

An
Bord
Pleanála

Board Direction
BD-017105-24
ABP-318443-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/07/2024.

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 "CE – Community and Education" land use zoning which applies to the site under the provisions of the Arklow and Environs Local Area Plan 2018-2024, the existing educational development on the site, the site size and its location within an urban area, it is considered that subject to its compliance with the conditions set out hereunder, the proposed development would facilitate an appropriate redevelopment and expansion of the existing school facilities and would have no undue negative impact on any adjoining property or the amenities of the area, and would therefore, be in accordance with the proper planning and sustainable development of the area.

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 26 th day of September 2023, 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 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:</p> <ul style="list-style-type: none"> (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. <p>In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.</p> <p>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.</p>
3.	<p>The construction of the development shall be managed in accordance with a Construction and Environmental Management Plan (CMP), 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 dust management measures, traffic management measures, construction lighting and off-site disposal of construction/demolition waste.</p>

	Reason: In the interest of public safety and residential amenity.
4.	<p>Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.</p> <p>Reason: In the interest of reducing waste and encouraging recycling.</p>
5.	<p>(a) The final details of the one-way traffic system, including details of how this system will operate and be managed to ensure school grounds/parking areas are accessed by staff only and not permitted for student set down, shall be submitted and agreed in writing with the Planning Authority prior to the commencement of development.</p> <p>(b) Prior to the occupation of the development, a Stage 3 Road Safety Audit including a Final Audit Report, shall be submitted. Where the audit identifies the need for design changes, revised design details shall be submitted and agreed in writing with the Planning Authority and the developer shall carry out all works in accordance with the revised design details.</p> <p>Reason: In the interest of traffic safety.</p>
6.	<p>The landscaping scheme shown on Drawing No. 1000 (General Arrangement Plan), as submitted to the Planning Authority on the 26th day of September 2023, shall be carried out within the first planting season following substantial completion of external construction works.</p> <p>All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously</p>

	<p>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 residential and visual amenity.</p>
7.	<p>Drainage arrangements, including the disposal 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>
8.	<p>Prior to the commencement of development, the developer shall enter into water and waste-water connection agreements with Uisce Éireann.</p> <p>Reason: In the interest of public health.</p>
9.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, 0800 to 1400 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>

Board Member


Martina Hennessy

Date: 25/07/2024