



An
Bord
Pleanála

Board Direction
BD-000910-18
ABP-301207-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/08/2018.

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 provisions of the Dublin City Development Plan 2016 – 2022, the planning history of the site, the pattern of development in the area, the design of the proposed development, the ten year phasing period for the school to reach the maximum number of pupils, and the proposed School Travel Plan, it is not considered that the proposed development would seriously injure the visual and residential amenities of the area, or the architectural integrity and established character of the protected structures and the streetscape of Harcourt Terrace, and would not constitute a traffic hazard or endanger public safety. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board did not agree that the proposed development constitutes overdevelopment of the site, and considered that the existing transportation infrastructure and the specific initiatives proposed in the School Travel Plan would ensure that the proposed development would not constitute a traffic hazard or endanger public safety.

Conditions

Generally as per the planning authority.

Include a condition prohibiting use of the play areas at roof level outside normal school hours – in the interest of the residential amenity of properties in the vicinity.

Board Member

Date: 13/08/2018

John Connolly