



An
Bord
Pleanála

Board Direction
BD-001495-18
ABP-301993-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/10/2018.

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 'Social and Public' land use zoning objective for this area, and to its location within a designated Settlement Node, as set out in the South Tipperary County Development Plan 2009-2015, to the established educational use of the site, the limited extent and scale of the development, the planning history of the site, and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health, would not exacerbate flooding in the vicinity, and would be acceptable in terms of traffic safety and convenience. The development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The existing pre-fabricated structure and associated works shall be removed from the site within five years of the date of this order and the site shall be reinstated and landscaped to the written satisfaction of the planning authority unless, prior to the end of the period, planning permission shall have been granted for its retention for a further period.

Reason: To allow a review of the suitability of this temporary structure for its purpose, and in the interest of public health.

3. The use of the structure proposed to be retained shall be limited to ancillary and specialist educational uses only, unless otherwise authorised by a prior grant of planning permission.

Reason: In the interests of clarity and of public health, having regard to the limited expansion capacity of the existing wastewater treatment and disposal system.

4. (a) The structure to be retained shall be connected to the wastewater treatment and disposal system of the main school within three months of the date of this order.

(b) The existing wastewater treatment system shall be maintained and operated in accordance with the requirements of the Environmental Protection Agency 'Wastewater Treatment Manuals: Treatment Systems for Small Communities, Business, Leisure Centres and Hotels' and to the written satisfaction of the planning authority. The developer shall continue on-going maintenance contracts with a qualified operator and shall submit copies of signed maintenance agreements to the planning authority on a yearly basis.

Reason: In the interests of clarity, public health and amenity.

5. 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.

Board Member

Date: 31/10/2018

Paul Hyde