

An
Coimisiún
Pleanála

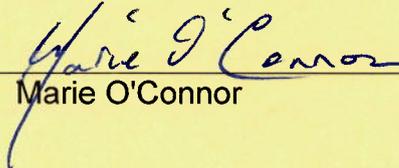
Direction
CD-021578-25
ACP-323549-25

The submissions on this file and the Inspector's report were considered at a meeting held on 11/12/2025.

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:


Marie O'Connor

Date: 16/12/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the zoning of the site in the Dun Laoghaire Rathdown Development Plan 2022-2028, the specific 'ED' objective attached to that zoning, Objective PHP7 of the Plan which supports the identification of sites for schools within the county, proposals put forward for the redevelopment and the division of school buildings and publicly accessible open space and playing pitches within the site, the pattern of development in the vicinity, traffic management measures and management of access across the site to be put in place, public transport connections within the area, and availability of a cycle network in the area; it is considered that, subject to

compliance with the conditions set out below, the proposed development would represent an efficient use of the lands and provide social infrastructure for the benefit of the wider community, would not seriously injure the residential or visual amenities of the area, would comply with the provisions of the Dun Laoghaire Rathdown Development Plan 2022-2028, and would be acceptable in terms of traffic safety and convenience. 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 11th day of July 2025, 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. An agreement between the applicant and the planning authority in relation to management and access, including access times, to the site shall be agreed in writing prior to the commencement of development and in default of agreement shall be referred to An Coimisiún Pleanála for determination. The agreement shall address the following items and include details and drawings:
 - (a) Public access to and through the site shall be maintained as follows:

- (i) a pedestrian route between Mount Carmel Road and Goatstown Road and on the spur to Farmhill Road and
- (ii) a pedestrian route and access to Taney Avenue during school hours from Monday to Friday.

Reason: In the interest of optimising public accessibility and patronage in accordance with Policy Objective PHP2 and Zoning Objective 'F' of the County Development Plan 2022-2028 and proper planning and sustainable development.

3. Details including, samples of the materials, colours and textures of all the external finishes to the proposed buildings and access links/surfaces, shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of development.

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

4. (a) Prior to commencement of development, all trees which are to be retained shall be enclosed within stout fences, not less than 1.5 metres in height. This protective fencing shall enclose an area covered by the crown spread of the branches, or at minimum a radius of two metres from the trunk of the tree, and shall be maintained until the development is completed.
- (b) No construction equipment, machinery or materials shall be brought onto the site for the purpose of the development until all trees which are to be retained have been protected by this fencing. No work shall be carried out with 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: To protect trees during the construction period and in the interests of visual amenity.

5. Water supply and drainage arrangements, including the attenuation and 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.

6. Prior to the commencement of development the developer shall enter into a Connection Agreement (s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network.

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

7. Drainage arrangements, including the attenuation and 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.

8. 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. All existing over ground cables shall be relocated underground as part of the site development works.

Reason: In the interests of visual and residential amenity.

9. An annual monitoring report of the School Travel Plan, and achievement of targets as set out in the Plan, shall be submitted to the planning authority. Should the modal split targets set out in the Plan not be achieved, alternative

measures shall be set out which would address how the mobility requirements of the school are to be achieved.

Reason: In the interest of achieving sustainable travel patterns.

10. Site development and building works shall be carried out only between the hours of 0700 and 1900 from Mondays to Fridays inclusive, between 0800 and 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.

11. 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 hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

12. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts, solar arrays, lighting on ball play areas or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission.

Reason: To protect the residential amenities of property in the vicinity and the visual amenities of the area.

13. Lighting shall be provided in accordance with a scheme, details of which shall be submitted to, and agreed in writing with, the planning authority prior to

commencement of development. Such lighting shall be provided prior to the occupation of the new school buildings. Lighting within the application site shall be controlled to avoid light pollution of green areas and shall be targeted to areas of human activity and for priority security areas.

Reason: In the interest of amenity and public safety.

14. The mitigation measures contained in the submitted Ecological Impact Assessment Report and Arboricultural Report (including Method Statement) shall be implemented. Prior to the commencement of development, the applicant shall engage the services of a suitably qualified ecologist, from the commencement of construction and for the duration of the implementation of mitigation measures. The applicant shall inform the planning authority in writing of the appointment and name of the ecologist prior to the commencement of development.

Reason: To protect biodiversity and to ensure the implementation of mitigation measures and monitoring for biodiversity.

15. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

16. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare 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) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. 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 proper planning and sustainable development.

17. The site shall be landscaped in accordance with a comprehensive scheme of landscaping and boundary treatments, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

- (a) A revised Landscape plan to scale of not less than 1:500 showing –
 - (i) existing trees and hedgerows, specifying which are proposed for retention as features of the site landscaping,
 - (ii) the measures to be put in place for the protection of these landscape features during the construction period and including a post construction tree survey and assessment of the retained trees signed off by an Arboriculturist in line with the recommendations of the Arboricultural Report,
 - (iii) the species, variety, number, size and locations of all proposed trees and shrubs which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alder,
 - (iv) details of screen planting which shall not include cupressocyparis x leylandii, and

- (v) hard landscaping works, specifying surfacing materials, furniture play equipment and finished levels.
- (b) Specifications for mounding, levelling, cultivation and other operations associated with plant and grass establishment;
- (c) A timescale for implementation including details of phasing.

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 or until the development is taken in charge by the local authority, whichever is the sooner, 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 satisfactory landscape treatment in accordance with the policies and objectives of the County Development Plan 2022-2028 relating to Public Open Space Design and residential and visual amenity.

18. Prior to the commencement of development, the developer shall retain the professional services of a qualified and registered or chartered Landscape Architect, as Landscape Consultant for the full duration of the development works (which shall include photographic site evidence before works commence, landscape installation works and post installation to ensure it meets the design standards proposed). The landscape architect/consultant shall procure, oversee and supervise the Landscape Contract for the implementation of the permitted landscape proposals. When all landscape works are inspected and fully completed to the satisfaction of the Landscape Consultant, he/she shall sign and submit a Practical Completion Certificate to the planning authority, as verification that all specified landscape works have been fully implemented, including resolution of any snags.

Reason: To ensure full and verifiable implementation of the approved landscape design proposals for the permitted development, to the approved standards and specification. Implementation of revised and agreed Landscape Plans.

19. The applicant shall ensure that all measures outlined within the submitted Quality Audit are implemented, and prior to commencement of development, submit revised drawings and details which demonstrate the following changes to the site layout:
- (a) all pedestrian crossing within the site shall be provided as raised zebra crossings (Type B or Type C to be considered).
 - (b) STOP lines within the site shall be relocated to the rear of pedestrian crossing at junctions in order to improve pedestrian priority.
 - (c) A Stage 2 and Stage 3 Road Safety/Quality Audit shall be carried out on the proposed development at detail design and post construction stages and be submitted to the planning authority for review and approval.

Reason: In the interest of the proper planning and sustainable development of the area.

20. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company or other such security as may be accepted in writing by the planning authority, to secure the protection of the trees on site which are to be retained, and to make good any damage caused during the construction period, coupled with an agreement empowering the planning authority to apply such security, or part thereof, to the satisfactory protection of any tree or trees on the site, or the replacement of any such trees which die, are removed or become seriously damaged or diseased within a period of three years from the substantial completion of the development, with others of similar size and species. The form and the 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 secure the protection of trees on the site.

Note:

The Commission noted that the built form and surface carparking provision would amount to more than 40% of the total land and agreed with the Inspector that the variation was not considered significant given the high percentage of publically accessible outdoor amenity space as well as the social infrastructure and educational facilities being provided on the lands which have a specific ED Objective.