

An
Bord
Pleanála

Board Direction
BD-016198-24
ABP-316427-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/05/2024.

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 location, nature and scale of the proposed development of building demolition and two storey school extension, within an existing school grounds, to the adjoining Carton Avenue area, and the architectural, heritage and landscape character of the wider area, it is considered that, subject to compliance with the conditions set out below, including a requirement to omit the proposed pedestrian entrance and pathway from the school grounds to Carton Avenue and the associated proposed removal of stone wall at this location, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be sympathetic to the architectural character and setting of the wider area, would be acceptable in terms of pedestrian and traffic safety and would constitute an acceptable form of development at the existing school premises, in this central serviced area, 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 and as amended by further plans and particulars received on 1st March 2023, 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 pedestrian entrance and pathway linking the site to Carton Avenue and the associated proposed removal of stone boundary wall at this location shall be omitted from the development.

Reason: in the interest of the preservation of architectural, heritage and landscape character of the wider area including Carton Avenue.

3. Materials, colours and textures of all external finishes shall be in accordance with the drawings and specifications hereby approved.

Reason: in the interest of visual amenity.

4. The extension to the school shall be used for educational purposes in accordance with the details received by the Planning Authority. Swift bricks shall be implemented in the design to support swift nesting sites.

Reason: In the interest of clarity.

5. The landscaping scheme, as submitted to the Planning Authority 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 5 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 interest of residential and visual amenity.

6. Drainage arrangements, including 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.

7. Prior to the commencement of development, the developer shall enter into water and waste-water connection agreement(s) with Irish Water.

Reason: In the interest of public health.

8. Prior to the commencement of development, the Applicant shall prepare and submit a revised Construction Management Plan to the Planning Authority for their written agreement. The Construction Management Plan shall deal with issues relating to traffic management, noise and dust mitigation measures, site hoarding and security, details of construction lighting and waste minimisation. The revised Construction Management Plan shall also clearly outline how access to school is to be coordinated/managed during the construction phase of the proposed development.

Reason: In the interest of clarity and to safeguard the amenities of property in the vicinity.

9. 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 fit out of charging points.

Reason: In the interest of traffic safety and orderly development and proper planning and sustainable development.

10. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located

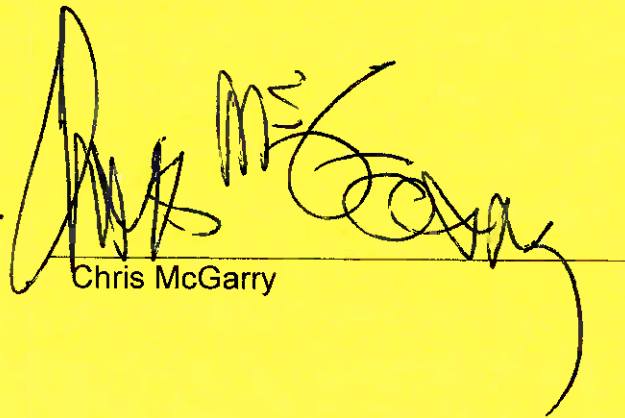
underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity

11. 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.

Board Member



Chris McGarry

Date: 02/05/2024