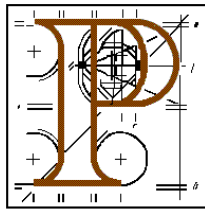


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2014

## Dún Laoghaire-Rathdown County

**Planning Register Reference Number: D14A/0111**

An Bord Pleanála Reference Number: PL 06D.243935

**APPEAL** by Siobhan and Chris Roberts and others care of ARC Architectural Consultants Limited of 30 Dalkey Park, Dalkey, County Dublin and by the Department of Education and Skills care of RPS Planning and Environment of West Pier Business Campus, Dun Laoghaire, County Dublin against the decision made on the 3<sup>rd</sup> day of September, 2014 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to the said Department of Education and Skills in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Demolition of two number existing school buildings (one number single storey, one number two storey) and three number existing prefabricated structures (single storey), and the construction of two number new 10 classroom school buildings, (one number three storey including a clinic and one number two storey), each school building will accommodate 10 number general classrooms, activity rooms, offices/administration accommodation, toilet facilities and a general purpose/assembly hall, playgrounds, sensory gardens and associated site works to include a new 32 space car park, new front gates/railings and new signage at Ballyowen Meadows and Setanta Schools, Beechpark, Stillorgan, 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 existing use on the site, the zoning objective for the area and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would be acceptable in terms of traffic safety and convenience. The proposed development 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 plans and particulars submitted on the 7<sup>th</sup> 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. Prior to the commencement of development, the developer shall submit to and agree in writing with the planning authority, revised plans for the provision of permeable paving on the site such that the provision complies with the requirements of the planning authority.

**Reason:** In the interest of public health.

3. Prior to the commencement of development, the developer shall submit revised proposals to the planning authority for written agreement which provides that a minimum of 70% of the roof area of the proposed buildings comprises a green roof.

**Reason:** In the interest of visual amenity and sustainable development.

4. Details including samples of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of the visual amenities of the area.

5. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

6. Prior to the commencement of development, the Construction Management Plan submitted during the application process shall be updated to clearly outline the details listed below and 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-

- (a) construction hours,
- (b) location of the site and material compound(s) including area(s) identified for the storage of construction refuse,
- (c) location of areas for construction site offices and staff facilities,
- (d) details of site security fencing and hoardings;
- (e) details of on-site car parking facilities for site workers during the course of construction,
- (f) details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site,

- (g) measures to obviate queuing of construction traffic on the adjoining road network,
- (h) measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network,
- (i) alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works,
- (j) details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
- (k) containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to include rainwater,
- (l) off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil, and
- (m) means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.

A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the planning authority.

**Reason:** In the interest of amenities, public health and safety.

7. All trees, shrubs and groups of trees specified for retention shall be enclosed within a stout fence(s), details of which shall be submitted to, and agreed in writing with, the planning authority. The fence(s) shall enclose at least the area covered by the spread of the branches, shall be erected before any site works begin and shall be maintained during the construction period.

**Reason:** To ensure the survival of such trees and shrubs during the construction period, in the interest of visual amenity.

8. Prior to commencement of development, the developer shall submit, and obtain the written agreement of the planning authority to, a plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials, and for the ongoing operation of these facilities.

**Reason:** To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

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

**Dated this            day of            2015.**