

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Meath County

**Planning Register Reference Number: NA/151116**

An Bord Pleanála Reference Number: PL 17.246025

**APPEAL** by Deborah and Donal Gaffney care of BPS Planning Consultants of 23 Saval Park Road, Dalkey, County Dublin against the decision made on the 9<sup>th</sup> day of December, 2015 by Meath County Council to grant, subject to conditions, a permission to the Board of Management, Saint Paul's Primary School care of Coady Partnership Architects of Mountpleasant Business Centre, Upper Mountpleasant Avenue, Ranelagh, Dublin in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Demolition of the existing school buildings, including prefabricated buildings and provision of a new 32 classroom primary school with a two classroom SNU/ASD unit, associated ancillary accommodation, external play area, car parking spaces, drop-off facilities, gated vehicular access from the Ratholdren Road and associated landscaping at Saint Paul's Primary School, Abbeylands, Navan, 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 provisions of the Meath County Development Plan 2013 - 2019, the Navan Development Plan 2009 – 2015, to the established educational use of the site and the nature, layout and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely affect the residential or visual amenities of the area 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, 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 first floor window serving the stairwell on the eastern elevation of the proposed building, to the north-east of the site, shall be permanently comprised of obscure glazing.

**Reason:** To protect the amenity of adjoining residents.

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.
  - (a) A detailed workplace travel plan shall be submitted to and agreed in writing with the planning authority, prior to commencement of use.
  - (b) The workplace travel plan shall be monitored on an on-going basis.
  - (c) Traffic and parking arrangements, including cycle parking shall comply with the requirements of the planning authority.

**Reason:** In the interest of public safety and sustainable transportation.

5. 150 number secure, covered, bicycle parking spaces shall be provided within the site. Details of the layout and marking demarcation of these spaces shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.

6. 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 and off-site disposal of construction/demolition waste.

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

7. 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 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 amenities of property in the vicinity.

8. A bat survey shall be carried out, submitted to and agreed in writing with the planning authority, prior to commencement of development. Any measures identified as necessary for the protection of bats shall be implemented as part of the development. Any envisaged destruction of structures that support bat populations shall be carried out only under licence from the National Parks and Wildlife Service and details of any such licence shall be submitted to the planning authority.

**Reason:** In the interest of wildlife protection.

9. Lighting shall be provided in accordance with a scheme, which shall include lighting of pedestrian/vehicular/cycle routes through the site and car parking areas, 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 occupation of the school. There shall be no lighting outside operational hours.

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

10. No further structures, plant or antennae shall be erected on the roof of the proposed building without a prior grant of planning permission.

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

11. Prior to commencement of development, 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.

12. All existing hedgerows shall be retained and proposed landscaping as demarcated on drawing numbers 0504 and 0503 submitted with the application shall be carried out within the first planting season following occupation of the school.

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

13. The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall -

- (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,
- (b) employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and
- (c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

**Reason:** In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site

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

**Dated this            day of            2016.**