



Planning and Development Acts 2000 to 2016

Planning Authority: Wicklow County Council

Planning Register Reference Number: 15/1318

Appeal by Robert Thomas and Susanna Murdoch of Valaura, Kimberley Road, Greystones, County Wicklow and by Le Chéile Schools Trust care of GVA Planning of 2nd Floor, Seagrave House, 19-20 Earlsfort Terrace, Dublin against the decision made on the 6th day of September, 2016 by Wicklow County Council to grant subject to conditions a permission to the said Le Chéile Schools Trust in accordance with plans and particulars lodged with the said Council:

Proposed Development: Demolition of a single storey link building between the main blocks of the school, and the construction of (a) an extension, (in its place), to the existing school (area 1,820 square metres), and (b) a new two-storey Physical Education hall and ancillary accommodation block to the south of the site (area 1,030 square metres) with external store (area 50 square metres). The total new build area is 2,900 square metres. The proposed extension (a) is a four-storey building comprising entrance hall, administration areas, library, classrooms, guidance room, religion suite, arts rooms, technical graphics room, ancillary accommodation and associated external play area, external store and external covered area. The proposed PE block (b) comprises PE hall, fitness suite, entrance and ancillary accommodation. The new buildings (extension, PE block and store) will be finished in brickwork with pitched membrane roofs and aluminium glazing.

Permission is also sought for the replacement of windows in the existing buildings with new aluminium windows and recladding the existing buildings in insulated render with mineral paint finish. Existing buildings will be refurbished internally. New fencing, gates and additional planting will be provided to parts of the site perimeter. 34 staff car parking spaces will be provided with new gates and existing entrances onto Marine Road. Permission is also sought for (c) four additional temporary single storey classroom units (area approximately 180 square metres) to be located in front of the existing school and one temporary stairs to the front of the building, to assist in the phased construction of the school. All temporary accommodation will be removed upon completion of the project, all at Saint David's Secondary School, Marine Road, Greystones, County Wicklow. The school fronts onto Marine Road and Kimberley Road. (The proposed development was revised by further public notices received by the planning authority on the 11th day of August, 2016).

The proposed development was further revised by public notices received by An Bord Pleanála on the 10th day of May, 2017. The revisions comprised modifications to the scheme granted by Wicklow County Council, incorporating the original four-storey extension to the school building (broadly as per drawings submitted on the 18th day of December, 2015, save for minor amendments to finishes and fenestration) and a revised design for the PE hall, including both a horizontal set back from the adjacent development to the west and a reduction of the overall height of same by lowering the finished floor level to 2.5 metres below the prevailing ground level (broadly as provided for in the submission to Wicklow County Council in the response to Further Information on the 11th day of August, 2016). The proposal also included revised landscaping to accommodate the transition in levels between the PE Hall and school extension as now proposed. The changes to the proposed development broadly amalgamates the originally proposed four-storey school extension with the scheme as modified at further information stage. The proposal also includes all temporary buildings and demolition as set out above.

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 nature of the proposed development, to the established use of the subject lands as a school and to the zoning of the site it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential or visual amenities of the area, 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.

In deciding not accept the Inspector's recommendation to permit only a three-storey extension, the Board had regard to the site's context and long established use and had regard to the submission made to the Board on the 15th day of March, 2017 in response to the Section 132 request and to the further responses made by the appellant and observer and considered that the proposed development was visually acceptable and would not adversely impact on the visual or residential amenities of adjoining properties or the amenities of the area. It further considered that sufficient information was available to allow it to make a decision without the need for an addendum Inspectors report.

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 received by An Bord Pleanála on the 15th day of March, 2017, 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. (a) The proposed extension to the existing school building that replaces the existing link building to be demolished shall be carried out in accordance with the plans submitted to the Board on the 15th day of March, 2017.

(b) The PE/sports hall extension shall be carried out in accordance with the plans submitted to the Board on the 15th day of March, 2017.

Reason: In the interest of clarity.

3. On completion and occupation of the proposed extensions to the existing school building, the temporary classroom buildings shall be removed from the site.

Reason: In the interest of orderly development.

4. 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: To ensure adequate servicing of the development, and to prevent pollution.

5. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

Reason: In the interest of visual amenity.

6. Prior to commencement of development, a School Travel Plan (Mobility Management Plan) shall be submitted to and agreed in writing with the planning authority. This plan shall seek to minimise the use of individual private cars and to encourage the use of public transport, cycling, walking and carpooling by students and staff. It shall be implemented within three months of the opening of the extension to the school and continued and updated annually during the operation of the school.

Reason: In the interest of the proper planning and sustainable development of the area.

7. 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, traffic routes to and from the proposed development and off-site disposal of construction/demolition waste.

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

8. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0700 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 residential amenities of property in the vicinity.

9. A plan containing details for the management of waste and recyclable materials within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and recyclable materials, in the interest of protecting the environment.

10. Details of the materials, colours and textures of all the external finishes to the proposed development, along with the fixing methodologies proposed for use with vertical cladding panels, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

11. Access road, footpaths and external lighting on site shall be provided in accordance with a scheme details of which shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of amenity and public safety.

12. A comprehensive landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.

Reason: In the interest of visual amenity.

13. The developer shall facilitate the archaeological appraisal of the site and shall provide for the preservation, recording and protection of archaeological materials or features which 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, and
- (b) employ a suitably-qualified archaeologist prior to the commencement of development. The archaeologist shall assess the site and monitor all site development works.

The assessment shall address the following issues:

- (i) the nature and location of archaeological material on the site, and
- (ii) the impact of the proposed development on such archaeological material.

A report, containing the results of the assessment, shall be submitted to the planning authority and, arising from this assessment, the developer shall agree in writing with the planning authority details regarding any further archaeological requirements (including, if necessary, archaeological excavation) prior to commencement of construction works.

