



An
Bord
Pleanála

**Board Order
PL 25M.248607**

Planning and Development Acts 2000 to 2017

Planning Authority: Westmeath County Council

Planning Register Reference Number: 17/6082

Appeal by Maura Moran of Lordsdale, Dublin Road, Kilbeggan, County Westmeath and by others against the decision made on the 9th day of May, 2017 by Westmeath County Council to grant subject to conditions an outline permission to the Board of Management Mean Scoil Clochair Kilbeggan care of Coady Architects of Mount Pleasant Business Centre, Mount Pleasant Avenue, Ranelagh, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Construction of a two-storey 650 pupil post primary school (circa 8300 square metres) including general teaching and administration rooms, a PE Hall with fitness suites, a Special Needs Unit, external stores, ESB substation, 58 staff car park spaces, 70 cycle parking spaces, bus and car set down and pick up facilities, two number basketball courts, hard and grass play areas, soft landscaping, new vehicular and pedestrian site entrance and exit points and associated site development works, The proposed development also includes the following works outside the site boundary: a new footpath and cycle lane along the R446 road, new street light posts, connection to existing foul sewer network via rising main, traffic calming measures including median islands, new road markings and alteration to existing road markings, all at a greenfield site, Dublin Road (R446), Kilbeggan North, County Westmeath.

Decision

GRANT outline 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 provisions and educational policies and objectives set out in the Westmeath County Development Plan 2014-2020, to the demonstrated need for a post-primary school in the area, to the existing character of the area and to the nature and scale of the proposed school development, it is considered that, subject to compliance with the conditions set out below, the proposed development would deliver on stated national and local policy in relation to new schools and, in particular, the requirement for a new post-primary school for Kilbeggan on the appeal site reserved for a new replacement secondary school in the current development plan for the area. The proposed development would not seriously injure the residential 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.

Conditions

1. This outline permission relates solely to the principle of the school and associated development on this site. No development shall take place until an application for permission consequent on the grant of outline permission has been granted permission in respect of details relating to layout, siting, height, design, external appearance, soft and hard landscape, lighting and means of access. This school development shall be sensitively and site specifically designed to take into account the site context.

Reason: In the interest of clarity and to define the subject matter for consideration at permission consequent stage.

2. The school shall not open until the speed limit on the R446 to the front of the site has been reduced to a maximum speed of 50 kilometres per hour to the east of the proposed vehicular entry point and until all cycleways, footpaths and other traffic calming measures have been provided. Details in this regard shall be submitted to the planning authority at permission consequent phase.

Reason: In the interest of pedestrian and traffic safety.

3. 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. Details in this regard shall be submitted to the planning authority at permission consequent stage.

Reason: In the interest of public health and to ensure a proper standard of development.

4. The internal road network serving the proposed development including bus and car set down areas, junctions, vehicle and bicycle parking areas, footpaths, cycle paths and kerbs shall comply with the detailed standards of the planning authority for such road works. Details in this regard shall be submitted to the planning authority at permission consequent stage.

Reason: In the interests of amenity and of traffic safety including safety of vulnerable road users.

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.

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

Dated this day of 2017