

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2673/16

An Bord Pleanála Reference Number: PL 29S.246869

APPEAL by Christine Moran of 16 Cherryfield Avenue Upper, Ranelagh, Dublin against the decision made on the 8th day of June, 2016 by Dublin City Council to grant subject to conditions a permission to Board of Management, Saint Mary's National School care of Walsh Associates Architects and Project Managers of Merchants House, 27-30 Merchants Quay, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Extension of the duration (to 1st September 2018) of planning permission planning register reference number 3044/13 for temporary accommodation on the Society of Jesus Lands, Milltown Park, Sandford Road, Dublin. The number of classrooms is to be reduced from nine to five, the overall footprint will be reduced from 1,128 square metres to 745 square metres and number of replacement car-parking spaces will be increased from 34 to 44. There will be minor alterations to associated site development works. All other ancillary accommodation including external play area and drop-off/pick-up area will remain unaltered. Access/egress to/from the temporary school will continue to be via the Sandford Road entrance to Milltown Park only.

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 objective for the site and policies and objectives as set out in the current Dublin City Development Plan, to the pattern of development and planning history of the area and to the nature and scale of the development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be an appropriate form of development at this location, would be acceptable in terms of traffic safety and convenience and would not seriously injure the amenities of the area or of property in the vicinity. 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. (1) This permission shall apply until 1st September, 2018. The temporary school accommodation structure and related ancillary structures shall then be removed unless, prior to the end of the period, planning permission shall have been granted for their retention for a further period.

- (2) The site shall be reinstated to its existing pre-development state on removal of the temporary structure and ancillary structures.

Reason: To enable the impact of the development to be re-assessed, having regard to the circumstances then prevailing.

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. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay rubble or other debris on adjoining roads during the course of the works.

Reason: In the interest of residential amenity.

5. Site development and building works shall be carried out between 0800 hours and 1900 hours Monday to Friday inclusive, between 0800 hours and 1400 hours on Saturdays and not at all on Sunday or public holidays. Deviation from these times shall 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.

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

Dated this day of 2016.