

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Meath County

Planning Register Reference Number: TA/150926

An Bord Pleanála Reference Number: PL 17.245997

APPEAL by Nuala Tobin and Steve Moss care of Robert Tobin of 4 Market Street, Trim, County Meath against the decision made on the 2nd day of December, 2015 by Meath County Council to grant subject to conditions a permission to the Board of Management of Saint Patrick's National School care of PG Architects of "Woodfield House", Hill of Down, Enfield, County Meath in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Construction of a single-storey extension to the area of the existing school comprising one number new classroom, ensuite wc', disabled wc, link corridor, entrance lobby and associated site works. The extension works will be carried out in proximity to a national monument and protected structure (The Medieval Town Wall) and adjoining the site of a protected structure (Glebe House), all at Saint Patrick's National School, Saint Loman's Street, Trim, County Meath.

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 modest nature and limited scale of the proposed works, to the lack of adverse impact on Protected Structures and a National Monument within proximity of the proposed works and to the community need for educational facilities like schools in residential areas, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the built heritage of the area or the amenities of property in the vicinity of the site. 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 submitted on the 11th day of November, 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 out in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The mono-pitch roof over the extension hereby permitted shall not oversail or encroach onto the party boundary wall shared with numbers 5 and 6 'The Priory'. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of clarity.

3. Prior to commencement of development, the developer shall provide for the following:-

(a) the appointment of a conservation expert, who shall manage, monitor and implement works on the site and ensure adequate protection of the historic fabric during those works. In particular the coach house building to which the proposed development seeks connection, and

(b) the submission of details of all external finishes and materials.

All works shall be carried out in accordance with best conservation practice as detailed in the application and the “Architectural Heritage Protection Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in 2004.

Reason: To ensure that the integrity of the historic structures is maintained and that the structures are protected from unnecessary damage or loss of fabric.

4. Archaeological monitoring shall be carried out during site and construction works in accordance with the following:

(a) the developer is required to employ a qualified archaeologist to monitor all ground works associated with the development.

(b) should archaeological material be found during the course of monitoring, the archaeologist may have work on the stopped, pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the Department of Arts, Heritage and the Gaeltacht with regard to any necessary mitigation action (for example. preservation in situ, or excavation) and shall facilitate the archaeologist in recording any material found, and

(c) the planning authority and the Department of Arts, Heritage and the Gaeltacht shall be furnished with a report describing the results of monitoring.

Reason: To ensure the continued preservation (either *in situ* or by record) of places, caves, sites, features, or other objects of archaeological interest.

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 commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures, off-site disposal of construction waste and methods to keep public roads clean from spillages and deposits that may arise during the course of construction.

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

6. 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.

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

8. All service cables associated with the proposed development shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

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

Dated this day of 2016.