



An
Bord
Pleanála

Board Order
PL 06S.248485

Planning and Development Acts 2000 to 2017

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD16A/0299

Appeal by Cannonbrook Residents Committee care of Sandra Lee of 3 Cannonbrook Avenue, Lucan, County Dublin against the decision made on the 21st day of April, 2017 by South Dublin County Council to grant subject to conditions a permission to the Boards of Management of Saint Thomas' Junior National School and Scoil Áine Naofa Senior National School care of Newenham Mulligan of 11-12 Baggot Court, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: (As revised by further public notices received by the planning authority on the 28th day of March, 2017) Construction of a new two-storey extension to Scoil Áine Naofa Senior National School of 1,008 square metres providing six new classrooms, seven special education teaching rooms, library and resource room and universal access toilets along with a new single storey entrance lobby extension to Scoil Áine Naofa Senior National School of 25 square metres and a new single storey extension to Saint Thomas' Junior School of 975 square metres providing four new classrooms, seven special education teaching rooms, general purpose room, library and resource room, storage, male, female and universal access toilets together with refurbishment works to both existing school buildings including replacement of some windows and external doors and associated

landscaping, site works and services. (Existing floor areas - Scoil Áine Naofa Senior National School 1,948 square metres and Saint Thomas' Junior National School 1,946 square metres, all at Saint Thomas' Junior National School and Scoil Áine Naofa National School, Esker, Lucan, County Dublin. The proposed development will also include the creation of a vehicular entrance onto the Cannonbrook residential estate and the provision of new staff car parking area (60 number spaces), bicycle parking areas, new hard paly areas, revised parking layout for the set-down area and new drop-off points along Esker Drive. The existing pedestrian access from Cannonbrook estate is to be retained.

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 established use of the site as a school, to the zoning objective pertaining to the site and to its planning history, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area and would be acceptable in terms of pedestrian and traffic safety and convenience. 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, as amended by the further plans and particulars submitted the 28th 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 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. Details of the materials, colours and textures of all the external finishes to the proposed extensions shall be submitted to, and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. Details of all external lighting associated with the development shall be

submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual and residential amenity.

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.

5. The developer shall comply with the requirements of the planning authority in respect of off-site parking, site entrance details, signage, and road markings which shall be ascertained and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of traffic safety.

6. The proposed car park located to the north of the site and accessed from Cannonbrook Park shall be used for school purposes only.

Reason: In the interest of clarity.

7. Prior to commencement of development, details of the following shall be submitted to and agreed in writing with the planning authority:

- (i) A hard landscaping plan with site boundary details including the entrance finishes.
- (ii) A soft landscaping plan incorporating native/indigenous species.

Reason: In the interest of visual amenity.

8. Prior to the opening of the development, a Mobility Management Strategy shall be submitted to and agreed in writing with the planning authority. This shall provide for incentives to encourage the use of public transport, cycling, walking by pupils and staff and car-pooling by staff employed in the development and to reduce and regulate the extent of staff parking. The mobility strategy shall be prepared and implemented by the Board of Management. Details to be agreed with the planning authority shall include the provision of centralised facilities within the development for bicycle parking, shower and changing facilities associated with the policies set out in the strategy.

Reason: In the interest of encouraging the use of sustainable modes of transport.

9. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0900 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.

