



An  
Bord  
Pleanála

**Board Direction**  
**PL92.249063**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 7<sup>th</sup> February 2018.

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 nature of the development it is considered that subject to compliance with the conditions set out below, including the reduced height of the proposed security fence and the omission of the proposed pedestrian access/gate, the proposed development would not detract from the character and visual amenities of the area or seriously injure the residential amenities of property in the vicinity, and 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 and completed in accordance with the plans and particulars lodged with the application on the 1<sup>st</sup> of June 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 interests of clarity

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  - (a) The proposed pedestrian access/gate at Shamrock Hill shall be omitted.
  - (b) The height of the proposed security fence shall not exceed 1.8m.
  - (c) Details of the materials, colours and textures of the proposed fence shall be agreed in writing with the planning authority prior to commencement of development.

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

- 3 A comprehensive landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. This scheme shall include the following: -

- (a) details of new and supplementary planting along the line of the proposed works;
- (b) proposed locations of trees and other landscape planting including heights, materials and finishes.

The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme and shall include a timescale for implementation.

**Reason:** In the interest of visual amenity.

- 4 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.

**Note:**

The Board agreed that the 2.4m height of the proposed security fence was excessive, particularly in the context of visual amenity. The Board also noted that the pedestrian access/entrance to the school from Shamrock Hill is unauthorised development.

**Board Member**

**Date:** 7<sup>th</sup> February 2018

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John Connolly