



Board Direction

Ref: PL88.245757

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 16th 2016.

The Board decided, by a margin of two to one, to grant permission generally in accordance with the Inspector's recommendation, for the following reasons, considerations and conditions.

Reasons and Considerations

Having regard to the established use of the site as a school within an area zoned for community facilities in the current Macroom Town Development Plan and to the design and scale of the proposed structure, it is considered that subject to compliance with the conditions set out below, the proposed development would not adversely affect the setting of protected structures in the vicinity or the setting of the access to Macroom Demesne, would not endanger public safety by reason of traffic hazard or obstruction of road users and would not tend to create serious traffic congestion. 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 25th day of September, 2015, 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. The proposed development shall be amended as follows:-
- (a) The proposed building shall be constructed in accordance with the drawings originally submitted to the planning authority with the application, on the 6th day of May 2015, including the provision of a pitched roof over the classroom and associated wc. The roof shall be finished in blue-black slates, with ridge tiles of the same colour.
 - (b) The proposed disabled car parking space indicated on the submitted drawings to the east of the proposed building shall be omitted, and the existing grove of trees at this location shall be retained, and shall be protected against damage during construction works.

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

Reason: In the interests of visual amenity, to minimise the impact of the proposed development on the historic character of the area, and to ensure the retention and protection of the existing trees, which are considered to be of significant local social importance.

3. 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 and to ensure a proper standard of development.

4. All service cables associated with the proposed development (such as electrical, telephone and lighting cables) shall be run underground within the site.

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

5. Car parking provision, to replace the spaces to be removed to facilitate the proposed development, and the space omitted under condition 2 (b) of this permission, shall be agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of ensuring a proper standard of development and traffic safety.

6. As PA condition no. 3 (*NB use exact wording as was used by the PA, but omit the name of the PA archaeologist from the condition*)

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

Please include, with the notification of the decision, reference to the provisions of Section 34 (13) of the Act

Board Member: _____ Date: 16th March 2016
Philip Jones