

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Mayo County

**Planning Register Reference Number: P16/447**

An Bord Pleanála Reference Number: PL 16.247053

**APPEAL** by Frank Durcan of 4-5 Chapel Street, Castlebar, County Mayo and by Margaret and James Keane of Newtown, Castlebar, County Mayo against the decision made on the 19<sup>th</sup> day of July, 2016 by Mayo County Council to grant subject to conditions a permission to the Minister for Education and Skills care of Paul Egan of Department of Education and Skills, Portlaoise Road, Tullamore, County Offaly in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Change of use of the existing protected structure from office to educational with ancillary site works at Marsh House, Newtown, Castlebar, County Mayo.

## 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 location of the site within Castlebar town centre where there is significant public car parking available, and to the pattern of development in the vicinity, and having regard to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the amenities of the area, including the Greenway, would be acceptable in terms of pedestrian and traffic safety, and would make appropriate use of an important Protected Structure. 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. This permission shall be for a five-year period commencing on the date of this order. The use as a school shall cease at the end of this period, unless planning permission for its continuance has been granted before the end of this period.

**Reason:** In order to enable the planning authority to assess the situation at the end of this period in the light of enrolments and the provision of adequate play space for the school at that time.

3. The maximum number of children to be enrolled shall not exceed 68 number at any time.

**Reason:** In the interests of clarity, having regard to the plans and particulars submitted with the application and appeal.

4. 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.

5. Parking and access arrangements, together with details of the “Park and Stride” policy, shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of any works on site. A passing bay shall be provided on the access road to the existing car park before the school is opened for use. The car park shall be used for staff only, and shall not be used for the delivery or collection of pupils.

**Reason:** In the interests of traffic and pedestrian safety.

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

- (i) The appointment of a conservation architect or similarly qualified conservation expert, who shall manage, monitor and implement works on the site and ensure adequate protection of the historic fabric during those works.
- (ii) The submission, to the planning authority for its approval, of details of all finishes and of all existing original features to be retained and reused where possible, including interior and exterior fittings/features, joinery, fenestration, plasterwork, features, roofs, staircases including handrail and skirting boards.

All repair/restoration 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” (Department of the Environment, Heritage and Local Government, 2004). The repair/restoration works shall retain the maximum amount possible of surviving historic fabric in-situ including structural elements, plasterwork and joinery and shall be designed to cause minimum interference to the building structure and/or fabric.

**Reason:** To ensure that the integrity of the protected structure is maintained and that the structure is protected from unnecessary damage or loss of fabric.

7. Details of all landscaping including the proposed children's play area and fencing, together with details of fencing and of any proposed signage shall be submitted to, and agreed in writing with, the planning authority, prior to the commencement of development.

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

8. 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 hours of working, noise management measures and off-site disposal of construction/demolition waste.

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

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

**Dated this            day of            2016.**