



An
Bord
Pleanála

Board Direction
PL27.247362

The submissions on this in addition to the Inspector's report were considered at a Board meeting held on the 9th February and following a Section 132 request and further 3rd party submissions the case was considered at an additional meeting held on June 27th 2017.

The Board decided to grant permission for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the nature of the proposed development, to the established use of the subject lands as a school and to the zoning of the site it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential or visual amenities of the area, 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.

In deciding not accept the inspector's recommendation to permit only a 3 storey extension the Board had regard to the site's context and long established use and had regard to the submission made on 15th of March in response to the Section 132 request and to the further responses made by the appellant and observer and considered that the proposed development was visually acceptable and would not adversely impact on the visual or residential amenities of adjoining properties or the amenities of the area. It further considered that sufficient information was available to allow it to make a decision without the need for an addendum Inspectors report

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 received by An Bord Pleanála on the 15th day of March, 2017, 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) The proposed extension to the existing school building that replaces the existing link building to be demolished shall be carried out in accordance with the plans submitted on the 15th day of March, 2017.

b) The PE/sports hall extension shall be carried out in accordance with the plans submitted on the 15th day of March, 2017.

Reason: In the interests of clarity.

3. On completion and occupation of the proposed extensions to the existing school building, the temporary classroom buildings are to be removed from site.

Reason: In the interests of orderly development.

4. 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.

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

5. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

Reason: In the interest of visual amenity.

6. Prior to the occupation of the school, a School Travel Plan (Mobility Management Plan) shall be submitted to and agreed in writing with the planning authority. This plan shall seek to minimise the use of individual private cars and to encourage the use of public transport, cycling, walking and carpooling by students and staff. It shall be implemented within three months of the opening of the extension to the school and continued and updated annually during the operation of the school.

Reason: In the interest of the proper planning and sustainable development of the area.

7. 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 noise management measures, traffic routes to and from the proposed development and off-site disposal of construction/demolition waste.

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

8. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0700 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.

9. A plan containing details for the management of waste and 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 shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

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

10. Details of the materials, colours and textures of all the external finishes to the proposed development, along with the fixing methodologies proposed for use with vertical cladding panels, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

11. Access road, footpaths and external lighting on site shall be provided in accordance with a scheme details of which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of amenity and public safety.

12. A comprehensive landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.

Reason: In the interest of visual amenity.

13. 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:

(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, and

(b) 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: 27.06.17

Paul Hyde