

An
Bord
Pleanála

Board Direction
BD-017209-24
ABP-318876-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/08/2024.

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:

- (a) The design, scale and layout of the proposed development,
- (b) Noting that the proposed extension replaces existing accommodation and does not provide for a significant expansion of the school in terms of pupil numbers over and above the number currently enrolled,
- (c) The provisions of the Roscommon County Development Plan 2022-2028,

it is considered that subject to compliance with the conditions set out below, the proposed development would not result in a traffic hazard or seriously injure the residential or visual amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions


1.	<p>The development shall be carried out and retained in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the Planning Authority on the 3rd day of November 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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Within six months of the extension (hereby permitted) becoming operational, the use of the temporary car park shall cease and the lands utilised for the temporary car park shall be reinstated.</p> <p>Reason: In the interest of clarity.</p>
3.	<p>Prior to commencement of development the applicant shall submit to the Planning Authority for its written agreement proposals for landscaping/screening along the western boundary of the site. The landscape proposal shall provide for semi-mature trees and shall be in place 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: To protect the visual amenity of the area.</p>
4.	<p>Details of the materials, colours and textures of all the external finishes shall be as submitted with the application, unless otherwise agreed in writing with the Planning Authority prior to commencement of development. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.</p>

	Reason: In the interest of visual amenity.
5.	<p>The works hereby permitted to the wastewater treatment system shall be completed and operational upon the extension becoming operational.</p> <p>Reason: In the interest of public health.</p>
6.	<p>Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. This plan shall be prepared in accordance with the "Best practice guidelines for the preparation of resource & waste management plans for construction & demolition projects", published by the EPA, 2021. The plan shall include details of waste to be generated during site clearance and construction phases, including potential contaminated soil, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.</p> <p>Reason: In the interest of sustainable waste management.</p>
7.	<p>Standard Construction Management Plan condition</p> <p>Reason: In the interest of amenities, public health and safety.</p>
8.	<p>Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the detailed requirements of the Planning Authority for such works and services.</p> <p>Reason: In the interest of public health.</p>
9.	<p>All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground.</p> <p>Reason: In the interests of amenity.</p>
10.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays.</p>

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 amenities of property in the vicinity.

Board Member



Peter Mullan

Date: 09/08/2024