

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D15A/0506

An Bord Pleanála Reference Number: PL 06D.246015

APPEAL by Christopher and Gillian McLaughlin of 31 Castle Court, Booterstown, County Dublin against the decision made on the 7th day of December, 2015 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Board of Management Saint Mary's Boys National School care of Louis Burke Architects of Mantua Studio, Templeogue Bridge, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Development proposals to be constructed in two phases: Phase 1 is a two classroom extension at first floor level over the existing staff room and offices at the eastern side of the existing school building. This phase will also include a new entrance lobby and staircase with roof light over, new entrance steps and access ramp. Phase 2 is a two-storey link corridor, incorporating the existing canopy, on the northern side of existing school building and the extension of the staff room and offices under the Phase 1 extension. All at Saint Mary's Boys National School, Grotto Place, Booterstown, County 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 existing use of the site, to the established configuration of development on this site relative to the pattern of development in the area, and to the layout, scale and design of the revised proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed extension would not seriously injure the residential amenities of properties in the vicinity 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 submitted on the 11th day of November, 2015 and on the 18th 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 in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The existing portacabins shall be permanently removed from the site within one month of the first occupancy of the new classrooms.

Reason: In the interest of orderly development.

3. 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.

4. Prior to first occupancy of the new classrooms, a Mobility Management Strategy shall be submitted to, and agreed in writing with, the planning authority. This shall provide for incentives to encourage the use of public transport, cycling, walking and car pooling by staff and pupils. Details to be agreed in writing with the planning authority shall include the provision of facilities for bicycle parking and shower and changing facilities associated with the policies set out in the strategy.

Reason: In the interest of encouraging the use of sustainable modes of transport.

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

Dated this day of 2016.