



Rannóg Ailtire na Cathrach  
Seirbhísí Tithíochta agus Cónaithe  
Oifigí na Cathrach, An Ché Adhmaid, BÁC 8

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## **The Chairperson and Members Central Area Committee**

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### **Report on the Part 8 for the Renovation and Redevelopment of the former Rutland Street School, Rutland Street Lower, Dublin 1.**

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DCC Housing and Community Services Department wishes to provide an update to the Central Area Committee regarding the Part 8 planning application concerning the following development:

#### **Proposed renovation and redevelopment of the existing building known as the 'Rutland Street School' and site for use as a community hub.**

The redevelopment includes the construction of a new four storey stair core space and plant rooms within the existing courtyard area on the west facing elevation of the building along with the construction of a new c.275 square metre semi-buried single storey building adjoining the existing building. The total area of the redevelopment is c.3, 100 square metres. The renovation and redevelopment works include roofing works, external brick repairs / cleaning, timber window refurbishment of existing windows including new double glazing and secondary glazing, new metal windows and doors in existing blocked up opening, refurbished existing railings along Rutland Street including increased railing height, new gates and railings to the north and south of the existing building to control access, stone repairs, existing metalwork (weathervane, ventilation grills, downpipes, etc.) refurbished / reinstated, new building services, refurbished / new flooring, internal plaster work, new internal walls, glazing and fire protection of the steel frame structure (columns, walls and floors).

The proposal will locate a range of uses within the building and site including:

- Dublin City Councils Area Offices
- Community groups including a crèche
- Community gardens
- Local radio station
- Enterprise incubator units
- Café / community hall.

The site within the red line boundary is also being redeveloped. This will include the redevelopment of the road and footpath at the front of the building – wider footpath, adjustment of levels to allow for universal access into the main building entrances, new road surface, maintaining two-way traffic on Rutland Street and associated landscaping. The existing building known as the 'School on Stilts' at the rear of the Rutland Street School is to be removed to allow for the redevelopment of the larger site for community uses, gardens and a terrace area for the café. The external space is to be developed with the following key uses:



- Café terrace
- Community garden
- Half-court ball court
- North East Community gardens for growing fruit and vegetables including pond, poly tunnel, raised beds and composting area
- Significant greening of the external area with planting
- Enclosed crèche external playground and garden area
- Cycle stands, bin stores, ESB substation and switch room
- Parking spaces for five mini-buses and two disabled parking spaces

The proposal was presented to the Central Area Committee meeting of the 12 February 2019 prior to the commencement of the Part 8 process. Consultation with both the local residents and building stakeholders also took place prior to the commencement of the Part 8 process. A Public Participation Network meeting was held on 14 May 2019. Plans and particulars of the proposed development were available for inspection at Dublin City Council Civic Offices; on the Council's Website Planning Interface and on the Council's Consultation Hub and could be purchased from the 14<sup>th</sup> of June 2019 for a period of four weeks. Submissions or observations in relation to the proposed development were also invited and the deadline for receipt of these was the 26<sup>th</sup> of July 2019.

A number of third party submissions were received in relation to the application within the prescribed period. The content of the submissions received was noted and has been considered by the Planning and Development Department in their assessment of the proposal. The Planning and Development Department are supportive of the development and have not highlighted any particular concerns regarding the proposal.

The Planner's Report will be made available on request.

As approval of a Part 8 application is a reserved function of the City Council, it is now our intention to bring the proposal to the October City Council meeting for formal approval.

**Karl Mitchell**  
Area Manager