



An
Bord
Pleanála

Board Direction
BD-001411-18
ABP-301602-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/10/2018.

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:-

- zoning of the site with the objective to protect and provide for institutional and community uses,
- pattern of development in the area,
- location and scale of the proposed temporary school and
- to the arrangement for traffic and pedestrian management

it is considered that subject to compliance with the conditions set out below, the proposed development would be consistent with the provisions of the Dublin City Development Plan 2016-2022 and would therefore be in accordance with 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 on 21st March, 2018, 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 duration of the grant of permission shall expire five years from the date of this order. The use shall cease, and the structure shall be removed, and lands reinstated unless a further grant of permission has been obtained.

Reason: In the interest of clarity.

3. The following requirements shall be provided for and adhered to in the development.
 - (a) The applicant shall implement the measures for achievement of the targets specified in the revised School Travel Plan which shall be fully implemented, monitored and reviewed under the direction of the Mobility Manager who shall be appointed by the applicant, in accordance with the requirements of the planning authority to which periodic updates on achievement of targets and provision of monitoring reports which shall be submitted in accordance with an agreed timeframe. If targets for modal split are not being achieved, alternative arrangements shall be agreed with the planning authority.
 - (b) Prior to commencement of development, the applicant shall liaise with the with the planning authority and shall agree detailed design and a timeline for the delivery of a controlled pedestrian crossing at Kimmage Road Lower at the junction with Harold's Cross Road and a controlled pedestrian crossing at the junction of Harold's Cross Road and Leinster Road. The agreed works shall be carried out at the applicant's expense in accordance with the requirements of the planning authority.

- (c) Signage on Grosvenor Lane and a timeframe for implementation of same shall be agreed in writing with the planning authority.
- (d) All improvement and upgrade provided for in the application and all maintenance and repair works required to reinstate the road and lane network following construction shall be carried out to the satisfaction of the planning authority at the applicant's expense prior to the commencement of operation of the development.

Reason: In the interest of pedestrian and vehicular safety, amenity, clarity and orderly development.

- 4. All trees to be retained on site shall be enclosed by protection fencing, erected outside the branch spread prior to commencement of development and shall be maintained in place throughout the construction stage, in accordance with the standards set out in BS 5837 and the requirements of the planning authority in consultation with the Parks and Landscape Division.

Reason: In the interest of environmental and visual amenity and clarity.

- 5. Details of the materials, colours and textures of all external finishes shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. A panel of the proposed finishes shall be placed on site to enable the planning authority to adjudicate on the proposals.

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

- 6. 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.

- 7. No additional development shall take place above roof parapet level, including lift motors, air handling equipment, storage ducts, ducts or other external

plant, telecommunications aerials, antennas or equipment, unless authorised by a further grant of permission.

Reason: To protect the visual amenities of the area.

8. All necessary measures shall be taken to prevent spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the site works.

Reason: In the interest of traffic safety.

9. The sound levels from any loudspeaker announcement, music or other material projected in or from the premises shall be controlled so as to ensure the sound is not audible in the adjoining premises or at two meters from the boundary.

Reason: In the interest of environmental and residential amenity.

10. The construction stage for the development shall be managed and implemented in accordance with a Construction Management Plan, which shall include comprehensive details for invasive plant species, noise and air quality control and monitoring, hours of work shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. The plan shall provide details of hours of work, construction traffic arrangements, parking and arrangements for removal of construction waste and disposal off site.

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

11. All service cables associated with the proposed development shall be located underground.

Reason: In the interests of visual and residential amenity.

12. Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Such lighting shall be provided prior to the occupation of the development.

Reason: In the interest of amenity and public safety.

Board Member

Date: 22/10/2018

Eugene Nixon