



An
Bord
Pleanála

Board Direction
PL06S.248485

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10th October 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 as a school, to the zoning objective pertaining on the site, and to the planning history, it is considered that subject to compliance with the conditions set out below, that the proposed development would not seriously injure the residential amenities of the area and would be acceptable in terms of pedestrian and traffic safety. 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, as amended by the further plans and particulars submitted the 28th March 2017, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed 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. Details of the materials, colours and textures of all the external finishes to the proposed extensions shall be submitted to, and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. Details of all external lighting associated with the development shall be submitted and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual and residential amenity.

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.

5. The developer shall comply with the requirements of the planning authority with respect to off-site parking, site entrance details, signage, and road markings which shall be ascertained and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of traffic safety.

6. The proposed car park located to the north of the site and accessed from Cannonbrook Park shall be used for school purposes only.

Reason: In the interest of clarity.

7. Prior to commencement of development, details of the following shall be submitted to and agreed in writing with the planning authority:

(i) A hard landscaping plan with site boundary details including the entrance finishes.

(ii) A soft landscaping plan incorporating native/indigenous species.

Reason: In the interest of visual amenity.

8. Prior to the opening of the development, a Mobility Management Strategy shall be submitted to and agreed in writing with the planning authority. This shall provide for incentives to encourage the use of public transport, cycling and walking by pupils and staff and car pooling by staff employed in the development and to reduce and regulate the extent of staff parking. The mobility strategy shall be prepared and implemented by the Board of Management. Details to be agreed with the planning authority shall include the provision of centralised facilities within the development for bicycle parking, shower and changing facilities associated with the policies set out in the strategy.

Reason: In the interest of encouraging the use of sustainable modes of transport.

9. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0900 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.

10. 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, noise management measures and off-site disposal of construction/demolition waste.

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

Board Member

Date: 11th October 2017

Eugene Nixon