposal. An estimate of the number of truckloads required is also provided, amounting to 350-500 for the duration of the project or 40no. per day, though it is noted that this will fluctuate during the project and will depend on the operations of the contractor undertaking the works. The Plan is noted and it is considered appropriate to require a final draft plan as a condition of approval.

Water infrastructure – the comments and proposed conditions received from Irish Water are noted, however as these relate to construction works and connection to services it is not considered necessary to attach the proposed conditions.

Appropriate Assessment:

Under Article 6 (3) of the EU Habitats Directive and Regulation 30 of SI NO.94/1997 “European Communities (Natural Habitats) Regulations (1997) any plan or project which has the potential to significantly impact on the integrity of a Natura 2000 site must be subject to an Appropriate Assessment. This requirement is also detailed under Section 177 (U) of the Planning and Development Act 2000 (as amended).

A screening report for Appropriate Assessment has been submitted. The report is based on a desktop review and a site walkover undertaken in July 2020. The report identifies that there is no hydrological, physical or ecological links between the subject site and any European/Natura 2000 sites and therefore concludes that the potential effects from the project on surrounding European Sites are negligible and not likely to occur.

The Planning Department, as the competent authority, has considered the screening report, has undertaken the Appropriate Assessment screening of the development and has determined that progression to Stage 2 of the Appropriate Assessment process (i.e. preparation of a Natura Impact Statement) is not considered necessary. It is not considered that the proposed development would be likely to have a significant effect, individually, or in combination with other plans or projects, on a European site.

EIAR

The current proposal relates to demolition of existing structures of no heritage or other significance and site clearance works in preparation for future redevelopment. Under Item 14, entitled 'Works of Demolition', of Part 2 of Schedule 5 to Article 93 of the Planning and Development Regulations, 2001 (as amended), this proposal is not a potential candidate for either EIA or sub-threshold EIA. Furthermore, having regard to the nature, scale and location of the proposed development and the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended), it is concluded that there is no real likelihood of significant effects on the environment and as such an EIAR is not required.

Conclusion:

In conclusion, it is considered that the proposal will assist in facilitating the redevelopment of the subject site and, subject to compliance with the recommendations set out below, it is considered that the proposed development would not seriously injure the amenity of property in the vicinity and accords with the City Development Plan and the proper planning and sustainable development of the area.

Recommendation:

Accordingly, it is recommended that a decision be made by Elected Members of the Council to proceed with the proposed development, subject to the following recommendations:

Planning Department:

1. Prior to the commencement of demolition on site, the applicant shall submit a Demolition Waste Management Plan for the written agreement of the planning authority. The development shall be carried out in accordance with the approved plan.

Reason: In the interest of orderly development.

Drainage Department:

2. The following requirements of the Drainage Division shall be complied with:

The Developer shall take care to protect all public sewers that may be affected by these demolition works, in particular no debris should be allowed to enter the public sewerage system. Where possible the Developer must disconnect and cap all drainage links from the private site in order to prevent any demolition debris entering the public network.

Reason: In the interests of public health

The Area Committee as appropriate agreed the initiation of the Part 8 planning process for the proposed development and the recommendation of the Planning Department at its meeting on the 16th September 2020.

The project is being funded by the Department of Housing, Local Government and Heritage under its Social Housing Capital Investment Programme

Appendix A

List of Consultees

Irish Water
Colvill House,
24 - 26, Talbot Street,
Dublin 1