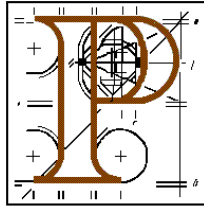


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2014

South Dublin County

Planning Register Reference Number: SD14A/0147

An Bord Pleanála Reference Number: PL 06S.243893

APPEAL by Tony van der Krogt of 61 Hazelgrove, Blessington Road, Tallaght, Dublin against the decision made on the 26th day of August, 2014 by South Dublin County Council to grant subject to conditions a permission to Minister for Education and Skills care of Mullarkey Petersen Architects of Balliniska Road, Springtown, Derry, Northern Ireland in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: The proposed new two-storey Scoil Caitlin Maude comprising 18 classrooms, a general purpose room with servery, library and resource area, special education tuition rooms, multipurpose room and other ancillary accommodation with a total floor area of circa 2795 square metres, proposed site works to include provision for 30 number car parking spaces including accessible parking, drop-off facilities, an in-out one way internal access road, two number bicycle racks, external store, the formation of two number ball courts, junior play area, grass play, soft and hard landscaping, an ESB sub-station, new boundary treatment and associated site engineering works at lands adjacent to Hazelgrove Estate, Killinardan, Tallaght, County Dublin.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the national policy and the local zoning objectives of the site as set out in the South Dublin County Development Plan, and to the connectivity of the site to its catchment area, it is considered that the proposed development, would, subject to compliance with the conditions set out below, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed development would be in accordance with the zoning objective EP2, as set out in the Development Plan, under which an educational use is 'open for consideration' and, having regard to the adequate site layout and provision of a set down area and parking, the proposed development would not create excessive traffic congestion at peak hours and, therefore, would be acceptable in terms of traffic and convenience and would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further particulars submitted on the 12th day of August, 2014, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. No development shall take place until the developer has lodged with the planning authority written confirmation from ESB Networks of the arrangements for and phasing of the removal of pylons and overhead wires that affect the entirety of the site.

Reason: In the interest of orderly development.

3. The development shall be carried out in accordance with the following requirements:
 - (a) details of the connection of the gullies at the entrance and exit to the site to the existing 600 mm concrete surface water sewer, shall be agreed with the planning authority and/or Irish Water. All connections to the 600 mm sewer shall be carried out under the supervision of the local authority drainage engineer,
 - (b) details of the proposed maintenance regime for the attenuation system including plans in relation to designing the tank for off-line operation to reduce maintenance required,

- (c) a silt trap shall be provided on the site surface water system prior to any intake to the attenuation storage,
- (d) the developer shall ensure that there is complete separation of foul and surface water systems within the site of the proposed development, both in terms of installation and use,
- (e) all drainage works for this development shall comply with the Greater Dublin Regional Code of Practice for Drainage Works which can be viewed/downloaded at the following link- <http://www.sdcc.ie/services/environmental-health/water-services/drainage>, and
- (f) all water supply works shall comply with the planning authority's specification for the laying of watermains and drinking water supply or the requirements of Irish water.

Revised plans and particulars showing compliance with the above requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of public health.

- 4. Where the developer proposes to connect to a public water/wastewater network operated by Irish Water, the developer shall sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement. This shall include protection measures for the 1200 mm diameter watermain crossing the site.

Reason: In the interest of public health and environmental sustainability.

- 5. Prior to commencement of development, the landscape architect shall meet with the planning authority to finalise the landscape plan and shall obtain written agreement in relation to landscape plans. Deficiencies in the lodged landscape plan shall be addressed. Following discussion with the planning authority, the landscape plans shall include the following-
 - (a) amendment of typographical errors,
 - (b) provision of details of the proposed play area,

- (c) clarification of what the proposed boundary treatments are and clearly indicate where they start and finish, and
- (d) clarification of the proposal for the existing hedge along the eastern side of the site and protective fencing for same.

Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a reasonable standard of landscape.

6. A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. This scheme shall include the following-

- (a) details of all proposed hard surface finishes, including samples of proposed paving slabs/materials for footpaths, kerbing and road surfaces within the development,
- (b) proposed locations of trees and other landscape planting in the development, including details of proposed species and settings,
- (c) details of proposed street furniture, including bollards, lighting fixtures and seating, and
- (d) details of proposed boundary treatments at the perimeter of the site, including heights, materials and finishes.

The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.

Reason: In the interest of visual amenity.

7. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to,

and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and residential amenity.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2015.