



An
Bord
Pleanála

Board Direction
PL.08.248275

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 8th 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 'Educational Community / Institutional' zoning objective of the subject site as set out in the Tralee Town Plan, 2009 – 2015, and the established use on the site for educational purposes it is considered that, subject to compliance with conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, 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.

CONDITIONS

1. The development shall be carried out 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 points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Covered and secure bicycle parking spaces shall be provided within the site. Prior to the commencement of development, the layout shall be submitted to the planning authority.

Reason: To ensure an adequate bicycle parking provision is available to serve the development.

3. Prior to the commencement of development the applicant shall submit a mobility management plan / traffic plan for the agreement of the planning authority. The mobility management plan shall include a travel habit survey of staff and pupils and identify actions for the applicant, so traffic generation to and from the school can be measurably reduced. The mobility management plan shall be carried out in consultation with Kerry County Council.

Reason: In the interest of sustainable development.

4. Water supply and drainage arrangements, including the 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.

5. 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 the 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 interest of amenities and public safety.

6. Lighting shall be in accordance with a scheme, which shall be designed to minimize glare and light pollution, and which shall be submitted for the written agreement of the planning authority prior to commencement of development.

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

7. Prior to the commencement of development, the developer shall submit a detailed landscaping plan prepared by a suitably qualified landscape architect for the agreement of the planning authority. Such a plan shall include proposals for the retention of trees and hedgerows on the site where appropriate and measures for their protection during the construction phase.

Reason: In the interests of visual amenity and of the amenities of adjoining residences and to ensure a proper standard of development.

8. The developer shall ensure that:

- (i) Prior to commencement of development, details of a Traffic Management Plan during the construction phase, shall be submitted to the Planning Authority for their written agreement.

Reason: In the interest of development control and traffic safety.

Board Member

Date: 08.09.17

Paul Hyde