

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 2819/15**

An Bord Pleanála Reference Number: PL 29N.245488

**APPEAL** by Karin Whooley care of Diarmuid Ó Gráda of 16 Louvain, Roebuck Road, Dublin and by Yvonne O'Dowd and others care of Ceardean Design and Construction of 169 Inchicore Road, Inchicore, Dublin against the decision made on the 27<sup>th</sup> day of August, 2015 by Dublin City Council to grant subject to conditions a permission to The Board of Management, Saint Vincent's CBS Secondary School care of Kenneth Hennessy Architects of 50A Queen Street, Clonmel, County Tipperary in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** (a) Demolition of an existing single storey annex to rear of existing school building and partial demolition of an existing single storey maintenance outbuilding, (b) construction of a part two-storey part single storey extension to the rear of the existing school building comprising of: staff room, construction/woodwork room and associated space at ground floor; library, art/craft room and associated spaces at first floor, and (c) all associated site development works, all at Saint Vincent's CBS Secondary School, Finglas Road, Glasnevin, Dublin.

## DECISION

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## REASONS AND CONSIDERATIONS

Having regard to the provisions of the Dublin City Development Plan 2011-2017 and to the nature, height, scale and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area nor of properties in the vicinity, and would not give rise to the creation of a traffic hazard. 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 revised drawings submitted to the planning authority on the 4<sup>th</sup> day of August, 2015, 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. The high level windows to the west elevation, at both ground and first floor levels, and the high level windows to the south elevation at first floor level, shall be permanently comprised of obscure glazing.

**Reason:** To protect the amenity of adjoining residential properties.

3. Water supply and drainage arrangements, including the 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 and to ensure a proper standard of development.

4. The proposed wood/tech machine and prep room shall not operate outside the period of 0800 hours to 1700 hours Monday to Friday inclusive.

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

5. Traffic and parking arrangements, including cycle parking, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public safety and to ensure that adequate provision is made for car and cycle parking on the site.

6. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.

7. Prior to the commencement of any works on site, the developer shall submit for the written agreement of the planning authority adequate details for the effective control of fumes and odours from the premises. The scheme shall be implemented before the use commences and thereafter permanently maintained.

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

8. The construction of the development shall be managed in accordance with a Construction Management Plan, 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 management measures, construction traffic measures and off-site disposal of construction/demolition waste.

**Reason:** In the interests of public safety and residential amenity.

9. Notwithstanding the provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, no additional development shall take place above roof level, including lift motor enclosures, air handling equipment, storage tanks, ducts 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.

10. Prior to commencement of construction, details of the materials, colours and textures of all the external finishes to the proposed building shall be submitted to, and agreed in writing with, the planning authority.

**Reason:** In the interest of orderly development and the visual amenities of the area.

11. Only those trees whose removal is specifically necessitated by the physical construction of the proposed building shall be removed. Those indicated for removal on Drawing Number 1449(PD)01\_A, as submitted to the planning authority on the 4<sup>th</sup> day of August, 2015, shall not be removed, except where their removal is necessitated by the physical construction of the proposed building. Prior to the commencement of any works on site, details shall be submitted to, and agreed in writing with, the planning authority providing for protection measures during construction so as to ensure that no damage occurs to the retained trees on the site, and in particular those trees along the boundary with the adjoining residential properties in Tower View Cottages. No construction compounds, plant or machinery shall be located within one metre of any of the retained trees.

**Reason:** In the interests of visual and residential amenity.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2016.**