

An  
Bord  
Pleanála

**Board Direction**  
**BD-009985-22**  
**ABP-311141-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/02/2022.

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.

## 1.0 Reasons and Considerations

### 1.1. Having regard to:

- The zoning of the application site set out in the South Dublin County Development Plan 2016-2022 to protect and improve rural amenity and to provide for the development of agriculture and to provide for new residential communities in accordance with approved area plans wherein educational uses are permitted or open for consideration.
- The provisions of the Ballycullen-Oldcourt Local Area Plan 2014 (as amended),
- the location of the application site relative to housing development,
- the provisions for traffic management on Oldcourt Road, within the site and in the wider area,

It is considered that the proposed development complies with the provisions of the current County Development Plan and the Local Area Plan and, subject to compliance with the conditions set out below, would not endanger public safety by

reason of traffic hazard or seriously injure the amenity residential property in the vicinity and would, otherwise, be in accordance with the proper planning and sustainable development of the area.

## 2.0 Conditions

1.	<p>The development shall be carried out and completed 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>Prior to commencement of development the developer shall submit to and agree in writing with the planning authority the following: -</p> <p>(a) details of a footpath and cycle path connection between the school entrance on Oldcourt Road and the junction of Oldcourt Road and Hunters Road.</p> <p>(b) details of visibility splays and signage in both directions at the school entrance on Oldcourt Road and appropriate road markings and warning signs.</p> <p><b>Reason:</b> In the interest of pedestrian and traffic safety.</p>
3.	<p>Within 6 months of the commissioning and first occupation of the development, a Mobility Management Strategy shall be submitted to and agreed in writing with the planning authority. This shall provide for incentives to encourage the use of public transport, cycling, walking and</p>



	<p>carpooling by staff and students in the development and to reduce and regulate the extent of staff parking.</p> <p><b>Reason:</b> In the interest of encouraging the use of sustainable modes of transport.</p>
4.	<p>Prior to commencement of development, the developer shall enter into water and/or wastewater connection agreements with Irish Water.</p> <p><b>Reason:</b> In the interest of public health.</p>
5.	<p>Surface water drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p><b>Reason:</b> In the interest of public health.</p>
6.	<p>The internal road and footpath network serving the proposed development including vehicle and cycle parking areas and footpaths shall comply with the detailed standards of the planning authority for such road works.</p> <p><b>Reason:</b> In the interest of amenity and of traffic and pedestrian safety.</p>
7.	<p>A comprehensive landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. This scheme shall include the following:-</p> <p>(a) details of all proposed hard surface finishes, including samples of proposed paving slabs/materials for footpaths, kerbing and road surfaces within the development.</p> <p>(b) proposed locations of trees and other landscape planting in the development, including details of proposed species and settings. (c) details of proposed street furniture, including bollards, lighting fixtures and seating.</p> <p>(d) details of proposed boundary treatments at the perimeter of the site, including heights, materials, and finishes. (e) details of natural SuDS features,</p> <p>The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.</p>

	<b>Reason:</b> In the interest of visual amenity.
8.	<p>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:</p> <p>(a) Location of the site and materials compound(s) including area (s) identified for the storage of construction refuse.</p> <p>(b) Location of areas for construction site offices and staff facilities.</p> <p>(c) Details of on-site car parking facilities for site workers during the course of construction.</p> <p>(d) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site.</p> <p>(e) Measures to obviate queuing of construction traffic on the adjoining road network.</p> <p>(f) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels.</p> <p>(g) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil.</p> <p>A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the planning authority.</p> <p><b>Reason:</b> In the interest of amenities, public health, and safety</p>
9.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0900 to 1300 hours on Saturdays and not at all on Sundays and public holidays. Deviation</p>



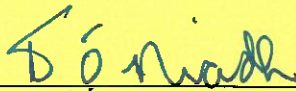
	<p>from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p><b>Reason:</b> In order to safeguard the residential amenities of property in the vicinity.</p>
10.	<p>A plan containing details for the management of waste and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.</p> <p><b>Reason:</b> To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.</p>
11.	<p>The developer shall pay to the planning authority a financial contribution as a special contribution under section 48(2) (c) of the Planning and Development Act 2000 in respect of:</p> <ul style="list-style-type: none"> <li>a) The provision of a pedestrian crossing on Hunters Road.</li> <li>b) The provision of a footpath/cycle path on that part of Oldcourt Road outside of the application site between the school entrance and the junction of Oldcourt Road and Hunters Road.</li> </ul> <p>The amount of the contribution shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to the Board for determination. The contribution shall be paid prior to the commencement of the development or in such phased payments as the planning authority may facilitate and shall be updated at the time of payment in accordance with changes in the Wholesale Price Index – Building and Construction (Capital Goods), published by the Central Statistics Office.</p> <p><b>Reason:</b> It is considered reasonable that the developer should contribute towards the specific exceptional costs which are incurred by the planning</p>

authority which are not covered in the Development Contribution Scheme and which will benefit the proposed development.

**Plus:**

Planning Authority Conditions 6,8 and 10.

**Board Member**

  
Terry O Niadh

**Date:** 11/02/2022