



(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: 3262/19

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

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

Applicant: Central Area Office, 51-53, Sean MacDermott Street Lower, Dublin 1

Location: Rutland Street School, Rutland Street Lower, Dublin 1

Proposal: Proposal: Pursuant to the requirements of the above, notice is hereby given of the proposal to carry out the 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 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 openings, 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 Council's Area Offices, community groups including a crèche, community gardens, local radio station, enterprise incubator units and a café / community hall. Generally the proposed community hub will be in use from 7am to 6pm, 7 days a week, with evening uses for some of the end-users and the 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
- NorthEast Community gardens for growing fruit and vegetables including pond, poly tunnel, raised beds and composting area
- Significant greening of the 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 includes both an Appropriate Assessment Screening Report and an Environmental Impact Assessment Screening Report.

Site Notice:

Site notices in situ and legible on date of inspection 11/7/2019, as per submitted plans.

Site Location:

The subject Part 8 relates the former Rutland Street School which is located within Dublin inner city, approximately 0.7 kilometers north of the River Liffey. The site on Rutland Street Lower hosts an existing school facility composed of three main buildings along with an open area situated to the rear of the site and is occupied by a community garden along with a planted south-western boundary. The surrounding development is predominantly residential, with the site bounding the rear of properties that address onto Summer Hill and Gloucester Place Upper.

It is understood that the school was formally closed in 2008 and the majority of its floor area has been left unoccupied since then, with the exception of a crèche use. To the rear of the site sits the 'school on stilts' building, which is a three storey structure located in the courtyard of the original school building and is a concrete structure from the 1970s. The building has housed a number of different community and educational projects. It is also noted that at present the North East Central Community Garden occupies the northern portion of the site, to the rear of the school.

Proposed Development:

The proposed development seeks to provide a hub for community uses within the northeast area of Dublin inner city area within 24 activity spaces situated in the building including both dedicated rooms and shared common activity rooms. The uses which would occupy the existing building would include the following;

- Dublin City Council's Area Offices;
- Lourdes Youth Community Services;

- Neighbourhood Youth Project;
- Adventure Sports Project;
- Northeast Community Garden group;
- Dublin City FM Radio station;
- Enterprise Incubator units for start-ups; and
- Café / Community Hall.

To the rear of the existing school building, it is proposed to create an external “urban garden” which will include the following community uses:

- Café terrace and herb garden;
- Planted garden space;
- Half-court multi-use ball court;
- External teaching space;
- Northeast Community Garden space including terrace area;
- Crèche external playground (enclosed);
- Adventure Sports Project terrace and loading area from storage;
- Cycle parking including electric charging station;
- Bin stores;
- ESB substation;
- Mini-bus and disabled parking.

While it is noted that comprehensive renovation works on the school building would be carried out as part of this proposal including new glazing, refurbishment of brickwork and provision of universal access into the building, new building works would also be proposed. This includes the construction of a new stair core in the courtyard area of the existing building, which would provide a central vertical circulation area for common access to all floors. At roof level, the new stair accommodation provides an enclosure within its brick form for the roof level plant. Photovoltaic panels would also be provided within the internal roof valley of the existing building

A new single story extension to the northwest corner of the Rutland Street School building is also proposed to be constructed, which would be located within the garden space and its roof serves as the crèche playground. It has also been set out that the building would be mainly used within normal working hours however the applicant has set out that evening and weekend uses will also take place and the radio station will be on air from 7am until 2am.

Site Planning History

No relevant Planning History

The Area Committee as appropriate were informed of the initiation of the Part 8 planning process for the proposed development and the recommendation of the Planning Department at its meeting's on the 12th February 2019 and the 10th September 2019.

Observations

Third Parties:

None

Prescribed Bodies/ Interested Parties:

Transport Infrastructure Ireland:

Submission received from Transport Infrastructure Ireland which states that the application, should it be consented, may be subject to a section 49 levy.

Interdepartmental Reports

- **Drainage Division**

The report has been received from the Drainage Division and no objections have been raised subject to the following recommendations;

1. There is no objection to this development, subject to the developer complying with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).
1. The development is to be drained on a completely separate system with surface water discharging to the public surface water system.
2. A connection from this development to the public surface water sewer network will only be granted when the developer has obtained the written permission of the Drainage Division and fulfilled all the planning requirements including the payment of any financial levies. All expenses associated with carrying out the connection work is the responsibility of the developer. Developers are not permitted to connect to the public surface water network system without written permission from the Drainage Division. Any unauthorised connections shall be removed by the Drainage Division at the developer's expense. A licence will be required from the Drainage Division to allow the connection work to be carried out. Permission of the Roads Dept must also be obtained for any work in the public roadway.
3. There is an existing public surface water sewer running through the site. A clear minimum distance of three metres shall be maintained between sewers and all structures on site. The exact location of this pipeline must be accurately determined onsite prior to construction work commencing. No additional loading shall be placed on this sewer. Any damage to it shall be rectified at the developer's expense.
4. Detailed "as-constructed" surface water layouts for all diversions, extensions, and abandonment of the public surface water sewer, in both hard and soft copy to an approved format, are to be submitted by the Developer to the Drainage Division.
5. The developer shall carry out both a pre- and post-construction CCTV survey on the public surface water sewers affected by this development, as agreed with Drainage Division. The pre-construction survey is to be submitted to the Drainage Division prior to works commencing on site. The post-construction survey is to be submitted to the Drainage Division for written approval and any damage to the sewer shall be rectified at the developer's expense.
6. Where pipelines are to be taken-in-charge by Dublin City Council, as-constructed drawings of all pipelines complete with CCTV surveys, to a standard specified by Drainage Division, must be submitted to Drainage Division for written sign-off. This must be submitted no later than the completion of each phase of the development works on site. Please refer to Section 5 of the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.
7. All surface water discharge from this development must be attenuated to two litres per second.
8. The development shall incorporate Sustainable Drainage Systems (SuDS) in the management of surface water. The SuDS proposals described in the Barrett Mahony Civil Engineering Report dated 15.05.2019 shall be implemented in full, unless otherwise agreed with DCC Drainage Division.

9. The outfall surface water manhole from this development must be constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.
10. All private drainage such as, downpipes, gullies, manholes, armstrong junctions, etc. are to be located within the final site boundary. Private drains should not pass through property they do not serve.

- **City Archaeologist**

The report has been received from the City Archaeologist's and no objections have been raised subject to the following recommendations;

1. No construction or site preparation work may be carried out on the site until all archaeological requirements of the Planning Authority are complied with.
1. The project shall have an archaeological assessment (and impact assessment) of the proposed development, including all temporary and enabling works, geotechnical investigations, e.g. boreholes, engineering test pits, etc., carried out for this site as soon as possible and before any site clearance/construction work commences. The assessment shall be prepared by a suitably qualified archaeologist and shall address the following issues.
 - i. The archaeological and historical background of the site, to include industrial heritage.
 - i. A paper record (written, drawn, and photographic, as appropriate) of any historic buildings and boundary treatments, etc.
 - ii. The nature, extent and location of archaeological material on site by way of archaeological testing.
 - iii. The impact of the proposed development on such archaeological material.
2. The archaeologist shall forward their Method Statement in advance of commencement to the Planning Authority.
3. Where archaeological material is shown to be present, a detailed Impact Statement shall be prepared by the archaeologist which will include specific information on the location, form, size and level (corrected to Ordnance Datum) of all foundation structures, ground beams, floor slabs, trenches for services, drains etc. The assessment shall be prepared on the basis of a comprehensive desktop study and, where appropriate/feasible, trial trenches excavated on the site by the archaeologist and/or remote sensing. The trial trenches shall be excavated to the top of the archaeological deposits only. The report containing the assessment shall include adequate ground-plan and cross-sectional drawings of the site, and of the proposed development, with the location and levels (corrected to Ordnance Datum) of all trial trenches and/or bore holes clearly indicated. A comprehensive mitigation strategy shall be prepared by the consultant archaeologist and included in the archaeological assessment report.
4. No subsurface work shall be undertaken in the absence of the archaeologist without his/her express consent. The archaeologist retained by the project to carry out the

assessment shall consult with the Planning Authority in advance regarding the procedure to be adopted in the assessment.

5. Two copies of a written report and a digital report (on compact disc) containing the results of the archaeological assessment shall be forwarded on completion to the Planning Authority. The Planning Authority (in consultation with the City Archaeologist and the National Monuments Service, Department Arts Heritage and Gaeltacht, shall determine the further archaeological resolution of the site.
 6. The developer shall comply in full with any further archaeological requirement, including archaeological monitoring, and if necessary archaeological excavation and/or the preservation in situ of archaeological remains, which may negate the facilitation of all, or part of any basement.
 7. The developer shall make provision for archaeological excavation in the project budget and timetable.
 8. Before any site works commence the developer shall agree the foundation layout with the Planning Authority.
 9. Following submission of the final report to the Planning Authority, where archaeological material is shown to be present the archaeological paper archive shall be compiled in accordance with the procedures detailed in the Dublin City Archaeological Archive Guidelines (2008 Dublin City Council), and lodged with the Dublin City Library and Archive, 138-144 Pearse Street, Dublin 2.
- **Transportation Planning Division**
The report from the Transportation Planning Division does not raise any objection to the proposed development subject to the following recommendations:
 1. Cycle parking shall be provided to Development Plan standards and shall be secure, conveniently located, sheltered and well lit. Cycle parking design shall allow both wheel and frame to be locked.
 1. All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.
 2. The developer shall be obliged to comply with the requirements set out in the Code of Practice.

Policy Context

Dublin City Development Plan 2016-2022

Zoning:

Under the Dublin City Development Plan 2016-2022, the application site is designated Zoning Objective Z5: 'To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity'. The permissible uses from the Development Plan which are relevant for this proposed project include childcare facilities, civic offices, community facilities, cultural, education, enterprise centre, media associated uses, office, restaurant and training centre.

Development Plan Context:

Chapter 12 of Dublin City Development Plan 2016-2022 sets out the following policies in relation to the development of community uses

SN16: To ensure that the provision of strategic new community infrastructure complements the range of existing neighbourhood facilities and, where appropriate, is located at the interface between communities to facilitate access across a number of neighbourhood areas and greater integration between communities and to support the provision of community facilities which act as point of integration between residents of new and established communities within neighbourhoods.

SN17: To facilitate the provision in suitable locations of sustainable, fit-for-purpose childcare facilities in residential, employment, and educational settings, taking into account the existing provision of childcare facilities and emerging demographic trends in an area.

SN18: To encourage and facilitate the provision of a range of community facilities in the city that caters for all.

SN19: To enhance and improve the provision of playgrounds, play spaces, playing pitches and recreational spaces in residential areas and in the city centre in accordance with the City Council's standards and guidelines.

SN20: To promote the development of both indoor and outdoor facilities/spaces for young people e.g. multi-use games areas (MUGAs), teenage shelters, skateboarding areas and skateboard parks, youth cafés, youth centres, and kids clubs.

Section 16.10.17 Dublin City Development Plan 2016-2022 relates to the retention and re-use of Older Buildings of Significance which are not Protected. The policy states that the re-use of older buildings of significance is a central element in the conservation of the built heritage of the city and important to the achievement of sustainability.

The proposal is deemed to be consistent with the policies and objectives outlined in the Dublin City Development Plan 2016-2022.

Planning Assessment

The overall aim of the project is to renovate and redevelop of the former Rutland Street National School as a community hub for the north east inner city in Dublin. The property, which would be operated by Dublin City Council and would provide for the following uses;

- City Council's Area Office;
- Lourdes Youth Community Centre (LYCS) including a crèche;
- Neighbourhood Youth Project;
- Adventure Sports Project (ASP);
- Dublin City FM Radio Station;
- Exhibition Space, Community Hall and Café;
- Incubator enterprise units;
- Community Gardens.

Principle:

The proposal use of the application property for the provision of a Community Hub to provide a series of uses including the relocated DCC Area Office as well as providing other social, employment and enterprise spaces are permissible in principle under the zoning objective.

Furthermore, the development is considered to be a positive use in terms of contributing to the vibrancy and vitality of the area.

Appearance, Architectural Design and Layout

Section 16.2.2.3 (Extensions and Alterations) of the City Development Plan 2016, sets out that extensions should be integrated with the surrounding area, ensuring that the quality of the townscape and the character of buildings and areas is retained. The City Plan continues to state that the council will *“seek to ensure that alterations and extensions will be sensitively designed and detailed to respect the character of the existing building, its context and the amenity of adjoining occupiers”*.

The existing school building, which is not a protected structure, is considered to be of a high architectural quality and positively impacts upon the wider streetscape. As part of the current Part 8 Proposal, the extensive renovation and internal reconfiguration the building is proposed, in order to facilitate the proposed use. It is noted that relatively modest interventions are proposed to the external appearance of the property which includes the removal of stepped access from Rutland Street, to facilitate disabled access, and the installation of the external stair core located to the rear of the existing school.

Proposed Layout

Site layout

As part of the proposed development, it is noted that a significant alterations are proposed to the site layout which would include the demolition of the existing three storey ‘School on Stilts’ and the provision of a reconfigured area to the rear of the former school, which would include the following elements;

- Cafe terrace and herb garden;
- Planted garden space;
- Half-court multi-use ball court;
- External teaching space;
- Northeast Community Garden space including terrace area;
- Crèche external playground (enclosed);
- Adventure Sports Project terrace and loading area from storage;
- Cycle parking including electric charging station;
- Bin stores;
- ESB substation;
- Mini-bus and disabled parking

Internal Layout

The planning authority welcomes the design approach of the applicant in relation to the creation of active uses throughout the existing property. In this regard, the applicant has provided internal floor layouts which illustrate the provision of a café and community at garden/ basement level along with the studios of Dublin City FM radio station. The ground floor level would accommodate the City Council's Area Office as well as the re-provided crèche, while the upper floors (first and second) would accommodate incubator enterprise units, Lourdes Youth Community Centre and provision for the neighbourhood youth project. It is considered that the proposed layout would provide for a collection of active community-related uses and is considered to represent a high-quality use of the existing property.

Externally, the application would provide upgrading of the façade of the existing property, including the refurbishment and upgrading of the existing windows, replacement/ restoration of the front boundary wall and railings. It is also noted that the proposed to reinstate ground floor windows on the ground floor along the northern and southern elevations as well as the

installation of a door along the northern façade, to provide a dedicated access between crèche and the associated rear open space area.

To the rear elevation, in addition to refurbishment works, the current application would propose the construction of a three-story circulation core, which would infill an existing central return area. In addition to the landscaping works, the application would propose the construction of a single-story extension which would run alongside the northern boundary and would facilitate the 'Adventure Sports Project'.

The planning authority would not raise any objections to the layout and design of the proposed development which is considered to provide high quality uses within the existing property which would result in the refurbishment and reuse of the existing property. It is recommended that the materials and finishes be agreed with the Planning Authority, prior to the commencement of development.

An Architectural Heritage Impact Assessment accompanies the current application, which has been reviewed by the Planning Authority's Conservation Officer and no objection has been raised to the proposed development, subject to the inclusion of recommendation.

Landscaping/Open Space and Public Realm Works

The applicant has submitted a landscape design report which outlines the proposed strategy for both the external areas situated to the rear of the existing building, which would be facilitated through the demolition of the existing 'School on Stilts', and the public realm along Rutland Street. Having reviewed the proposed landscaping plan, the Planning Authority would consider that the development would result in the provision of a high-quality multi-functional area, which would provide a good quality external spaces, including raised community gardens and an open space area for the proposed crèche use.

It is also noted that the application would also include the public realm works onto Rutland Street. On the western and eastern side of the street, the applicant would propose extension of the existing footpaths, which would be facilitated through the narrowing of the existing carriageway, however two-way traffic movement would be maintained. The proposed landscaping and public realm works are considered to be acceptable and worthy of support. It is recommended that the final landscaping works, including the materials and finishes be agreed with the Planning Authority, prior to the commencement of development.

Impact on Adjoining Area

As previously noted the application site is adjoined to the north and west by residential properties. The development plan states that in assessing new development, consideration will be given to how the design has responded to the existing context and its relationship to the established pattern of development. In relation to the proposed development, it is noted that a single-story structure would be constructed adjoining the shared northern boundary, above which the community garden and an outdoor area for the proposed crèche use would be situated. However it is noted that the existing level application property is situated substantially below the level of the adjoining properties and therefore it is not considered that the proposed development would result in any additional overbearing impact or loss of amenity.

Further to this, it is considered that the demolition of the existing three-story building located to the rear of the application property, which is in a dilapidated condition, and its replacement with a high-quality scheme of hard and soft landscaping would result in a significant improvement for surrounding properties, in comparison to the existing situation.

In relation to the use of the existing property as a community hub, it is noted that the application, if approved, would result in a significant intensification of activity throughout the

day. Furthermore, the Crèche and Radio uses would ensure active uses and associated passive surveillance from 7 a.m. to 2 a.m. Considering the scale of development involved and the mixture of uses proposed, it is considered that the proposed development would not negatively impact upon the surrounding properties or the wider area.

Car parking and Cycle parking

It is proposed as part of the current application to provide dedicated bus and disable parking only, however, no standard car parking would be provided. The submission document notes that the proposed development will not generate any demand for car parking and the absence of car parking will promote the use of alternative sustainable forms of transport such as public transport, walking, and cycling. This site is located within the centre of the site with a wide range and variety of transport options easily available. This is considered to be acceptable. The application has also been reviewed by the Transportation Planning Division and no objection has been raised.

It is proposed to provide cycle parking spaces to the front and rear of the application property which would be in line with the requirement of Dublin City Development Plan 2016-2022 and is also deemed acceptable.

Flood Risk Assessment

A Site-Specific Flood Risk Assessment is included within Section 3 of the submitted Civil Engineering Infrastructure Report, which sets out that the proposed development is not located within an Identified Flood Zone. Furthermore, it is noted that the report received from the drainage division has not raised any concerns regarding flood risk assessment. The development is therefore considered to be acceptable in this regard.

Requirement for 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). An Appropriate Assessment Screening Report accompanies the current proposal and concludes that there would be no significant negative effects on any Natura 2000 site as a result of the proposed development. As a result, a Stage 2 Appropriate Assessment would therefore not be required.

Having regard to the nature and scale of the proposed development and the proximity to the nearest European site, no Appropriate Assessment issues arise and 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. The development is therefore considered to be acceptable in this regard.

Requirement for Environmental Impact Assessment

The current proposal is accompanied by an EIA Screening Report, which set out that the proposal has been screened for the requirement for the submission of an Environmental Impact Assessment Report. The submitted screening report assesses the development as a subthreshold EIA Development and the screening has determined that the characteristics of the proposed development are not considered significant due to the nature, size, scale, and location of the development. It has therefore been concluded that there is no requirement for an Environmental Impact Assessment to be carried out for the proposed development. The planning authority accepts and concurs with this conclusion

Conclusion

Having regard to the nature and scale of the proposal, it is considered that the development would not seriously injure the amenity of properties in the vicinity and subject to compliance

with the recommendations set out below, it is considered that the proposed development 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;

1. Prior to the commencement of development, details of the materials, colours, and textures of all external finishes including samples, shall be submitted to and agreed in writing by the Planning Authority.

2. A Conservation practitioner with proven and appropriate expertise shall be employed to design, manage, monitor and implement the works to the building and to ensure adequate protection of the retained and historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the retained building and facades structure and/or fabric.

3.. It is recommended that all works to the building shall be carried out in accordance with best conservation practice and the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and Advice Series issued by the Department of the Environment, Heritage and Local Government. Any repair works shall retain the maximum amount of surviving historic fabric in situ. Original timber floorboards should be reused where possible.

4. The following samples/details to be provided for agreement with the planning authority prior to the works commencing:

- Replacement bricks
- Cast iron rainwater goods to be used throughout the works.
- Stone repair
- raking out/repointing
- decorative plaster molding (where it is proposed to match existing)
- Colour of metal/timber frames to windows/doors
- Detailed drawing of proposed replacement windows where previous inappropriate replacement windows exist
- Detailed schedule of window repairs shall be prepared and as much as possible of the historic windows shall be retained

1. It has been recommended that the developer complies with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).

2. The development is to be drained on a completely separate system with surface water discharging to the public surface water system.

3. A connection from this development to the public surface water sewer network will only be granted when the developer has obtained the written permission of the Drainage Division and fulfilled all the planning requirements including the payment of any financial levies. All expenses associated with carrying out the connection work are the responsibility of the developer. Developers are not permitted to connect to the public surface water network system without written permission from the Drainage Division. Any unauthorised connections shall be removed by the Drainage Division at the developer's expense. A licence will be required from the Drainage Division to allow the connection work to be carried out. Permission of the Roads Dept must also be obtained for any work in the public roadway.

4. There is an existing public surface water sewer running through the site. A clear minimum distance of three metres shall be maintained between sewers and all structures on site. The exact location of this pipeline must be accurately determined onsite prior to construction work commencing. No additional loading shall be placed on this sewer. Any damage to it shall be rectified at the developer's expense.

5. Detailed "as-constructed" surface water layouts for all diversions, extensions and abandonment of the public surface water sewer, in both hard and soft copy to an approved format, are to be submitted by the Developer to the Drainage Division.

6. The developer shall carry out both a pre- and post-construction CCTV survey on the public surface water sewers affected by this development, as agreed with Drainage Division. The pre-construction survey is to be submitted to the Drainage Division prior to works commencing on site. The post-construction survey is to be submitted to the Drainage Division for written approval and any damage to the sewer shall be rectified at the developer's expense.

7. Where pipelines are to be taken-in-charge by Dublin City Council, as-constructed drawings of all pipelines complete with CCTV surveys, to a standard specified by Drainage Division, must be submitted to Drainage Division for written sign-off. This must be submitted no later than the completion of each phase of the development works on site. Please refer to Section 5 of the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

8. All surface water discharge from this development must be attenuated to two litres per second.

9. The development shall incorporate Sustainable Drainage Systems (SuDS) in the management of surface water. The SuDS proposals described in the Barrett Mahony Civil Engineering Report dated 15.05.2019 shall be implemented in full, unless otherwise agreed with DCC Drainage Division.

10. The outfall surface water manhole from this development must be constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

11. All private drainage such as, downpipes, gullies, manholes, armstrong junctions, etc. are to be located within the final site boundary. Private drains should not pass through property they do not serve.

1. No construction or site preparation work may be carried out on the site until all archaeological requirements of the Planning Authority are complied with.

2. The project shall have an archaeological assessment (and impact assessment) of the proposed development, including all temporary and enabling works, geotechnical investigations, e.g. boreholes, engineering test pits, etc., carried out for this site as soon as

possible and before any site clearance/construction work commences. The assessment shall be prepared by a suitably qualified archaeologist and shall address the following issues.

- i. The archaeological and historical background of the site, to include industrial heritage.
 - ii. A paper record (written, drawn, and photographic, as appropriate) of any historic buildings and boundary treatments, etc.
 - iii. The nature, extent and location of archaeological material on site by way of archaeological testing.
 - iv. The impact of the proposed development on such archaeological material.
- 3.. The archaeologist shall forward their Method Statement in advance of commencement to the Planning Authority.

4. Where archaeological material is shown to be present, a detailed Impact Statement shall be prepared by the archaeologist which will include specific information on the location, form, size and level (corrected to Ordnance Datum) of all foundation structures, ground beams, floor slabs, trenches for services, drains etc. The assessment shall be prepared on the basis of a comprehensive desktop study and, where appropriate/feasible, trial trenches excavated on the site by the archaeologist and/or remote sensing. The trial trenches shall be excavated to the top of the archaeological deposits only. The report containing the assessment shall include adequate ground-plan and cross-sectional drawings of the site, and of the proposed development, with the location and levels (corrected to Ordnance Datum) of all trial trenches and/or bore holes clearly indicated. A comprehensive mitigation strategy shall be prepared by the consultant archaeologist and included in the archaeological assessment report.

5. No subsurface work shall be undertaken in the absence of the archaeologist without his/her express consent. The archaeologist retained by the project to carry out the assessment shall consult with the Planning Authority in advance regarding the procedure to be adopted in the assessment.

6. Two copies of a written report and a digital report (on compact disc) containing the results of the archaeological assessment shall be forwarded on completion to the Planning Authority. The Planning Authority (in consultation with the City Archaeologist and the National Monuments Service, Department Arts Heritage and Gaeltacht, shall determine the further archaeological resolution of the site.

7. The developer shall comply in full with any further archaeological requirement, including archaeological monitoring, and if necessary archaeological excavation and/or the preservation in situ of archaeological remains, which may negate the facilitation of all, or part of any basement.

8. The developer shall make provision for archaeological excavation in the project budget and timetable.

9. Before any site works commence the developer shall agree the foundation layout with the Planning Authority.

10. Following submission of the final report to the Planning Authority, where archaeological material is shown to be present the archaeological paper archive shall be compiled in accordance with the procedures detailed in the Dublin City Archaeological Archive Guidelines (2008 Dublin City Council), and lodged with the Dublin City Library and Archive, 138-144 Pearse Street, Dublin 2.

1. Cycle parking shall be provided to Development Plan standards and shall be secure, conveniently located, sheltered and well lit. Cycle parking design shall allow both wheel and frame to be locked.
2. All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.
3. The developer shall be obliged to comply with the requirements set out in the Code of Practice.

The project is being funded by Dublin City Council and the Urban Regeneration and Development Fund.

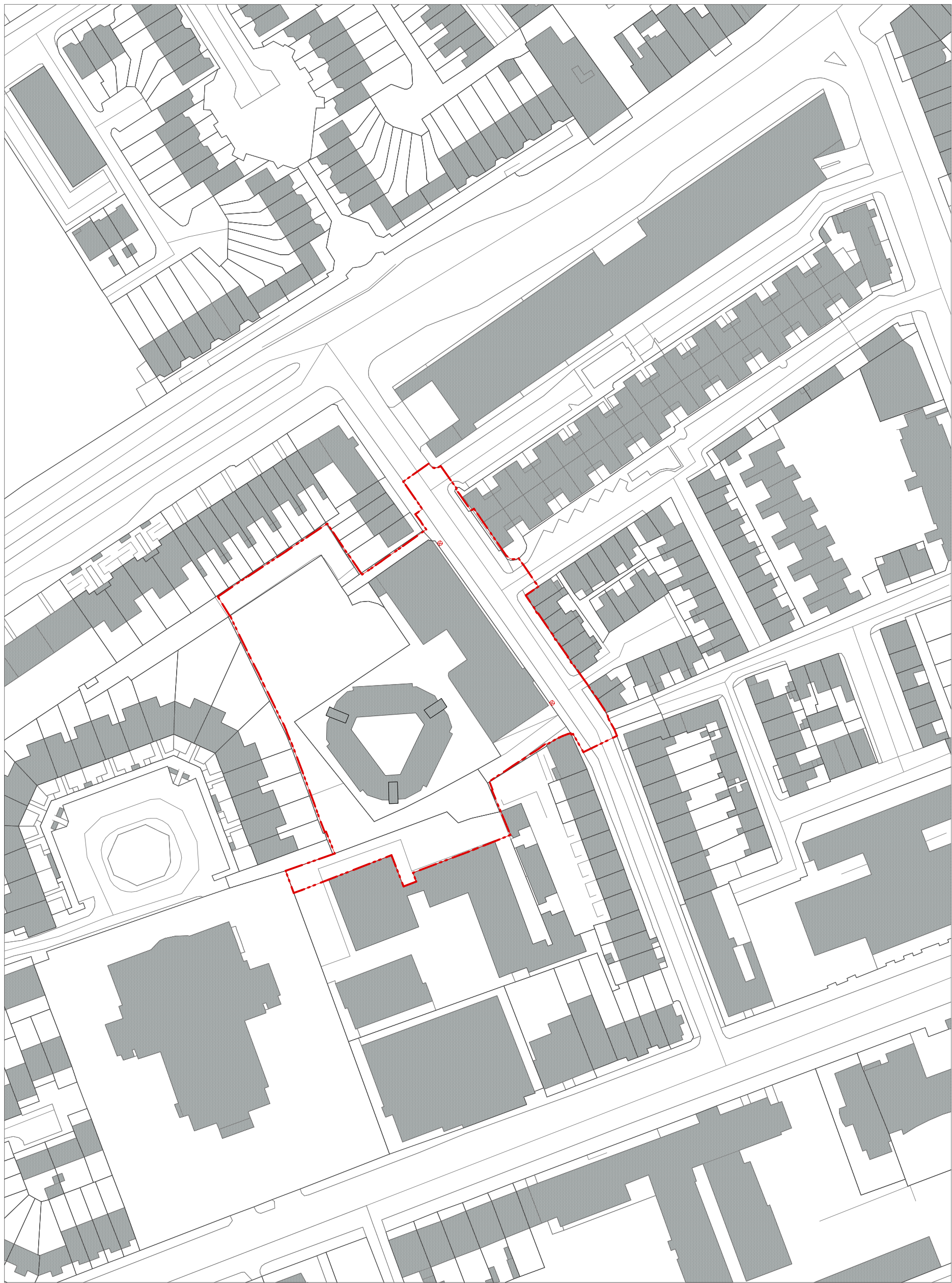
Accordingly, it is recommended that a decision be made by Elected Members of the Council to proceed with the proposed development.

This report is submitted to the City Council pursuant to Section 138 of the Local Government Act, 2001 (as amended) and Section 179 of the Planning and Development Act, 2000 (as amended) subject to the provisions of Section 139 of the Local Government Act, 2001 (as amended).

Resolution:

"That Dublin City Council Notes Report No. 278/2019 and hereby approves the contents therein."

Owen P. Keegan
Chief Executive
20th September 2019



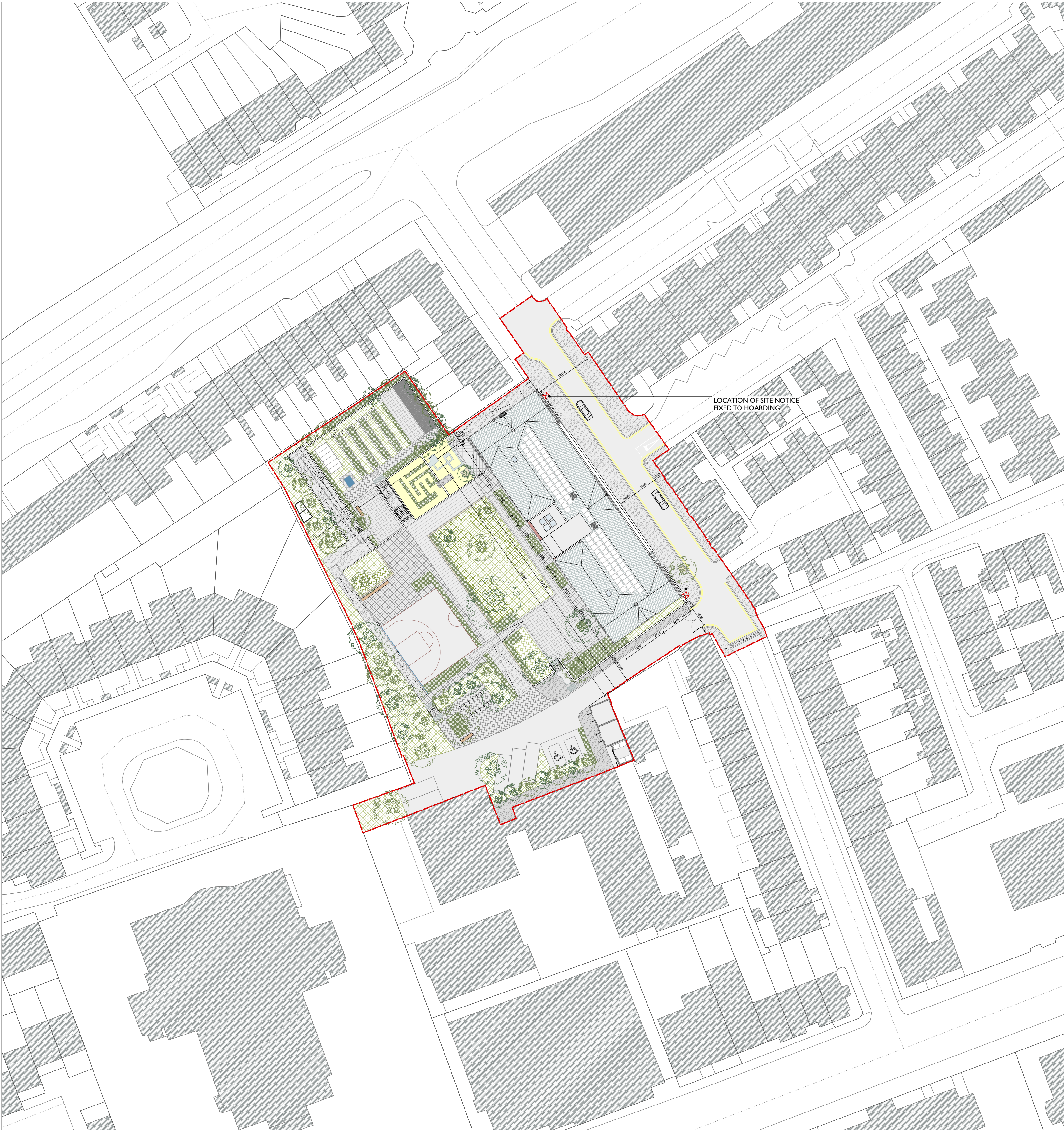
ORDNANCE SURVEY OF IRELAND MAP

REFERENCE NUMBER : ORDER #: 50050875

CO-ORDINATES : 716333.735284

SITE BOUNDARY LINE

LOCATION OF SITE NOTICE



2 PROPOSED SITE LAYOUT

RSS-001 1:500

1 SITE LOCATION

RSS-001 1:1000

GENERAL NOTES AND COMMENTS

- Use figured dimensions only. Do not scale off hard copy or .dwg files.
- Check all dimensions on site.
- Notify the architect of any discrepancies immediately.
- Read all drawings in conjunction with the relevant architect's specifications and other design drawings and / or details for further information.

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REV: DATE: STATUS: DRAWN: APPROVED/ISSUED: TEXT:

A:	08.03.2019	FP	JC	MMDD	MMDD	DRAFT PART 8 SUBMISSION - DCC
B:	16.05.2019	FP	CF	MMDD	MMDD	PART 8 PLANNING APPLICATION
C:						

PL INFO: FA: APPROVAL FP: PLANNING FT: TENDER FC: CONSTRUCTION

D:
E:
F:
G:
H:

J:
K:
L:
M:
N:

TITLE: SITE LOCATION MAP

PROJECT: RUTLAND STREET SCHOOL REDEVELOPMENT JOB NUMBER: 1804

CLIENT: DUBLIN CITY COUNCIL

SCALE: 1:1000/1:500

DRAWING NUMBER:
RSS-001
PLANNING

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LEGEND			
	NEW TURF LAWN		EPDM COLOURED PLAY SURFACE
	MIXED PLANTING		ENGRAVED STONE SLAB
	HEDGE		BENCH
	OPEN GRAVEL LINEAR DRAIN		SITE BOUNDARY
	ASPHALT		BUILDING TO BE DEMOLISHED
	BRUSHED CONCRETE		EXISTING WALL
	CAST IN-SITU CONCRETE		PROPOSED WALL
	GRANITE SLABS		FINISHED GROUND LEVEL
	GRANITE COBBLE		BOLLARDS
	LINEAR GRANITE SLABS		LOCATION OF SITE NOTICE FIXED TO HOARDING

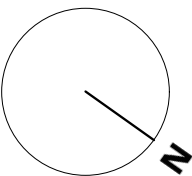
NOTES:

- For all landscape external works - refer to landscape architects drawings which take precedence.
- For all external lighting please refer to drawing D1818-IN2-ZZ-00-DR-E-0101 Rev P002

GENERAL SCHEDULE OF RENOVATION WORKS :

- Roof to be re-slatted using existing salvaged slates on outer slopes and new natural slates on internal slopes.
- All flashings at roof level to be renewed.
- Decorative metalwork and vents on roof to be inspected, repaired as necessary and re-decorated.
- Brick repairs repointing to chimney as required. Flue to be unblocked and new chimney pot fitted.
- Joints on barge coping stones to be raked out and repointed as required.
- Stone repairs to be carried out the central school sign.
- Existing rainwater goods to be repaired, re-decorated and reinstated.
- All replacement rainwater goods to match original profile.
- Areas of brick replacement required on all facades. Replacement bricks to match existing.
- All damaged decorative brick to be replaced with matching new brick.
- Joints in red brick to be raked out carefully and repointed.
- Joints in yellow brick to be raked out where mortar is failing and patch repair as required.
- Existing decorative grilles to be repaired as required and re-decorated.
- Replacement decorative grilles to match existing profile exactly.
- All original timber sash windows to be repaired and the glazing bars reinstated. Toughen glass to be fitted on lower windows on front elevation (secondary glazing internally) with slim double glazing in all other windows.
- Railings to be modified to increase height and provide an access gate. All railings to be cleaned down, repaired as required and re-decorated.
- Existing plinth to be dismantled and rebuild to match new footpath level. Existing brick and limestone to be reinstated replacements to closely match original.
- Repairs to be carried out to reveals on all facades after removal of modern infill.
- All structural steel columns and beams plastered to match original profile following fire upgrading works
- Walls to be plastered as necessary where the plaster has delaminated or been damaged with moisture
- Salvaged original floorboards to be reinstated in an area of the building

1 SITE PLAN
RSS-004 1:200



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REV:	DATE:	STATUS:	DRAWN:	APPROVED:	ISSUED:	TEXT:
A:	2019.02.14	FI	CF	MMDD		RED SITE BOUNDARY LINE
B:	08.03.2019	FP	JC	MMDD	MMDD	DRAFT PART 8 SUBMISSION
C:	16.05.2019	FP	CF	MMDD	MMDD	PART 8 PLANNING APPLICATION
<hr/>						
FI:INFO	FA: APPROVAL	FP: PLANNING	FT: TENDER	FC: CONSTRUCTION		

D:
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M:
N:

TITLE:	PROJECT:	CLIENT:	DRAWING NUMBER:	SCALE:
PROPOSED SITE PLAN - STREET LEVEL	RUTLAND STREET SCHOOL REDEVELOPMENT	DUBLIN CITY COUNCIL	RSS-004 PLANNING	1:200

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