

An  
Coimisiún  
Pleanála


**Direction**  
**CD-021038-25**  
**ACP-322979-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 21/10/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

**Planning**

**Commissioner:**

  
Emer Maughan

**Date:** 29/10/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the nature, scale and location of the proposed development within an existing school setting and context of the subject site and the surrounding area, the policies and objectives of the Cork Metropolitan Area Transport Strategy, Cork City Development Plan 2022-2028 and the Provision of Schools and the Planning System, A Code of Practice for Planning Authorities 2008, it is considered that subject to compliance with the conditions set out below, the proposed development would modernise the existing school facilities to support an effective learning and development environment for children, would not seriously injure the residential or

visual amenities of the area or cause a negative traffic hazard and 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 17<sup>th</sup> day of April 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.
  - a) The roof garden on the second floor level shown in Reddy A&U Drawing No CCB-1-02-ED-L012-DR-RAU-AR-1035 as submitted to the planning authority on 14<sup>th</sup> August 2024 shall be reinstated, details of the surface, planting and edge protection to be submitted to and agreed in writing with, the planning authority prior to commencement of development.
  - b) Details of the materials, colours and textures of all the external finishes to the proposed buildings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity, to ensure adequate open space provision and to ensure an appropriate high standard of development.

3. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, any change to the display panel, including any increase in the number of posters to be displayed, the scrolling mechanism or the



internal/external illumination, shall not be carried out without a prior grant of planning permission.

**Reason:** To enable the planning authority to assess the impacts of any such changes on the amenities and traffic safety of the area.

4. (a) The proposed laurel hedging be replaced with a mix of native species – details of which shall be submitted to the planning authority prior to development commencing in the form of an updated Landscape Masterplan.
- (b) The site shall be landscaped, and earthworks carried out in accordance with the agreed Landscape Masterplan, unless otherwise agreed in writing with the planning authority prior to commencement of the development.

**Reason:** In the interest of visual and residential amenity and biodiversity.

5. Prior to the commencement of development, the developer shall enter into connection agreements with Uisce Éireann (Irish Water) to provide for service connections to the public water supply and/or wastewater collection network.

**Reason:** In the interest of public health and to ensure adequate water/wastewater facilities.

6. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including noise and dust management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interest of public safety and amenity.

7. 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.

**Reason:** In the interest of reducing waste and encouraging recycling.

8. Site development and building works shall be carried out between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours 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.

9. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

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

10. The development including its vehicular and pedestrian access points shall be designed and implemented in accordance with the Design Manual for Urban Roads and Streets (DMURS). Full details to show this shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

**Reason:** In the interest of traffic safety.



11. Details of road signage, warning the public of the entrance and of proposals for traffic management at the site entrance, shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

**Reason:** In the interest of traffic safety.

12. Revised drawings of the proposed universal access points of the development shall be submitted to and agreed in writing with the planning authority. The cost of such modification to be borne by the developer.

**Reason:** In the interest of pedestrian movement and safety access and egressing the site.

13. A set back of the existing boundary and widened cycle lane as shown in drawing number CCB-1-02-ED-XXX-DR-RAU-AR-1030 shall be provided by the developer at his/her expense as an interim measure in advance of the delivery of Bus Connects Cork. Full details of same shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

**Reason:** To allow for the provision of sustainable transport infrastructure.

14. Prior to commencement of development a Stage 1/2 Road Safety Audit shall be submitted to and agreed in writing with the planning authority. All findings of the Road Safety Audit shall be closed out, signed off and incorporated into the development. A Stage 3/4 Road Safety Audit shall also be undertaken, closed out, signed off and acted upon. All costs associated with this condition shall be borne by the developer.

**Reason:** In the interest of traffic safety.

15. Prior to commencement of development, full details of the extent of all road markings and signage requirements on the R608 road shall be submitted to

and agreed in writing with the planning authority. All costs associated with this condition shall be borne by the developer.

**Reason:** In the interest of traffic safety.

16. Public lighting shall be provided in accordance with a scheme which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. The scheme shall include lighting along pedestrian routes through open spaces and shall take account of trees within the subject site. Such lighting shall be provided prior to the opening of this school.

**Reason:** In the interest of amenity and public safety.

17. Prior to the commencement of development, a temporary public lighting design calculation shall be submitted to and agreed in writing with the planning authority which ensures sufficient public lighting around the exterior of their site during the construction stage as well as require temporary lighting for the duration of the site works or until the new final public lighting scheme is installed and operational.

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

18. A school zone shall be provided on the R608 to the front of the school incorporating appropriate road markings and signage. Details of the school zone road markings and signage shall be submitted to and agreed in writing with the planning authority prior to commencement of the development. All costs associated with this condition shall be borne by the developer.

**Reason:** In the interest of pedestrian safety.

19. The development shall be carried out and operated in accordance with the provisions of the Mobility Management Plan (MMP) submitted to the planning authority on the 14<sup>th</sup> day of August 2024. The specific measures detailed in



Section 8 of the MMP to achieve the objectives and modal split targets for the development shall be implemented in full upon completion of the schools. The developer shall undertake an annual monitoring exercise to the satisfaction of the planning authority for the first two years following completion of the school and shall submit the results to the planning authority for consideration and placement on the public file.

**Reason:** To achieve a reasonable modal split in transport and travel patterns in the interest of sustainable development.

20. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the planning authority, to secure the reinstatement of public roads which may be damaged by the transport of materials to the site, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory reinstatement of the public road. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

**Reason:** To ensure that the public road is satisfactorily reinstated, if necessary.

#### **Note**

The Commission noted the Parks and Recreation report request for additional information with regards to the adequate provision of open space proportionate to the needs of both schools and the subsequent omission of a roof garden thus resulting in a reduction in open space provision at further information stage. The Commission were not satisfied that the open space provision is adequate in the absence of the proposed roof garden and therefore included a condition for its reinstatement (Condition 2A).