



An
Bord
Pleanála

Board Direction
PL05E.247359

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 14th, 2017.

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 established use of the site by a primary school, to its zoning for community and services uses in the Buncrana and Environs Town Development Plan 2014-2020, to the nature, scale and design of the proposed development 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 be in accordance with the provisions of the development plan, would achieve an acceptable standard of urban design, would not seriously injure the character and heritage of the area or the amenities of property in the vicinity 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 A stone wall shall be constructed along the eastern boundary of the site facing St. Mary's Road. Its set back, building line, height, extent and materials shall be agreed with the planning authority in writing prior to the commencement of development. The wall shall be of locally sourced natural stone and shall contain openings and breaks, school signage and insignia, and lighting in accordance with details agreed in writing with the planning authority.

Reason: To protect the character and amenities of the area

- 3 The existing stone walls on the boundaries of the site shall be retained. All measures necessary to protect those walls shall be implemented while the development is being carried out. Apart from the ball stop authorised under condition no. 4 below, the only additional boundary treatment erected on site shall be in the form of metal railings of high quality design, suited to an urban environment, the details and locations of which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. The wire mesh fencing proposed on the boundaries of the site shall be omitted from the proposed development.

Reason: To protect the character of the area and the residential amenities of neighbouring properties

- 4 The proposed fencing and ball stops associated with the proposed ball courts shall be omitted except along the southern boundary of the site. The proposed lighting of the ball courts shall also be omitted. The surface treatment and levels of the ball courts shall be agreed in writing with the planning authority.

Reason: To protect the character of the area and the residential amenities

of property in the vicinity and in the interests of clarity.

- 5 All external finishes, colours and materials shall be in accordance with the details submitted with the application or as otherwise agreed with the planning authority prior to the commencement of development. Electrical and telecom cables shall be underground and any fuel storage tank shall be screened from public view by timber picketing.

Reason: In the interests of visual amenity

- 6 The landscaping scheme shown on the drawings submitted to the planning authority on the 11th day of February 2016 shall be carried out within the first planting season following substantial completion of external construction works. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity

- 7 Secure and sheltered cycle parking facilities in accordance with the applicable development plan standards shall be located in the area shown on the site layout plan on drawing nos. 3732-0002-P & 3732-0003-P as occupied by car parking spaces nos. 51 to 56. 6 additional car parking spaces shall be provided in the area shown for cycle parking on that plan. A revised site layout plan showing compliance with this condition shall be submitted and agreed in writing with the planning authority prior to the commencement of development.

Reason: To provide a supervised and convenient location for the required cycle parking that would cause less potential for conflicting movements between cyclists and vehicular traffic

- 8 Prior to the commencement of development the developer shall submit for agreement in writing with planning authority details of the proposed pedestrian crossing points, road markings and signage on the site which

shall be prepared following a road safety audit of the proposed development. The details shall include a cobbled or similar threshold at the authorised entrance from St. Mary's Road, the opening hours for that entrance and the means to enforce them, as well as details of the kerbing at the proposed drop-off area and the parking spaces.

Reason: In the interests of traffic safety

- 9 All external lights in the authorised development shall be cowled and aligned so as to prevent the spillage of light or glare onto the public road onto other properties.

Reason: In the interests of road safety and residential amenity

- 10 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

- 11 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 interests of public safety and residential amenity.

- 12 Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

13 The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall -

(a) 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,

(b) employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and

(c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.

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 site and to secure the preservation and protection of any remains that may exist within the site.

14 A full architectural survey of 1924 National School building proposed for demolition shall be carried out, and shall be submitted to the planning authority prior to commencement of development. Archive standard drawings and a photographic survey shall be prepared in accordance with the requirements of the planning authority.

Reason: In order to facilitate the recording of the architectural heritage of the site.

Board Member

Date: February 14th,2017

Nicholas Mulcahy

Please advise the applicant regarding the provisions of Section 34(13) of the Planning and Development Act when issuing the order.