

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork County

Planning Register Reference Number: 15/05903

An Bord Pleanála Reference Number: PL 04.245744

APPEAL by An Taisce of The Tailors' Hall, Back Lane, Dublin against the decision made on the 16th day of October, 2015 by Cork County Council to grant subject to conditions a permission to Saint Joseph's Primary School care of J. And N. Murphy Limited of New Street, Macroom, County Cork in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Demolition of disused former technical school building and construction of car park at Sleaven East, Macroom, County Cork.

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 'Community Facilities' zoning objective of the subject site as set out in the Macroom Development Plan 2009- 2015, and the established use on the site for educational purposes, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience 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, 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 proposed development shall be modified as follows:
 - (a) The former Technical School, circa. 1909, shall be retained on the site.
 - (b) The proposed car park layout shall be revised to provide for condition number 2 (a) above.

Revised drawings showing compliance with the above requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of protecting structures included in the National Inventory of Architectural Heritage which is a policy objective (Objective HE 4-2) of the Cork County Development Plan 2014 – 2020, and having regard to the National Inventory of Architectural Heritage regional rating of the former Technical School.

3. Covered and secure bicycle parking spaces shall be provided within the site. Prior to commencement of development, the layout and demarcation of these spaces shall be submitted to, and agreed in writing with, the planning authority.

Reason: To ensure an adequate bicycle parking provision is available to serve the development.

4. 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.

5. 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 the commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

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

6. The developer shall ensure that prior to commencement of development, details of a Traffic Management Plan during the construction phase, shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of development control and traffic safety.

7. Lighting shall be in accordance with a scheme, which shall be designed to minimize glare and light pollution, and which shall be submitted for the written agreement of the planning authority prior to commencement of development.

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

8. Prior to the commencement of development, the developer shall submit a detailed landscaping plan prepared by a suitably qualified landscape architect for the agreement of the planning authority. Such a plan shall include proposals for the retention of trees and hedgerows on the site where appropriate and measures for their protection during the construction phase. The landscaping plan shall include details of all boundary treatment.

Reason: In the interests of visual amenity and of the amenities of adjoining residences and to ensure a proper standard of development.

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

Dated this day of 2016.