



An
Bord
Pleanála

**Board Direction
PL29N.246962**

The submissions on this file and the Inspector's report were considered at a Board meeting held on November 7th 2016.

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

REASONS AND CONSIDERATIONS

Having regard to the land use zoning objective for the area, the established land use on the associated holding, and also having regard to the temporary nature of the development proposed, it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not adversely impact on the architectural heritage of All Hallows campus, 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 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. This permission shall apply for a period of two years from the date of commencement of development. The primary school structure shall then be removed unless, prior to the end of the period, planning permission shall have been granted for its retention for a further period. The site shall be reinstated on removal of the primary school structure. Details relating to the removal and reinstatement shall be submitted to, and agreed in writing with, the planning authority at least one month before the date of expiry of this permission.

Reason: In the interests of clarity, architectural heritage protection and the proper planning and sustainable development of the area.

3. The primary school structure shall be located further west on the site so that it is located as close as possible to the service road. Prior to the commencement of development, the applicant shall submit to, and agree in writing with, the planning authority an amended site layout plan at a scale of not less than 1:200 indicating compliance with this condition.

Reason: To minimise the potential impact on existing trees in the vicinity of the site.

4. Existing mature and semi-mature trees on and adjacent the site shall be retained where practicable to the satisfaction of the planning authority. Prior to the commencement of development, the applicant shall submit to, and agree in writing with, the planning authority a report as prepared by a qualified arborist indicating proposals in relation to the trees in and adjacent the site. This report shall indicate, *inter alia*, tree protection measures for the construction period.

Reason: To protect the existing trees, landscape and the visual amenities of All Hallows.

5. The internal road network serving the proposed development including turning bays, junctions, parking areas, footpaths and kerbs shall comply with the detailed standards of the planning authority for such road works.

Reason: In the interests of amenity and of traffic and pedestrian safety.

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

Reason: To ensure adequate servicing of the development, and to prevent pollution.

7. The developer shall facilitate the archaeological appraisal of the site and shall provide for the preservation, recording and protection of archaeological materials or features which may exist within the site. In this regard, the developer shall: notify the planning authority in writing at least four weeks prior

to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development, and employ a suitably-qualified archaeologist prior to the commencement of development. The archaeologist shall assess the site and monitor all site development works.

The assessment shall address the following issues:

- (i) the nature and location of archaeological material on the site, and
- (ii) the impact of the proposed development on such archaeological material.

A report, containing the results of the assessment, shall be submitted to the planning authority and, arising from this assessment, the developer shall agree in writing with the planning authority details regarding any further archaeological requirements (including, if necessary, archaeological excavation) prior to commencement of construction works.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the area and to secure the preservation (in-situ or by record) and protection of any archaeological remains that may exist within the site.

Board Member

Date: 07.11.16

Paul Hyde