

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Kildare County**

**Planning Register Reference Number: 15/1089**

An Bord Pleanála Reference Number: PL 09.246439

**APPEAL** by John D. Creaney of Beech Tree Cottage, New Road, County Kildare against the decision made on the 22<sup>nd</sup> day of March, 2016 by Kildare County Council to grant subject to conditions a permission to The Board of Management of Straffan National School care of MCOH Architects of Old Church, Church Street, Portlaoise, County Laois in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Construction of a new two storey stand-alone structure to the rear of the existing school comprising of 4 by 80 square metres stream classrooms, wc for assisted users, lift, stairs and other ancillary accommodation and associated site works at Straffan National School, New Road, Glebe, Straffan, County Kildare.

## **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 zoning for the site, to the quantum of development proposed, to the pattern of development in the area, and to the planning history of the site, it is considered that, subject to compliance with the conditions set out below, the proposal would not seriously injure the visual amenity of the area, would not have a significant adverse impact on residential amenities, 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, as amended by the further plans and particulars submitted to the planning authority on the 24<sup>th</sup> day of February, 2016, 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. 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.

3. Traffic, access, lighting and parking arrangements shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public safety and to ensure a proper standard of development.

4. The use of the extension shall be restricted to normal school hours only. There shall be no use of the structure for evening meetings, functions, extra-curricular activities, evening classes or any other such use outside of normal primary school teaching hours.

**Reason:** To protect the amenities of the adjoining properties.

5. Prior to commencement of development, details of the materials, colours and textures of all external finishes to the proposed development inclusive of obscure glazing to windows as per drawing number 15-23/PL003 submitted to the planning authority on the 24<sup>th</sup> day of February 2016, shall be submitted to, and agreed in writing with, the planning authority.

**Reason:** In the interest of visual and residential amenities.

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

**Dated this            day of            2016.**