



An
Bord
Pleanála

Board Order PL 29N.249253

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2172/17

Appeal by All Hallows Area Association care of 142 Griffith Avenue, Drumcondra, Dublin against the decision made on the 16th day of August, 2017 by Dublin City Council to grant subject to conditions a permission to Board of Management, Pobalscoil Rosmini care of Newenham Mulligan and Associates of 11-12 Baggot Court, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a new part single storey, part two storey and part three storey post-primary school of 6,786 square metres to provide general classrooms, specialised classrooms, PE hall, general purpose area, a unit for pupils with multiple disability visual impairment, ancillary teaching and staff accommodation. The development will also consist of the demolition of the existing single storey and part two storey post-primary school building. The development will include a new pedestrian and vehicle exit onto Grace Park Road to provide a one-way vehicle route with a bus/vehicle set down zone, three number new hard play courts, site landscaping, bicycle parking spaces, additional 15 number car park spaces, connections to public utility and drainage services, boundary treatments, alterations to existing drainage layout, and associated site development work, all on a 1.405 hectare site at Pobalsoil Rosmini, Grace Park Road, Drumcondra, 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 and other objectives of the planning authority as set out in the Dublin City Development Plan 2016-2022, which include to facilitate educational development on suitable sites, to the established school on the site 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 constitute a facility of value to the community, would not cause traffic congestion or endanger pedestrian, cyclist or traffic safety, would not seriously injure the amenities of adjoining properties or inhibit achievement of the objectives of the Development Plan to increase pedestrian linkages and provide greenways and 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 on the 20th day of July 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. 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.

3. (a) All foul sewage and soiled water shall be discharged to the public foul sewer.
- (b) Only clean, uncontaminated storm water shall be discharged to the surface water drainage system.

Reason: In the interest of public health.

4. All costs incurred by planning authority, including any repairs to the public road and services necessary as a result of the development shall be at the expense of the developer. All works on the public road including road markings etc shall be agreed in writing with the planning authority.

Reason: To ensure an adequate standard of development.

5. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the Department of the Environment, Heritage and Local Government in July, 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

Reason: In the interest of sustainable waste management.

6. 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 interests of public safety and residential amenity.

7. (a) The landscaping scheme accompanying the application shall be implemented fully in the first planting season following completion of the development and any trees or shrubs which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.
- (b) All trees shown to be retained on the site shall be adequately protected during the period of construction as per BS 5837, such measures to include a protection fence beyond the branch spread, with no construction work or storage carried out within the protective barrier.
- (c) Prior to the commencement of development, a detailed plan shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interests of amenity, ecology and sustainable development and to prevent damage to the root systems of trees.

8. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission.

Reason: To protect the residential amenities of property in the vicinity and the visual amenities of the area.

