



An
Bord
Pleanála

Board Direction
BD-005209-20
ABP-306053-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/02/2020.

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 need for improved educational facilities within the village of Carrignavar and a requirement to limit the accommodation of the school to existing pupils and staff due to constraints in the existing public sewerage system, it is considered that, subject to the conditions set out below, the proposed development would not be prejudicial to public health, would not adversely impact on the residential or other amenities of the area, would not endanger public safety by reason of traffic hazard, and would otherwise be in accordance with the provisions of the current Cork County Development Plan. The proposed development would, therefore, be in accordance with the 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 drawings and details submitted to the planning authority on the 23rd October, 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. The applicant or developer shall enter into water and waste water connection agreements with Irish Water, prior to commencement of development.

Reason: In the interest of public health.

3. The occupancy of the school shall be limited to a maximum of 338 pupils and 62 staff until such time as an upgrading of the existing Carrignavar Waste Water Treatment Plant has been completed and is operational. The waste water connection to the existing school shall be blocked following the completion and occupancy of the new school and no new connection to the public waste water network shall be permitted from the existing school without prior approval from Irish Water.

Reason: In the interest of public health.

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

Reason: In the interest of visual amenity

5. The 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 and to ensure a proper standard of development.

6. Prior to the commencement of development, the following shall be submitted to, and agreed in writing, with the planning authority:

(a) traffic management provisions, inclusive of road signage, pedestrian crossing provisions and traffic calming measures; and

(b) the layout and design of car parking, bicycle parking and public lighting provisions.

Reason: In the interest of traffic safety.

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8. 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 noise and vibration management measures, importation of fill, and off-site disposal of construction/demolition waste.

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

9. Site development and building works shall be carried out only between the hours of 0800 to 1900 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 residential amenities of property in the vicinity.

Board Member

Date: 20/02/2020

Terry Prendergast