

An  
Bord  
Pleanála

**Board Direction**  
**BD-017908-24**  
**ABP-319586-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/10/2024.

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 current established use of the site as a school, the nature, scale and design of the proposed development, 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 amenities of the area or of property in the vicinity, would be acceptable in terms of design and scale, would not give rise to traffic hazard and would not adversely impact on the environment. 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, as amended by the further plans and particulars received by the planning authority on the 19 day of December 2023 and the 05 day of March 2024, 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. Parking and pedestrian access for the development shall be provided in accordance with a detailed layout indicating the location and layout of the parking spaces and the pedestrian access routes through the parking area, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development..

**Reason:** To ensure adequate off-road parking provision is available to serve the proposed development and to ensure safe access for pedestrians through the parking area.

3. All trees and hedging shall be retained and maintained, with the exception of the following:
  - a) Specific trees, the removal of which is authorised in writing by the planning authority to facilitate the development.
  - b) Trees which are agreed in writing by the planning authority to be dead, dying or dangerous through disease or storm damage, following submission of a qualified tree surgeon's report, and which shall be replaced with agreed specimens.
  - c) No construction equipment, machinery or materials shall be brought onto the site for the purpose of the development until all the trees which are to be retained have been protected by protective fencing. No work shall be carried out within the area enclosed by the fencing and, in particular, there shall be no parking of vehicles, placing of site huts, storage compounds or topsoil heaps, storage of oil, chemicals or other substances, and no lighting of fires, over the root spread of any tree to be retained.

**Reason:** In the interest of visual amenity and to protect trees and planting during the construction period.

4. Landscaping of the site shall be carried out in accordance with a landscaping scheme which shall include the retention of existing trees and hedging where possible and supplemented with native trees and plant species, which shall be submitted to and agreed in writing with planning authority prior to commencement of development.

**Reason:** In the interest of the visual amenities of the area.

5. Details of the materials, colours and textures of all the external finishes to the proposed school extension and front boundary wall shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity and to ensure an appropriate high standard of development.

6. Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority,

**Reason:** To safeguard the amenity of property in the vicinity

7.

- a) The attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.
- b) Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site which includes the provision of a Class 1 hydrocarbon interceptor associated with paved staff parking area for the written agreement of the planning authority.
- c) All foul sewage and soiled water shall be discharged to the public foul sewer.
- d) Only clean, uncontaminated storm water shall be discharged to the surface water drainage system.

**Reason:** In the interest of public health.

8. A Construction and Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. The CEMP shall include but not be limited to construction phase controls for dust, noise and vibration, waste management, protection of soils, groundwaters, and surface waters, site housekeeping, emergency response planning, site environmental policy, and project roles and responsibilities.

**Reason:** In the interest of environmental protection.


9. Prior to the occupation of the proposed extension to school, the measures proposed to the L-5063-0 shall be carried out as specified within the Traffic Impact Assessment lodged submitted on 19/12/2023 to the satisfaction of the Municipal District Engineer (Wicklow) and the written approval of Planning Authority.

**Reason:** In the interests of traffic and pedestrian safety.

10. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) located outside buildings or not attached to buildings shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. Details of the ducting shall be submitted to and agreed in writing by the planning authority prior to the commencement of development.

**Reason:** In the interest of visual amenity.

**Board Member**

  
Stephen Bohan

**Date:** 21/10/2024