



An
Bord
Pleanála

Board Direction
BD-007424-21
ABP-308201-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/01/2021.

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 Z15 zoning objective and the existing institutional/training use of the site, the policies and objectives of the Dublin City Development Plan 2016-2022, in particular Section 16.6, provision of schools and the scale and pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area, would be acceptable in terms of traffic safety and convenience, would not constitute a flood risk, and would not seriously detract from the character or setting of the Protected Structure. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment Screening

Having regard to the information on file and to the Inspector's assessment which is noted, the Board is satisfied that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on any European Site, in view of the sites' Conservation Objectives, and that a

Stage 2 Appropriate Assessment (and submission of a Natura Impact Statement) is not, therefore, required. In this regard, the Board concurred with and adopted the Planning Inspector's conclusions in respect of Appropriate Assessment Screening.

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 the 15th day and 29th day of July 2020, 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 proposed development shall be amended as follows:
 - (a) Block 2, along the south western boundary and extending towards No. 12 Seafort Avenue shall be amended such the western elevation shall rise to no more than 2 storeys. The WCs, textile room and one of the science laboratories to the west of the home economics rooms at second floor level, as well as the stair well to the second floor, shall be relocated to the area adjacent to the primary school block, and on the green roof area to the north of the home economics rooms. The green roof shall be extended to the western area of this building.
 - (b) The proposed Classroom Small 1, Classroom Large 22, storage and the Pastoral Office at second floor level in Block 2 shall be omitted. The elevation of the building in this area and fronting onto Strand Road shall rise no more than 2 storeys.
 - (c) The roof play area on Block 2 shall not be used for ball games and plans omitting the court area shall be submitted.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of clarity, visual and residential amenity.

3. Prior to the commencement of any works on the school campus, the upgrade of the road network and supporting transport infrastructure, including the upgrading of the existing mini roundabout on the Beach Road / Newgrove Avenue Junction to a priority junction, shall be constructed to the satisfaction of the planning authority and written confirmation in this regard shall be supplied by the planning authority.

Reason: To ensure timely and satisfactory provision of such site development works.

4. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission.

Reason: To protect the residential amenities of property in the vicinity and the visual amenities of the area.

5. The development shall be phased in accordance with the information submitted in response to the further information request as detailed in drawing no. 1501-V2-OMP-ZZ-ZZ-DR-A-4002.

Reason: To allow for the refurbishment of No.12 Seafort Avenue in Phase 1, in the interest of the proper planning and sustainable development of the area.

6. Site development and building works shall be carried out only between the hours of 0700 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.

7. CommFinishes

8. All trees within and on the boundaries of the site shall be retained and maintained, with the exception of the following:

- (a) specific trees, the removal of which is authorised in writing by the planning authority to facilitate the development,
- (b) trees which are agreed in writing by the planning authority to be dead, dying or dangerous through disease or storm damage, following submission of a qualified tree surgeon's report, and which shall be replaced with agreed specimens.

Retained trees and hedgerows shall be protected from damage during construction works. Within a period of six months following the substantial completion of the proposed development, any planting which is damaged or dies shall be replaced with others of similar size and species, together with replacement planting required under paragraph (b) of this condition.

Reason: In the interest of visual amenity

9. CMP1 (excl hours)

10. The internal road network serving the proposed development, including access to and entry from the public road network, turning bays, junctions, parking areas, footpaths and kerbs, shall comply with DMURS.

Reason: In the interest of amenity and of traffic and pedestrian safety.

11. Public lighting shall be provided in accordance with a scheme which shall accord with the requirements of the Public Lighting Services Division of Dublin City Council. Full details 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 making available for occupation of each phase of the development.

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

12. 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.

14. ProtSupervis 2 (in respect of the protected structure and 12 Seafort Avenue)

15. 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.

Board Member

Date: 27/01/2021

John Connolly