



An
Bord
Pleanála

Board Order
PL 08.248275

Planning and Development Acts 2000 to 2017

Planning Authority: Kerry County Council

Planning Register Reference Number: 17/7

Appeal by Oakview Residents' Association care of Dan Rael of Caher-Bla, Oakview, Tralee, County Kerry against the decision made on the 3rd day of March, 2017 by Kerry County Council to grant subject to conditions a permission to The Board of Management of Scoil Mhuire an mBráithne care of MRG Consulting Engineers Limited of 4 Day Place, Tralee, County Kerry in accordance with plans and particulars lodged with the said Council:

Proposed Development: (1) The removal of 8 number prefabricated classrooms including all associated circulation and service areas and construction of a fenced in hardstanding play area in its place, (2) the construction of a two-storey extension to the existing school with provision for a special education needs unit at ground floor level and four number mainstream classrooms at first floor level and all associated circulation, services and sanitary facilities with an enclosed bridge link at first floor level connecting the existing school to the new extension, (3) alterations and elevational changes to the existing building including the construction of a single storey extension to the existing main entrance lobby, (4) relocation of the existing bicycle stands and the demolition of a bay of the existing external play shelter, together with related services and site works at Scoil Mhuire na mBráithre, CBS Primary School, Brewery Road, Clounalour, Tralee, County Kerry.

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 'Educational Community/Institutional' zoning objective of the subject site as set out in the Tralee Town Plan 2009–2015, and the established use on the site for educational purposes, 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 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 in accordance with the plans and particulars lodged with the application, as amended by the further particulars submitted on the 28th day of February, 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. Covered and secure bicycle parking spaces shall be provided within the site. Prior to the commencement of development, the layout shall be submitted to, and agreed in writing with, the planning authority.

Reason: To ensure an adequate bicycle parking provision is available to serve the development.

3. Prior to the commencement of development, a mobility management plan/traffic plan shall be submitted to, and agreed in writing with, the planning authority. The mobility management plan shall include a travel habit survey of staff and pupils and identify actions for the applicant, so traffic generation to and from the school can be measurably reduced. The mobility management plan shall be carried out in consultation with Kerry County Council.

Reason: In the interest of sustainable development.

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. 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 interest of amenities and public safety.

