



Board Direction

Ref: 04.245744

The submissions on this file and the Inspector's report were considered at a Board meeting held on 3rd, March 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the reasons and considerations and subject to the conditions as set out below.

REASONS AND CONSIDERATIONS

Having regard to the 'Community Facilities' zoning objective of the subject site as set out in the Macroom Town Plan, 2009 – 2015, and the established use on the site for educational purposes it is considered that, subject to compliance with conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience, and would, therefore be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. Std. P and P and Reason
2. The proposed development shall be modified as follows:
 - a. The former Technical School, circa. 1909, shall be retained on the site.
 - b. The proposed car park layout shall be revised to provide for 2 (a) above.

Revised drawings showing compliance with the above requirements shall be submitted to the planning authority for written agreement prior to the commencement of development.

Reason: In the interest of protecting structures included in the National Inventory of Architectural Heritage which is a policy objective (Policy Objective HE4-2) of the Cork County Development Plan, 2014 – 2020, and having regard to the National Inventory of Architectural Heritage regional rating the former Technical School.

3. Covered and secure bicycle parking spaces shall be provided within the site. Prior to the commencement of development, the layout shall be submitted to the planning authority.

Reason: To ensure an adequate bicycle parking provision is available to serve the development.

4. Water supply and drainage arrangements, including the 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 and to ensure a proper standard of development.

5. 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 the 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 amenities and public safety.

6. The developer shall ensure that prior to commencement of development, details of a Traffic Management Plan during the construction phase, shall be submitted to the Planning Authority for their written agreement.

Reason: In the interest of development control and traffic safety.

7. Lighting shall be in accordance with a scheme, which shall be designed to minimize glare and light pollution, and which shall be submitted for the written agreement of the planning authority prior to commencement of development.

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

8. Prior to the commencement of development, the developer shall submit a detailed landscaping plan prepared by a suitably qualified landscape architect for the agreement of the planning authority. Such a plan shall include proposals for the retention of trees and hedgerows on the site where appropriate and measures for their protection during the construction phase. The landscaping plan shall include details of all boundary treatment.

Reason: In the interests of visual amenity and of the amenities of adjoining residences and to ensure a proper standard of development.

Board Member: _____ Date: 3rd, March 2016
Paddy Keogh