

An
Bord
Pleanála

Board Direction
BD-010535-22
ABP-312251-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/04/2022.

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.

Reasons and Considerations

Having regard to the provisions of the Louth County Development Plan 2021-2027, and in particular the G1 zoning objective pertaining to the site and the narrative and policy framework relating to educational facilities; and having regard to the existing use of the site as a school and to the nature, scale, design and layout of the proposed development, the location of the site and pattern of development in the surrounding vicinity, it is considered that, subject to compliance with the conditions below, the proposed development would not seriously injure the residential amenities of the area, and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

1.0 Conditions

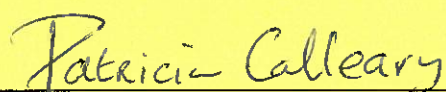
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| 1. | The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 28th day of October 2021, except as may otherwise be required in order to comply with the following |
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	<p>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>Reason: In the interest of clarity.</p>
2.	<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 include inter alia a construction programme for the works, a traffic management plan and details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste. A construction manager shall be appointed to liaise directly with various sections of the council.</p> <p>Reason: In the interests of public safety and residential amenity and proper planning and sustainable development.</p>
3.	<p>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.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>
4.	<p>Details of the materials, colours, and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity.</p>

5.	<p>The developer shall enter into water and wastewater connection agreements with Irish Water, prior to commencement of development.</p> <p>Reason: In the interests of public health.</p>
6.	<p>Drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health.</p>
7.	<p>The number of cycle parking spaces serving the school shall be increased to 80 spaces. Provision shall be made for the charging of electric bicycles at locations convenient to the bicycle parking. Prior to the commencement of development, the developer shall submit to and for the written agreement of the planning authority a revised site layout plan to demonstrate compliance with the requirements of this condition.</p> <p>Reason: In the interests of improving active travel.</p>
8.	<p>A minimum of 10% of the proposed car parking spaces shall be provided with electrical connection points, to allow for functional electric vehicle charging. The remaining car parking spaces shall be fitted with ducting for electric connection points to allow for future fitout of charging points. Details of how it is proposed to comply with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of sustainable transport.</p>
9.	<p>(a) Public lighting shall be provided in accordance with a scheme, details of which 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 occupation of the new school building.</p> <p>(b) Any external lighting serving the school shall be cowled and directed away from residential properties.</p> <p>Reason: In the interests of amenity and public safety.</p>

10.	<p>Prior to the school becoming operational a stage 3 Road Safety Audit shall be carried out in accordance with TII Audit Requirements.</p> <p>Reason: In the interests of traffic safety.</p>
11.	<p>Prior to the commencement of development,</p> <p>(a) A bat survey should be carried out across the entire development site by a suitably qualified ecologist during the active season. The survey should include all buildings and trees on site</p> <p>(b) Detailed measures in relation to the protection of bats and nesting bird species shall be submitted to and agreed in writing with the planning authority. All agreed measures shall be implemented as part of the development.</p> <p>Any envisaged destruction of structures that support bat populations shall be carried out only under licence from the National Parks and Wildlife Service and details of any such licence shall be submitted to the planning authority.</p> <p>Reason: In the interest of wildlife protection.</p>
12.	<p>The landscaping scheme shown on drawings submitted to the planning authority on the 18th June 2021 shall be carried out within the first planting season following substantial completion of external construction works. 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 five 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.</p> <p>Reason: In the interest of landscape enhancement.</p>

Board Member


 Patricia Calleary

Date: 19/04/2022