



An  
Bord  
Pleanála

**Board Direction**  
**PL04.247742**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 9<sup>th</sup> 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 for educational purposes, the zoning provisions and educational policies set out in the current development plan for the area, and to the siting, nature, design and scale of the proposed school, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of pedestrian and traffic safety, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

On the basis of the information on file and the Inspector's assessment, which is noted and adopted, the Board is satisfied that the proposed development either individually or in combination with other plans or projects, would not be likely to have a significant effect on any European Site in view of the sites' conservation objectives, and that a Stage 2 appropriate assessment (and the submission of a Natura impact statement) is not, therefore, required.

## 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 9<sup>th</sup> day of November, 2016 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 foul water pumping station shall be relocated northwards by approximately 5m.

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

**Reason:** In the interests of residential amenity.

3. Details including samples of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The brick colour shall be light grey in accordance with the details submitted with the original design iteration.

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

4. (a) Proposals for the upgrading of the existing roadway to the immediate south of the site from its junction with Local Road No. L-2794 (Shean Road Lower) as far as the entrance to the proposed school, in addition to the provision of a public footpath along the full extent of the eastern site boundary adjoining the public road, shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.  
(b) Appropriate management measures and signage to discourage U-turns and encourage a one way traffic flow shall be submitted to and agreed in writing with the Planning Authority within 3 months of the date of this Order.

**Reason:** In the interest of pedestrian and traffic safety, orderly use and to discourage U-turns

5. A mobility management plan, supported by the School Travel Plan lodged with the application, shall be submitted to and agreed in writing with the Planning Authority before the school becomes operational and a Mobility Manager shall be appointed to oversee and co-ordinate the implementation of the plan to the satisfaction of the planning authority. The broad thrust of the plan shall be to minimise private car use and encourage alternative options such as walking, cycling or car sharing. In addition, co-ordination of opening/closing times with nearby schools shall be undertaken.

**Reason:** In the interest of traffic safety and to reduce the impact of the proposed development on the local road network.

6. Cycle parking of not less than 100 spaces shall be provided within the development. Cycling parking facilities shall be conveniently located, secure, easy to use, weather protected and adequately lit. Details of these facilities shall be submitted to and agreed in writing with the Planning Authority prior to commencement of development. The agreed cycle facilities shall be provided in full prior to the opening of the proposed school.

**Reason:** It is the policy of the planning authority to encourage modal change from private car use towards increased use of public transport, cycling and walking.

7. The construction and specification details for all road works associated with the proposed development, including roadways, parking areas, footpaths, surfacing, markings, signage, set-down areas and access / egress points to and from the development, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of traffic safety and convenience.

8. The landscaping scheme submitted to the planning authority on the 6<sup>th</sup> day of October, 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 residential and visual amenity

9. Details of all boundary treatment and surface finishes shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. All fences shall be colour coated in a dark colour (including uprights)

**Reason:** In the interest of visual amenity and orderly development.

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. Lighting shall be provided in accordance with a scheme, which shall be designed to minimise glare and light pollution and shall include lighting of pedestrian/vehicular/cycle routes through the site and car parking areas, details of which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. Such lighting shall be provided prior to the occupation of the school. There shall be no lighting outside operational hours. No floodlighting of playing pitches or ball courts shall be provided, unless authorised by a separate planning permission.

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

12. All service cables associated with the proposed development (such as electrical, communal television, telephone and street lighting cables) shall be run underground within the site. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. All existing overhead cables crossing or bounding the site shall be undergrounded as part of the site development works.

**Reason:** In the interest of orderly development and the visual amenities of the area.

13. 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:

- a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse;
- b) Location of areas for construction site offices and staff facilities;
- c) Details of site security fencing and hoardings;
- d) Details of on-site car parking facilities for site workers during the course of construction;
- e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site;
- f) Measures to obviate queuing of construction traffic on the adjoining road network;
- g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;
- h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works;
- i) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
- j) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;
- k) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;

- l) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.

A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the planning authority.

**Reason:** In the interest of amenities, public health and safety.

14. 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.

15. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006.

**Reason:** In the interest of sustainable waste management.

16. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission.

**Reason:** To protect the residential amenities of property in the vicinity and the visual amenities of the area.

17. A plan containing details for the management of waste (and, in particular, 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, in particular recyclable materials, in the interest of protecting the environment.



18 The developer shall pay to the planning authority a financial contribution as a special contribution under section 48(2) (c) of the Planning and Development Act 2000 in respect of the upgrading of the existing roadway to the immediate south of the site from its junction with Local Road Number L-2794 (Shean Road Lower) as far as the entrance to the proposed school including associated footpaths, as agreed under condition number 4 of this order. The amount of the contribution shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála for determination. The contribution shall be paid prior to the commencement of the development or in such phased payments as the planning authority may facilitate and shall be updated at the time of payment in accordance with changes in the Wholesale Price Index – Building and Construction (Capital Goods), published by the Central Statistics Office.

**Reason:** It is considered reasonable that the developer should contribute towards the specific exceptional costs which are incurred by the planning authority which are not covered in the Development Contribution Scheme and which will benefit the proposed development.

**Note:** The Board gave consideration to the revised design submitted in response to the appeals, but considered the original design submitted and approved by the Planning Authority was more attractive in terms of form and materials and would be preferable. The Board therefore approved the original design. The Board was satisfied that this does not conflict to any material degree with the analysis carried out by the inspector.

Copy of Board Direction to issue with Order.

**Board Member**

**Date:** 09.06.17

---

Paul Hyde