

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Dun Laoghaire-Rathdown County**

**Planning Register Reference Number: D16A/0974**

An Bord Pleanála Reference Number: PL 06D.248200

**APPEAL** by Woodlands Stillorgan Residents' Association care of O'Connor Construction Contract Consultants of 10 Woodlands Avenue, Stillorgan, County Dublin against the decision made on the 23<sup>rd</sup> day of February, 2017 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Board of Management of Scoil Mhuire 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:** Construction of one to two-storey extension to the north-eastern elevation and internal modification to Scoil Mhuire, Oatland Primary School. The works include the provision of a new entrance lobby/hall, new lift, new school office, new Principals office, new stationery room, three new special education tuition rooms, new signage and all associated landscaping and site development works, all at Scoil Mhuire, Oatlands Primary School, Woodlands Avenue, Stillorgan, County Dublin.

## 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 area as set out in the Dun Laoghaire Rathdown County Development Plan 2016-2022, the established character and pattern of the development in the area and the scale and design of the proposed extension, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not exacerbate existing traffic levels in the area and would 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 proposed development shall be used solely for the purpose of a primary school.

**Reason:** In the interest of clarity having regard to the development sought.

3. The proposed development shall be amended as follows:
  - (a) A revised car parking layout providing for two number additional spaces and the provision two number disabled access spaces as per the drawing submitted to the Board on the 19<sup>th</sup> day of April 2017.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

**Reason:** In the interest of orderly development.

4. Details of the materials, colours and textures of all the external finishes to the proposed school extension shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

5. 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 residential amenities of property in the vicinity.

6. 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.

7. (1) During the construction and demolition phases, the proposed development shall comply with British Standard 5228 'Noise

Control on Construction and open sites Part 1. Code of practice for basic information and procedures for noise control.'

- (2) Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any premises in the neighbourhood or to a person lawfully using any public place. In particular, the rated noise levels from the proposed development shall not constitute reasonable grounds for complaint as provided for in B.S 4142 Method for rating industrial noise affecting mixed residential and industrial areas.
- (3) Before the use hereby permitted commences, a scheme shall be submitted to, and agreed in writing with, the planning authority for the effective control of noise from the premises. The schemes shall be implemented before the use commences and thereafter permanently maintained.

**Reason:** In order to ensure a satisfactory standard of development, in the interest of residential 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 traffic management measures, noise management measures and off-site disposal of construction and demolition waste.

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

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**Member of An Bord Pleanála  
duly authorised to authenticate**

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**the seal of the Board.**

**Dated this            day of            2017.**