



An
Bord
Pleanála

Board Direction
BD-003707-19
ABP-304092-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/08/2019.

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 planning history of the overall Mucross Park site, the nature, design and layout of the proposed development and to the character and pattern of development in the vicinity, it is considered that the principle of development of a temporary primary school is acceptable on this site which allows educational land uses within the Z15 land use zoning of the Dublin City Development Plan 2016-2022. If carried out in accordance with the conditions set out below, the proposal would not unduly affect the setting of the Protected Structure or the adjacent Architectural Conservation Area, would be acceptable in terms of traffic safety and convenience, would not affect the residential amenity of surrounding areas and would be in accordance with the proper planning and sustainable development of the area.

Conditions

Conditions

1. The development shall be carried out and completed in accordance with the plans and lodged with the application as amended by the further plans and submitted the 13th day of February 2019, 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. This permission shall apply for a period of three years from the date of this order. The temporary school building, ancillary structures and Fence Type C shall be removed and the land grassed or landscaped unless a further permission has been granted before the expiry of the permission.

Reason: To clarify the temporary nature of the permission. In the interest of the visual and other amenities of the area.

3. Only two entrances from Mount Eden Road frontage are permitted in accordance with planning permission PI29S.247288 (2484/16)

Reason: In the interest of visual and residential amenity.

4. The provisions of the School Travel Plan, as set out in the submitted documentation, shall be carried out in accordance with the detailed requirements of the planning authority, including provision for ongoing monitoring and reporting of progress on sustainable travel objectives.

Reason: In the interest of traffic safety and in order to help to achieve a modal shift towards increased use of sustainable travel modes, in the interests of sustainable transport.

5. Details of the materials, colours and textures of all the external finishes of the proposed development, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the visual amenities of the area.

6. Vehicular entrances, parking and bus set down area, circulation system, associated signage, footpaths and kerbs shall be in accordance with the detailed requirements of the planning authority for such works.

Reason: In the interest of amenities and public safety.

7. Covered and secure bicycle and scooter parking spaces shall be provided within the site. Prior to commencement of development, the layout and demarcation of these spaces shall be submitted to, and agreed in writing with, the planning authority.

Reason: To ensure an adequate bicycle and scooter parking provision is available to serve the development.

8. Lighting shall be provided in accordance with a scheme, which shall be designed to minimise glare and light pollution and shall include lighting of pedestrian / vehicular/cycle routes through the site and car parking areas, details of which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. Such lighting shall be provided prior to the occupation of the school. There shall be no lighting outside operational hours.

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

9. All service cables associated with the proposed development (such as electrical, television, telephone and public lighting cables) shall be run underground within the site.

Reason: In the interest of the visual amenities of the area.

10. Water supply and drainage arrangements (including surface water disposal) shall accord with the requirements of the planning authority for such services and works.

Reason: To ensure the proper drainage of the proposed development.

11. The applicant or developer shall enter into a water and/or waste water connection agreement with Irish Water prior to commencement of this development.

Reason: In the interest of public health.

12. The landscaping scheme shown on drawing no 1825PLN 104 as submitted to the Planning Authority on 19th June 2018 shall be carried out prior the occupation of the school.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of 2 years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interests of residential and visual amenity.

12. The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall

(a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,

(b) employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and

(c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

13. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction / demolition waste.

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

14. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery

and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

Reason: In the interests of sustainable waste management.

15. Site development and building works shall be carried out only between the hours of 0800 to 1800 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 amenities of property in the vicinity.

Board Member

Date: 02/08/2019

Terry Prendergast