

From: Planning Department
Sent: Tuesday 2 May 2023 18:43
To: [REDACTED]
Cc: loobyao@gmail.com
Subject: DED 552 Notification of Decision on Section 5 Declaration.
Attachments: DED 552 Declaration on Development & Exempted Development - Notification of Decision.pdf

A Chara,

Please find attached decision documentation in respect of RCC Planning Ref. No. DED 552 Section 5 Declaration

Mise le meas,

Mary Dolan, Administrative Officer, Planning,
Áras an Chontae, Roscommon, Co. Roscommon, F42 VR98.

☎ (090) 6637176 ✉ marydolan@roscommoncoco.ie

Please address all e-mail correspondence to planning@roscommoncoco.ie

🌐 www.roscommoncoco.ie



Comhairle Contae
Ros Comáin
Roscommon
County Council



Correspondence issuing from the Planning Section in Roscommon County Council will generally be in electronic form only, except in instances where an e-mail address has not been provided.

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

The Board of Management of St. Coman's Wood Primary School,

Reference Number: DED 552

Application Received: 31st March, 2023.

Location: Junior Convent Site, Convent Road, Roscommon Co. Roscommon.

WHEREAS a question has arisen as to whether the Installation of a universal access (wheel chair accessible) lift from ground floor to first floor at Junior Convent Site, Convent Road, Roscommon Town, Co. Roscommon, is or is not development or is or is not exempted development.

AND WHEREAS Roscommon County Council, in considering this application, had regard particularly to:

- (1) Sections 2, 3, 4 and 5 of the Planning and Development Act 2000 (as amended);
- (2) Articles 6 & 9 of the Planning and Development Regulations 2001 (as amended);
- (3) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Act 2000 (as amended);

AND WHEREAS Roscommon County Council has concluded that:

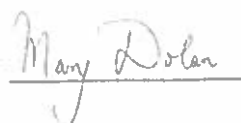
- 1) The proposed development constitutes development as defined in the Planning & Development Act 2000, (as amended) and associated Regulations;
- 2) The proposed development is not exempted development as defined in the Planning & Development Act 2000(as amended) and associated Regulations.

NOW THEREFORE:

By virtue of the powers vested in me by the Local Government Acts 1925 – 2019 and Section 5(2)(a) of the Planning and Development Act 2000 (as amended) and, having considered the various submissions and reports in connection with the application described above, it is hereby declared that the installation of a universal access (wheel chair accessible) lift from ground floor to first floor at Junior Convent Site, Convent Road, Roscommon Town, Co. Roscommon, constitutes development that is not exempted development as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.

Any person issued with a Declaration under Section 5 of the Planning and Development Act, 2000 (as amended) may, on payment to An Bord Pleanála of the prescribed fee, refer a Declaration for review within 4 weeks of the date of the issuing of the Declaration.

Signed on behalf of the said Council



Administrative Officer,
Planning.

Date: 27th April, 2023

CC.

EMAIL:
AOL Design Ltd.,
Consulting Engineers,
Killeenboy,
Kilteevan,
Co. Roscommon.

**Planner's Report on application under
Section 5 of the Planning and Development Act 2000-2015**

Reference Number:	DED 552
Re:	Application for a Declaration under Section 5 of the Planning and Development Act 2000 as amended, regarding Exempted Development 'for the installation of a universal access (wheel chair accessible) lift from ground floor to first floor'
Name and Address of Applicant:	The Board of Management of St. Coman's Wood Primary School, Roscommon Town
Location of Development:	Convent Road, Roscommon Town, Co Roscommon.

WHEREAS a question has arisen as to whether the 'installation of a universal access (wheel chair accessible) lift from ground floor to first floor' in St. Coman's Wood Primary School, Convent Road, Roscommon Town,

is or is not development, and is or is not exempted development:

I have considered this question, and I have had regard particularly to –

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Acts 2000 (as amended);
- (b) Article 9 of the Planning and Development Regulations 2001 (as amended);
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 (as amended);

Site Location & Development Description

The proposed development is located in a primary school in the centre of Roscommon Town. The building subject of this Section 5 application is a protected structure reg. no. 03900662 in Roscommon County Development Plan 2022-2028. The site is also located in Roscommon Town Architectural Conservation Area.

Planning History:

16/106: Permission granted to demolish existing building consisting of resource room , store and concrete veranda and to construct an extension consisting of 3 number classrooms with toilets, to a building which is a protected structure and associated site works

10/369 Permission granted to construct an extension to existing school which is a protected structure and associated site works

09/444: Permission granted to construct an extension to existing school which is a protected structure

Relevant statutory provisions

Planning and Development Acts 2000 (as amended)

Section 2.-(1)

"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 3.-(1)

Final assessment:

Having regard to the above, I am satisfied that the general question raised in this referral can be determined as follows:

The *'installation of a universal access (wheel chair accessible) lift from ground floor to first floor' floor* in St. Coman's Wood Primary School, Convent Road, Roscommon Town is development and IS **not** exempted development.

Recommendation

I have concluded that the said *'installation of a universal access (wheel chair accessible) lift from ground floor to first floor' floor* in St. Coman's Wood Primary School, Convent Road, Roscommon Town is development and is **not** exempted development and I recommend that a declaration to that effect should be issued to the applicant.

Signed


Paula Connaughton
Executive planner

Date:

27/6/23

Signed

Senior/ Senior Executive Planner

Date:

The Board of Management of St. Coman's Wood Primary School,

Date: 4th April, 2023.
Planning Reference: DED 552

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.

Development: Installation of a universal access (wheel chair accessible) lift from ground floor to first floor at Junior Convent Site, Convent Road, Roscommon Town, Co. Roscommon.

A Chara,

I wish to acknowledge receipt of your application received on the 31st March, 2023, for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development along with the appropriate fee in the sum of €80.00 Receipt No. L01/0/222018 dated 31st March, 2023 refers, receipt enclosed herewith for the attention of the agent.

Note: Please note your Planning Reference No. is **DED 552**.
This should be quoted in all correspondence and telephone queries.

Mise le meas,



Administrative Officer,
Planning.

AOL Design Ltd.,
Consulting Engineers,
Killeenboy,
Kilteevan,
CO. ROSCOMMON.

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

31/03/2023 12:45:36

Receipt No : L01/0/222018

BOARD OF MANAGEMENT
ST COMAN'S WOOD PRIMARY SCHOL

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED552	

Total : 80.00 EUR

Tendered :
Cheque 80.00
501208

Change : 0.00

Issued By : Louis Carroll
From : Central Cash Office



Comhairle Contae
Ros Comáin
Roscommon
County Council

Áras an Chontae,
Roscommon,
Co. Roscommon
Phone: (090) 66 37100
Email: planning@roscommoncoco.ie

Roscommon County Council

Application for a Declaration under Section 5 of the Planning & Development Act 2000,
regarding Exempted Development

Name:	THE BOARD OF MANAGEMENT OF ST COMAN'S WOOD PRIMARY SCHOOL
Address:	[REDACTED]
Name & Address of Agent:	ADP DESIGN LTD, CONSULTING ENGINEERS, KILLENBOY, KILTEEVAN, CO. ROSCOMMON - ALBERT LOOBY B.E (086) 8167365
Nature of Proposed Works	INSTALLATION OF A UNIVERSAL ACCESS LIFT (FROM GROUND FLOOR TO FIRST FLOOR) C.1 ATTACHED DRAWINGS + DETAILS OF LIFT TYPE OR SIMILAR
Location (Townland & O.S No.)	ARSNANAGH TOWNLAND, CO. ROSCOMMON
Floor Area	3.9 m ²
Height above ground level	5 - 6 m
Total area of private open space remaining after completion of this development	N/A
Roofing Material (Slates, Tiles, other) (Specify)	'TROPICAL' FLAT ROOF
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	NAR PLASTER FINISH
Is proposed works located at front/rear/side of existing house.	WORKS LOCATED IN A FULLY ENCLOSED EXTERNAL COURTYARD

(WHEEL
CHAIR
ACCESSIBLE)

Roscommon County Council

Application for a Declaration under Section 5 of the Planning & Development Act 2000,
regarding Exempted Development

Has an application been made previously for this site	YES
If yes give ref. number (include full details of existing extension, if any)	PD/16/106
Existing use of land or structure	EDUCATIONAL
Proposed use of land or structure	EDUCATIONAL
Distance of proposed building line from edge of roadway	N/A
Does the proposed development involve the provision of a piped water supply	No
Does the proposed development involve the provision of sanitary facilities	No

Signature:

Robert Kelly (Agent)

Date:

30-03-2023

Note: This application must be accompanied by:-

- (a) €80 fee ✓
- (b) Site Location map to a scale of 1:2500 clearly identifying the location ✓ 1:1000
- (c) Site Layout plan to the scale of 1:500 indicating exact location of proposed development ✓ 1:300 + 1:100
- (d) Details specification of development proposed ✓ C.I. ATTACHED CONSULTANTS REPORT



Crona 3G

2016

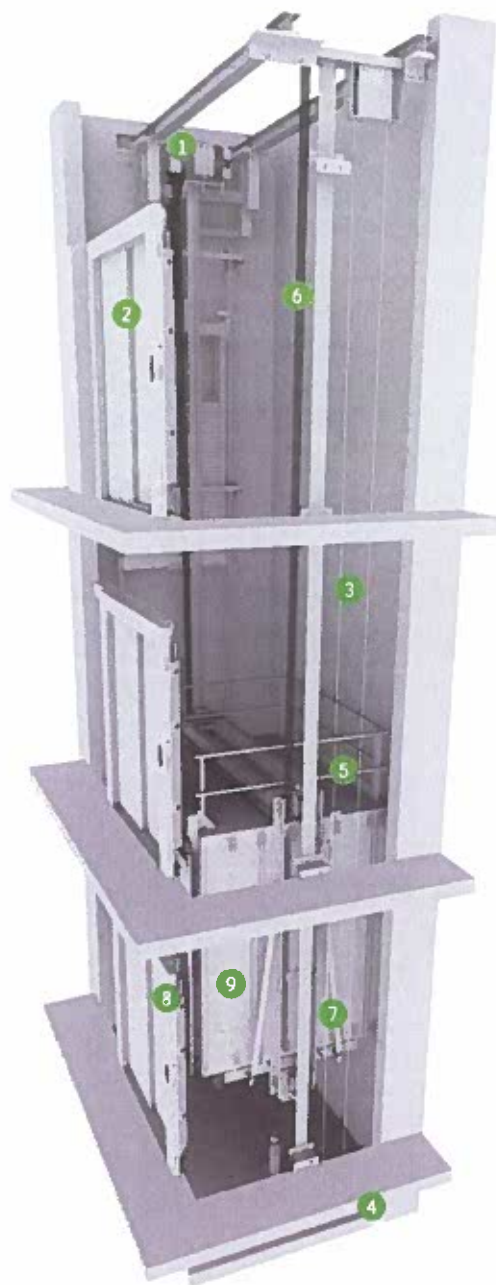
Solution designed for the most demanding specifications in public buildings with heavy traffic

Machine-room-less electrical gearless solution (MRLG)

General specifications

Load	630 to 1,600 kg
Capacity	8 to 21 persons
Speed	1 - 1.6 m/s
Maximum travel	50 - 75 m
Maximum floors served	32 floors
Machine-room option	Yes (Crona 3G 1026)
Entrances	1 front / 2 open through
Drive system	Regulated gearless (240 starts per hour)
Controller	ARCA III controller, low energy consumption multiprocessor
Door types	Automatic side-opening / Automatic centre opening
Clear door opening	From 800 to 1,600 mm (in 100 mm increments)
Door height	2,000 / 2,100 / 2,200 / 2,300 mm
Car dimensions	Parametric car dimensions
Internal car height	2,100 / 2,200 / 2,300 / 2,400 mm
Aesthetic solutions	Crona 3G Public Packs Reference / Crona 3G Public Packs Selection / Crona 3G Public Plus

Standard Custom



1 DRIVE

Compact, quiet, gearless, energy efficient, speed regulated (VVVF) permanent magnet electric motor

2 SOLID DOORS

Extra robust doors with reduced sound levels inside and outside the lift and which are specially constructed for high volume passenger traffic

3 PARAMETRIC/FLEXIBLE

Flexible car and door configurations ensure available shaft dimensions can be optimised (optional)

4 ACCESSIBLE SPACE BELOW THE PIT

Adapts the lift to suit buildings which have an accessible space below the pit (optional)



5 ROBUST LIFT CAR

Provides greater comfort during lift travel, with reduced vibration and noise

6 TRACTION ROPES

Orona small diameter ropes replace traditional steel ropes. As a result of their lighter weight, longer lifespan and greater flexibility, it is possible to use a more compact, efficient and eco-friendly gearless machine

7 CARS

Reinforced wall panels and flooring provides durability for heavy duty usage. Flexible configurations offering optimum car and door dimensions

8 AUTOMATIC RESCUE SYSTEM

With floor level indication to ensure fast, efficient and safe evacuation of passengers in the event of an emergency. As an option, the system can incorporate a fully-automatic rescue device to evacuate passengers in the event of a power failure

9 TWO-WAY COMMUNICATIONS

Between the lift and the emergency 24 hour Service Call Centre according to EN 81-23



ECO-EFFICIENCY



ADAPTABILITY



DESIGN AND ACCESSIBILITY



CONTROL AND SAFETY



Customised solution, examples of dimensions*

Load/Capacity			Car			Entrances		Lift shaft ⁰		Lift shaft ⁰		HF Pit	HUP ⁴ Headroom
Speed	Persons	Q Load	AC Width	FC Depth	PL Clear opening	Accessibility	No of entrances	Side-opening TT doors	Central-opening CC doors	Side-opening TT doors	Central-opening CC doors		
1 m/s	8	630 kg	1,100	1,400	900		1	AH ¹ Width	FH ² Depth	AH	FH ³ Depth		
	10	800 kg	1,350	1,400	900		2 x 180°	1,700	1,675	1,950	1,625		
							1	1,350	1,350	1,975	1,750		
							2 x 180°	1,975	1,675		1,625		
							1	1,350	1,350		1,750		
							2 x 180°	2,225	1,675	2,225	1,625	1,050	0,550
							1	1,350	1,350		1,750		
							2 x 180°	1,775	2,375		2,300		
1.6 m/s	13	1,000 kg	1,600	1,400	1,000		1	1,775	2,550				
							2 x 180°	1,935	2,600				
							1		2,750				
							2 x 180°			2,450	2,200	1,150	3,600
							1				2,300		
							2 x 180°	2,085	2,700				
							1		2,850				
							2 x 180°	1,725	1,675	1,950	1,625		
1.6 m/s	8	630 kg	1,100	1,400	900		1	1,725	1,675		1,750		
	10	800 kg	1,350	1,400	900		2 x 180°	1,975	1,675	1,975	1,625		
							1	1,350	1,350		1,750		
							2 x 180°	2,225	1,675	2,225	1,625	1,200	3,700
							1	1,350	1,350		1,750		
							2 x 180°	1,775	2,375				
							1	1,775	2,550				
							2 x 180°	1,935	2,600				
1.6 m/s	13	1,000 kg	1,600	1,400	1,000		1						
							2 x 180°			2,450	2,200	1,250	3,750
							1				2,300		
							2 x 180°	2,085	2,700				
							1		2,850				
							2 x 180°						
							1						
							2 x 180°						

0 Minimum plumb measurements

1 Access the space below the pit/counterweight with safety gear) add 50 mm to AH

2 R=60 mm, shaft depth with TT two panel telescopic door tracks projecting 60 mm on the landing

3 R=10 mm, shaft depth with CC two panel central door tracks projecting 40 mm on the landing

4 Minimum HUP for internal car height (HC) of 2,100 mm

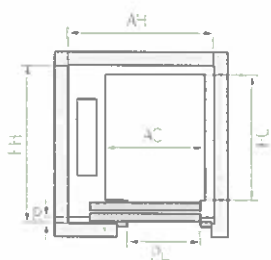
* The information is not contractually binding and is subject to the conditions of the shaft

TT - Two panel telescopic door

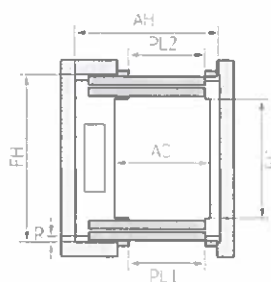
CC - Two panel central door

Layout*

1 ENTRANCE

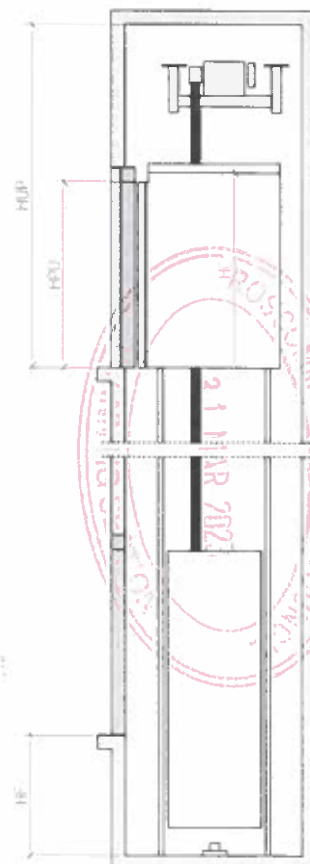


2 ENTRANCES (OPEN THROUGH)



* Note: The diagrams are for guidance only

VERTICAL SECTION



Customised car dimensions

										Car width	
										2,100	
										2,000	
										1,900	
										1,800	
										1,700	
										1,600	
										1,500	
										1,400	
										1,300	
										1,200	
										1,100	
										1,000	
										900	
										800	
										700	
										600	
										500	
										400	
										300	
										200	
										100	
										0	
										Clear door opening	

Note: Dimensions considering 1 entrance. Car width and depth variable in increments of 5 mm

For simplification, table samples show increments of 100 mm



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agus Scileanna
Department of
Education and Skills

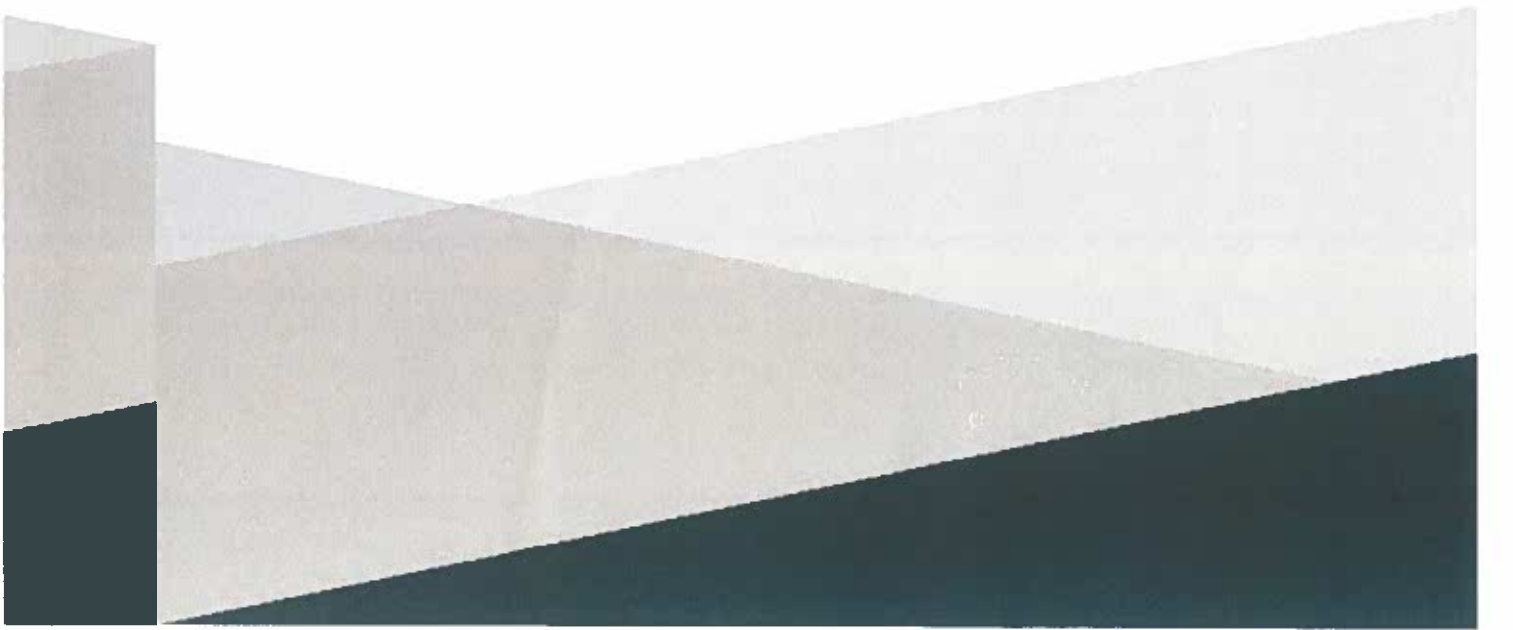
**Emergency Works Application Form
For
Primary & Post Primary Schools**

**Devolved Projects Section,
Department of Education and Skills
Portlaoise Road
Tullamore
Co. Offaly**

emergency_works@education.gov.ie

057-932 4442/4348

Year of Application



SCHOOL DETAILS – The following information must be provided:

County	Roscommon
Roll No.	
School Name	St Coman's Wood Primary School
School Address	Convent Road, Roscommon
Eircode	F42 YH60
Contact name	
School Telephone No.	
E-mail address	
Principal Mob. No.	
Current enrolment	642
School size sq.m (approx.)	Jnr Convent 2963 sq m, Snr Abbey 1,382 sq m, TOTAL 5,395 sq m
Is school building a protected structure	Yes (Junior Convent Site)
Local Authority	Roscommon County Council
Date of Application	



THIS APPLICATION FORM HAS THREE SECTIONS

Section 1	Important information in relation to the scheme including the completion and submission of the application form.
Section 2	To be completed by a school authority applying for emergency works funding and signed in all cases by the Chairperson, Board of Management or Chief Executive Officer.
Section 2	To be completed by a suitably qualified Consultant to support an application for emergency works funding.

SECTION 1

Governing Circular

Before completing this application form, the Board of Management is advised to read the full terms and conditions of the Emergency Works Scheme which are contained in Circular Letter at <https://www.education.ie/en/Circulars-and-Forms/Active-Circulars>. The Board must also fully satisfy itself as to the absolute necessity of the emergency works being applied for, as the onus is on the school authority to bear the costs associated with the application.

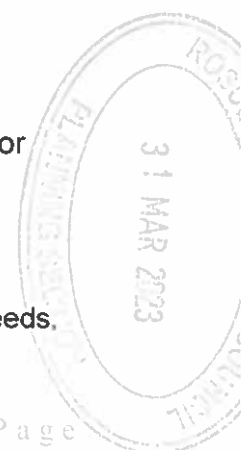
Mandatory Documentation to be Submitted with Application Form

- Appropriate Photographic Evidence (see appendix A of Circular)

To compress a picture:

1. Select the picture you want to compress, then click the Format tab.
2. Click the Compress Pictures command. Clicking the Compress Pictures command.
3. A dialog box will appear.
4. Un-check Apply only to this picture
5. Place a check mark next to Delete cropped areas of pictures. ...
6. Choose a Target output. ... E-mail (96 ppi): ,minimize document size for sharing
7. Click OK.

- In relation to Projects to facilitate the inclusion and access of pupils with special needs, supporting documentation as per appendix B of Circular



- Confirmation that the school authority have investigated the possibility of a valid claim against their insurance provider prior to applying for EWS funding.

Returning Completed Application Form and Supporting Documentation

Completed applications, together with supporting documentation, where appropriate, are to be uploaded on the Esinet system

Turnaround Time for EWS Applications

EWS Applications will be assessed and a decision issued to the school authority within 15 working days of receipt of application subject to the following conditions:

- No technical input is required from the Departments Professional and Technical Team
- No additional information is required from the school authority

If additional information is required school authorities will be contacted directly by email

Conditions of the Scheme

- Application must relate to immediate and unforeseen capital works only
- The approved grant must be spent on the approved works only
- Application form must be signed by the appropriate parties
- As schools are now required by legislation to report annually on their energy usage through the SEAI's website Energy-in-business/Monitoring and Reporting for schools, payment of the grant to schools who receive funding under this new SWS scheme will be subject to them registering on the SEAI website and making a commitment to submitting the appropriate returns.

Freedom of Information ACT, 1997

Persons signing this application form are reminded that the Department may be obliged to release information supplied to a third party under the term of the Freedom of Information Act, 1997.



SECTION 2

TABLE TO BE COMPLETED BY THE SCHOOL AUTHORITY

	Yes	No
<p>Is the project within the scope of the Emergency Works Scheme?</p> <p>(An emergency is a situation which poses an immediate risk to health, life, property or the environment, which is sudden, unforeseen and requires immediate action and in the case of a school, if not corrected would prevent the school, or part thereof, from opening)</p>		
<p>School or part thereof, is closed or will be forced to close in the immediate future if emergency works are not carried out.</p> <p>(Not required in respect of applications to provide facilities for special needs pupils)</p>		
<p>Grant aid being sought is the minimum amount required to correct the immediate problem.</p> <p>(i.e. repair the burst pipe, replace the boiler or repair the damaged roof)</p>		
<p>Funding sought will not be used to supplement grant aid already approved under another Department Scheme.</p>		
<p>Is the Consultant appropriately qualified/insured for the particular project?</p> <p>(see Section 3- Consultants Report)</p>		
<p>In relation to applications to facilitate inclusion and access for special needs pupils has the supporting documentation outlined at Appendix B, Circular Letter 0018/2011 been attached</p>		
<p>Has a Consultant's report been fully and properly completed to include details of the minimum works required to correct the immediate problem?</p>		
<p>Has the Consultant appended the mandatory photographic evidence where possible?</p>		
<p>Is the application signed by the Chairperson of the Board of Management or CEO (as appropriate)?</p>		
<p>Has the Consultant completed the cost breakdown and included descriptions, quantities and rates?</p>		
<p>Has an insurance claim been investigated?</p>		
<p>Consultant has signed and stamped and dated application</p>		

Current Status Ongoing Projects (if any/applicable)

Current status should be one of the following, Approved, Design Stage, Tender Stage, On-Site, Maintenance Period, Final Account

SCHEME	YEAR APPROVED	Description of works	AMOUNT APPROVED	CURRENT STATUS

For Official Use Only

List works carried out in the school in the last 5 years under Summer Works Scheme (SWS) Emergency Works Scheme (EWS) or Additional Schools Accommodation Scheme (ASA)

SCHEME	YEAR	PROJECT	AMOUNT APPROVED

Minor Works Grant

Please confirm if you have any existing funds held on Account arising from Minor Works / Capitation Grant

	Yes	No
I am holding existing funds on account arising from Minor Works/Capitation Grant		
If yes, please enter amount:	€	



Declaration and Certification of Chairperson Board of Management or CEO

I hereby declare my agreement with the following statements	Yes	No
I am familiar with the terms and conditions of the Emergency Works Scheme and I agree to abide by them.		
The information given in this application form is true and complete to the best of my knowledge and belief.		
Proper tendering and procurement procedures have been followed for the purposes of obtaining a Consultant's Report and that proper tendering and procurement procedures will be followed in the event of our application being successful.		
Responsibility for the proper execution of the project, if approved for grant aid, will be accepted as devolved to the Board of Management.		
Any funds granted will be used solely for the purpose given and may not be used to replace existing funding.		
If this application is successful, the subsequent investment will be secured legally.		
If costs are recoverable from an insurance company the school authority agrees to refund the recovered amount to the Department.		
I hereby confirm the following statements as being true:	Yes	No
I have obtained formal written approval from the Patron for this application.		
All areas included in the application are used by the school and are not sublet to a third party.		
No other applications have been submitted on our behalf by other schools on our campus.		
That the Board of Management notes that the project may be monitored by the Department of Education and Skills or its agents and will allow access to its premises and records, as necessary, for that purpose.		
That, if not already done, the school will sign up to the Department's energy website, www.energyeducation.ie , and submit energy data for future years via the Display Energy Certificate (DEC) process.		
Chairperson Board of Management/CEO signature (as appropriate):		
Signed:		
Capacity:		
Date:		

SECTION 3

Ensuring Chairperson/CEO Appoints Appropriately Qualified Consultant to Complete Application for Emergency Works Funding

It is imperative that the correct consultant is appointed to complete this form.

Consultant Disciplines

The Consultant disciplines set out below are appropriate to the Emergency Works Scheme in respect of engaging professional advice to prepare a technical report. Consultants completing reports must be satisfied that they comply with the qualification requirements as set out below. Failure to comply with the qualification requirements, including the carrying of adequate Professional Indemnity Insurance and Employer's & Public Liability Insurance, will result in the application being invalidated and therefore not being considered for funding.

(Please also refer to the Guidance on Procuring Consultants for Small Works (3rd edition April 2016).

Consultant discipline	Classification of Works
Registered Architect	2, 5, 6, 7, 8, 9, 10
Chartered Civil/Structural Engineer	2, 5, 6, 7, 8, 9, 10
Chartered Building Services (Electrical) Engineer	1, 3
Chartered Building Services (Mechanical) Engineer	4
Registered Building Surveyor	2, 5, 6, 7, 8, 9, 10

In the case of multi-disciplinary practices the firm must have a principal (i.e. director or partner) who meets the qualification requirements for the type of works being applied for.



**FOLLOWING SECTION TO BE COMPLETED BY THE CONSULTANT APPOINTED BY
THE SCHOOL AUTHORITY TO COMPLETE THIS APPLICATION**

Only applications supported by a suitably qualified Consultant will be considered valid. A list of qualifications relevant to particular works is contained in Appendix A of Circular Letter 0018/2011.

- Photographic evidence of the affected area is mandatory as per Appendix A of Circular 0018/2011. Please compress photo's
- A decision concerning this application will be determined from information provided in this application form only. **Separate reports are not required unless requested by DES.**
- **IT IS IMPERATIVE THAT THIS SEGMENT IS COMPLETED. IF IT IS NOT COMPLETED CORRECTLY THE SCHOOL WILL NOT BE CONSIDERED FOR FUNDING.**
- Before completing this report, Consultants are advised to read the notes for guidance for Consultants contained in Appendix A of Circular



CONSULTANTS REPORT

1 (a) Approx. area of entire school in sq. M **5,395**

1 (b) Approx. area of where works are proposed in sq. m **515**

1 (c) Describe the part(s) of the building for which the proposed project is required. Include, if applicable, details of number of rooms affected, size or area of the building affected etc.

The affected area of the school is the upstairs area of the Junior Convent Site. The area of the upstairs section of the Junior Convent Site is approximately 515 square meters and this includes 3 number classrooms, 5 number resource rooms, storage area and toilets. At present this section of the school is completely inaccessible to children with mobility issues (the school has informed us that it currently has one child with lower body paralysis, one child with multiple sclerosis (MS), one child with Duchene Muscular Dystrophy (DMD), one child has spina bifida while a number of children have issues with OT, balance and hyperactivity which makes climbing stairs unsafe for them). In our opinion the only solution to this problem, in order to provide universal accessibility to all parts of the school is the provision of a suitable lift.

2 Provide a full explanation of the nature and extent of the emergency with supporting photographs as per Appendix 1 Circular 0018/2011

We have attached photographs showing the stairs access from ground floor and to the first floor of the Junior Convent site of St Coman's Wood primary School. We have also included photographs depicting the proposed location for the lift and the access/discharge point on the ground floor and the proposed access/discharge point on the first floor. We have also included a photograph showing the location of the proposed lift shaft. As previously stated the school has a growing number of children with severe mobility issues including 3 children in wheelchairs and one child with a walking frame. As these children are in different classes it is becoming increasingly difficult to work around ensuring that their classrooms, resource rooms and teachers all work on the ground floor. Children with other conditions who use the stairs are in danger of falling and thereby placing other children and adults in danger as well as themselves.



3. When did the need for these emergency works first arise?

The need for universal access for all school users has always been there. However this need has been accentuated over recent times as the school has expanded, amalgamation happened in 2017, and as curriculum requirements and Covid-19 requirements have come into play bigger numbers have been allocated to classrooms (recent new extensions). The smaller classrooms upstairs are now being used for resource teaching, and withdrawal of SEN classes for additional supports. This has led to a big necessity for more children to go upstairs. Two of the children referred to earlier with severe mobility issues have only joined the school within the past year.

4. What action has the school taken to manage the emergency?

The school is working in close contact with the O.T. regarding best options for these children – the SET will work within the class with the child or alternatively uses a table in the corridor outside the classroom.

Rooms have been juggled in order to keep children on the ground floor. Smaller rooms are located upstairs and these rooms are much more suitable for resource teaching. Children with mobility issues need a lift to access these rooms.

5. When was the affected part(s) of the building last replaced and/or remedial works carried out? Where applicable, a description of previous remedial works should be included.

There are no remedial works that can be carried out to alleviate this problem. The only solution is a permanent solution by the installation of a lift. No works have been carried out in the section of the school where it is proposed to locate the lift since 2005 (a new extension was installed adjacent to this area in circa 2005)

6. What evidence is there of an effective maintenance programme for the affected area?
Once the new lift has been installed, the installation company would be available to service the lift on a regular basis to ensure optimum performance.

For the affected area

Is there an Inspection/Maintenance Programme in Place?

Y		N	
---	--	---	--

If Yes How many times a year is Maintenance carried out?

--	--	--	--	--	--

Name the Person/Company & contact details responsible for Maintenance.

Please provide any additional information in relation to your maintenance programme that may be relevant to this application



7. In your view, how would the school be affected if the proposed works were not carried out?

St Coman's wood is a large school located on two sites. At present with so many children unable to access the upstairs area this restricts their classes upstairs and this in turn restricts SEN rooms for their classes being upstairs. Planning around provision of special education for these children/classes will have to be adapted in a way that the school sees as being detrimental to their overall experience in school. Failure to provide universal access for children with special needs could result in closure of the affected part of the school. The school does not have any alternative accommodation at this time.

8. Outline the minimum works necessary to address the emergency only.

Installation of a lift from ground floor to the first floor of the school.

The minimum works necessary is the installation of a lift from ground floor to first floor.



Itemised Cost Breakdown of Proposed Works to Address the Emergency (Estimated)

Item	Description	Quantity	Unit	Rate	Total €
1	Erection of signage and hoarding	1	Nr		
2	Erection of scaffolding	1	Nr		
3	Demolitions & Removal off site	1	Nr		
4	Construction of Lift Shaft	1	Nr		
5	Installation of Lift	1	Nr		
6	M & E commissioning	1	Nr		
7	Painting & making good affected areas	1	Nr		
8	Removal of scaffolding	1	Nr		
9	Removal of signage and hoarding	1	Nr		
10					
11					
12					
13					
14					
15					
Estimated Construction Sub Total					
VAT @ 13.5%					
Total Estimated Construction Cost					
*Estimated Professional Fees					
VAT @ 23%					
Total Estimated Professional Fees					
Overall Total (Construction & Fees)					
Timeframe for Works (programme/phases/duration)					
Design	Construction	Total (no weeks)			
16	6	22			



CONSULTANTS DETAILS AND DECLARATION OF SUITABILITY

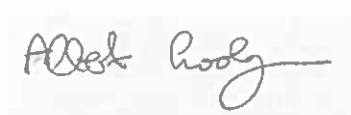
Conflicts of Interest

The concept of conflicts of interest shall at least cover any situation where staff members of a contracting authority, or of a service provider acting on behalf of a contracting authority, who are involved in the conduct of a procurement procedure or may influence the outcome of that procedure have, directly or indirectly, a financial, economic or other personal interest which might be perceived to compromise their impartiality and independence in the context of the procurement procedure. In this context, a shareholding, equity or financial interest in a construction industry related contracting or supply company by an Applicant must be disclosed as part of this submission and, unless the Applicant can demonstrate that no conflict of interest exists, will be grounds for exclusion. Failure to disclose a potential conflict of interest which subsequently becomes apparent may be grounds for exclusion from further competitions for the provision of services.

Declaration

I confirm that I understand that failure to comply with the Consultant qualification requirements, including having adequate Professional Indemnity Insurance and Employer's & Public Liability Insurance, will result in the school's application being invalidated and therefore being excluded from consideration for funding.

Please also refer to the Guidance on Procuring Consultants for Small Works (3rd edition April 2016).



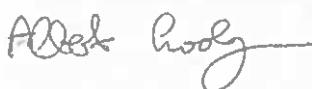
Signature of Consultant

Signature of Chairperson Board of Management

If you have any doubts in relation to the suitability of a proposed Consultant, please contact 057-932 4348/4442. The Department's decision will be final as to whether or not a Consultant is appropriately qualified for the purpose of this Scheme.

Consultants Name (block capitals) **ALBERT LOOBY BE MICEI**

Consultants Signature:



Date: 24th May 2021

Qualification: **BE Degree Civil Eng, Chartered
Diploma in Environmental Engineering**



Professional Body & Registration no (if applicable): Chartered Member of The Institute of Engineers of Ireland MIEI – Registration Number 0848BR

Name of Firm: AOL Design Ltd, Consulting Engineers

Details of Professional Indemnity Insurance and Employer's Liability Insurance
(Hard copies to be retained by the School Authority):

Professional Indemnity Insurance – Limit if Indemnity 2,000,000 Euro for any one claim – Policy No: API0003446

Employer Liability Limit 13,000,000 Euro & Public Liability Limit 6,500,000 – Policy No: ROP0010246

Company Address: Killeenboy, Kiltewan, Co Roscommon, F42 K400.

Telephone: (090) 6628184

E-mail: looby@aol@gmail.com

Company stamp:-



**PHOTOGRAPHS TO ACCOMPANY AN
EMERGENCY WORKS APPLICATION**

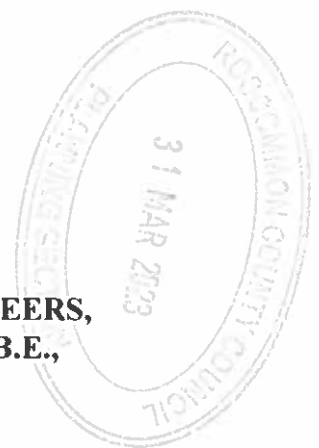
FOR A UNIVERSAL ACCESS LIFT

AT

**ST COMAN'S WOOD PRIMARY SCHOOL (JUNIOR
CONVENT SITE), CONVENT ROAD, ROSCOMMON,
CO ROSCOMMON.**

MAY 2021

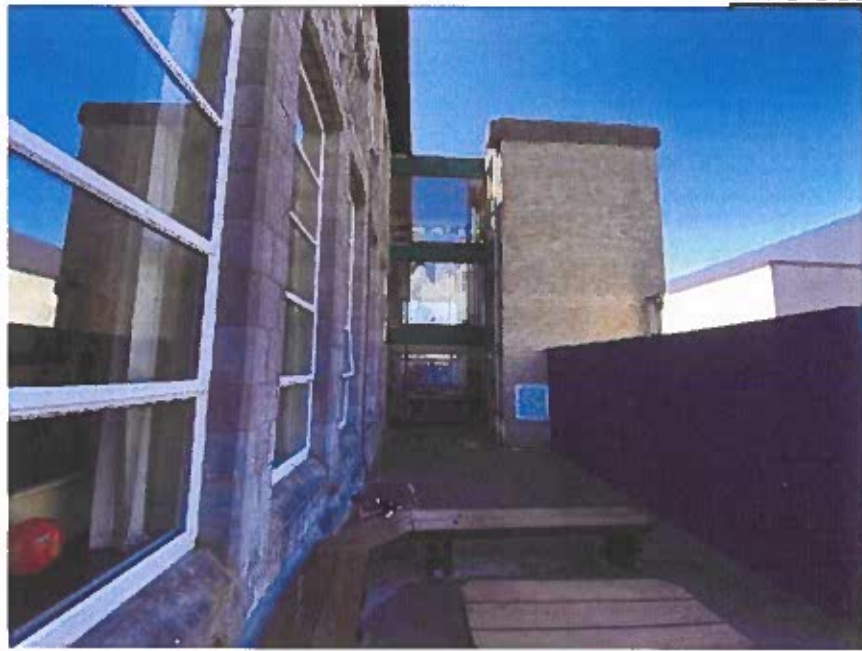
**AOL DESIGN LTD,
CONSULTING ENGINEERS,
C/o ALBERT LOOBY B.E.,
KILLEENBOY,
KILTEEVAN,
Co ROSCOMMON, F42 K400.
Tel: (090) 6628184**



PHOTOGRAPHS



PROPOSED LOCATION FOR DISCHARGE/ACCESS ON FIRST FLOOR



PROPOSED EXTERNAL LOCATION FOR LIFT





PROPOSED EXTERNAL LOCATION FOR LIFT

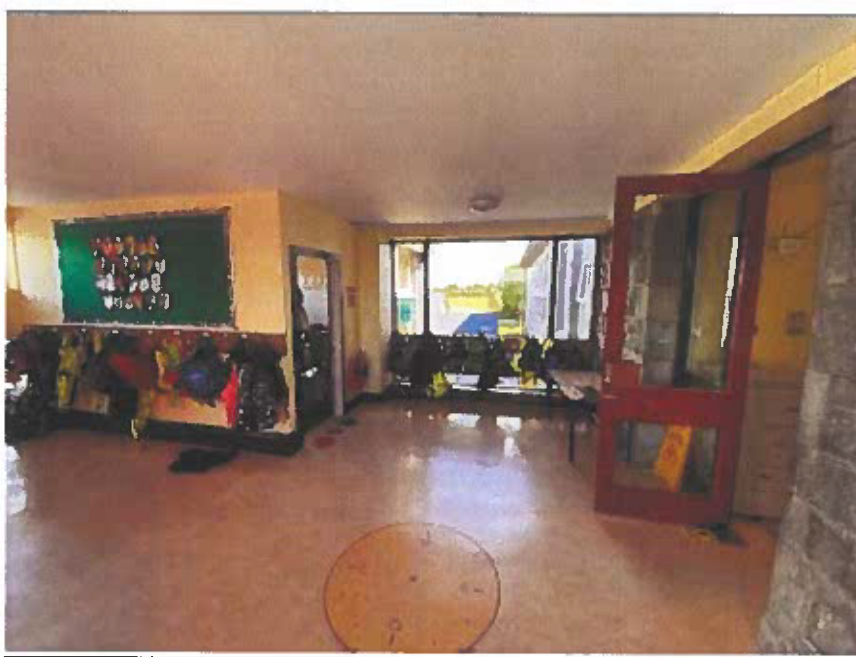


**PROPOSED LOCATION FOR DISCHARGE/ACCESS ON
GROUND FLOOR**





EXISTING ACCESS TO FIRST FLOOR



PROPOSED LOCATION FOR DISCHARGE/ACCESS ON FIRST FLOOR



Land Registry Compliant Map

NOTE: THIS ORDNANCE MAP IS NOT
UP TO DATE: PLEASE REFER TO 1:300
LAYOUT FOR UP TO DATE
CONVENT BUILDINGS!

CENTRE
COORDINATES:
ITM 586896,764199

PUBLISHED:
07/02/2019

ORDER NO.:
50045690_1

MAP SERIES:
1:1,000

MAP SHEETS:
2550-09

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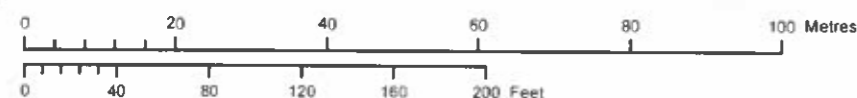
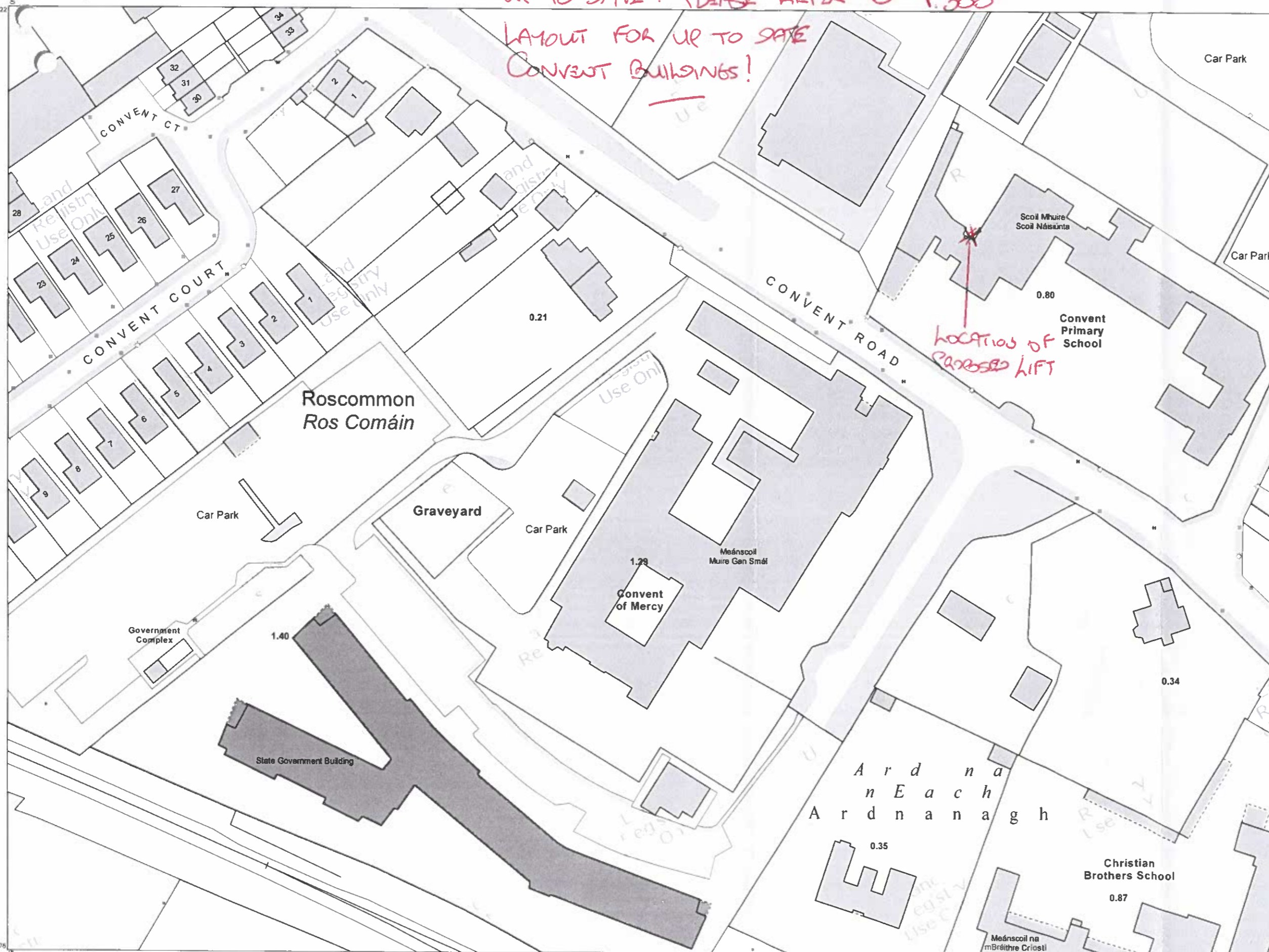
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LEGEND:

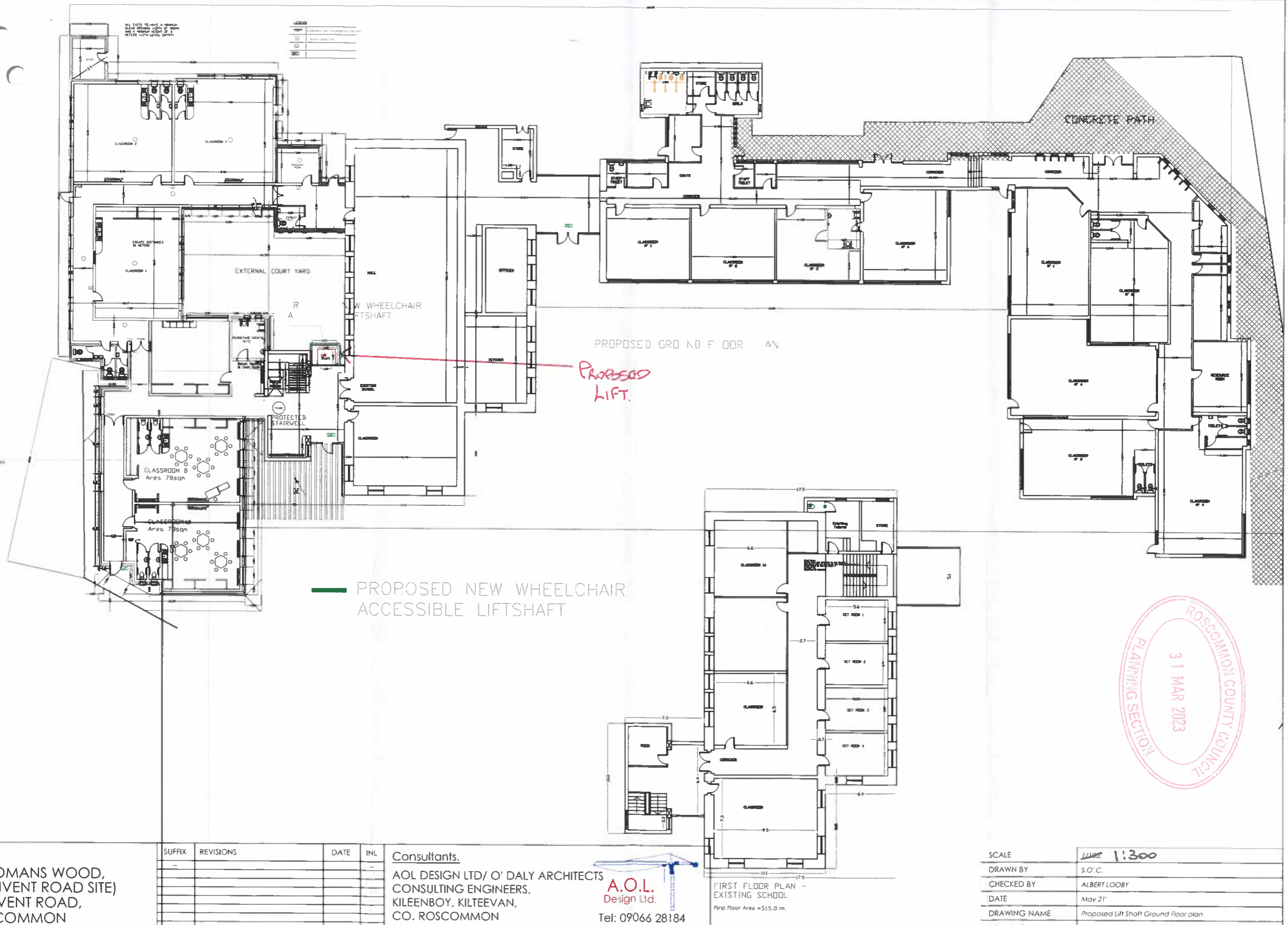
<http://www.osi.ie>
search 'Large Scale Legend'



OUTPUT SCALE: 1:1,000

CAPTURE RESOLUTION:
The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at
<http://www.osi.ie> search 'Capture Resolution'





Client.
ST COMANS WOOD,
(CONVENT ROAD SITE)
CONVENT ROAD,
ROSCOMMON

SUFFIX	REVISIONS	DATE	INL

Consultants.
AOL DESIGN LTD/ O' DALY ARCHITECTS
CONSULTING ENGINEERS,
KILEENBOY, KILTEEVAN,
CO. ROSCOMMON

A.O.L.
Design Ltd.
Tel: 09066 28184

FIRST FLOOR PLAN -
EXISTING SCHOOL
First Floor Area = 515.0 m.

SCALE	1:300
DRAWN BY	S.O.C.
CHECKED BY	ALBERT LOOBY
DATE	May 21'
DRAWING NAME	Proposed Lift Shaft Ground Floor plan
DRAWING NO.	884A-C-02-002A

ROSCOMMON COUNTY COUNCIL
31 MAR 2023
PLANNING SECTION

