



An
Bord
Pleanála

Board Direction
BD-002390-19
ABP-302414-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/02/2019.

The Board decided to refuse permission and outline permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed housing development at Site A would materially conflict with a site-specific objective 'PS', in the current Development Plan for the area, to provide a 'Proposed Primary School' on the site. In particular, C9 Objective 3 seeks "To reserve sites for primary and post-primary schools provision in developing areas through approved Local Area Plans and Planning Schemes, in consultation with the Department of Education and Skills". The proposed development would conflict with this objective and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed housing development at Site A would materially conflict with the zoning objective for this site, as set out in the Ballycullen – Oldcourt Local Area Plan 2014 (as amended); wherein the site is identified as a 'Designated Primary School Site'. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. The location of the schools' campus, on a site which is peripheral to the residential areas which it is intended to serve; located uphill of the housing which it is to serve; not connected to the public transport network in the area; and not integrated with pedestrian and cycle networks in the area; would

result in unsustainable reliance on travel by car, and would discourage those who may wish to access the development on foot or by bicycle, and would result in the creation of traffic hazard and obstruction of road users, in an area where there is only one proposed vehicular access to the site, on an unaligned section of Ballycullen Road, which is without public footpaths, public lighting and cycleways. The proposed development of Site B would be contrary to C9 Objective 6 of the Development Plan for the area, which states- "To ensure schools are located so as to promote walking and cycling...". The proposed development would conflict with this objective and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 19/02/2019

Michelle Fagan