



---

**Planning and Development Acts 2000 to 2018**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 18/13**

**Appeal** by Newtown Juniors Football Club care of Hughie Nolan of 27 Sycamore Drive, Newtownmountkennedy, County Wicklow against the decision made on the 5<sup>th</sup> day of March, 2018 by Wicklow County Council to grant subject to conditions a permission to Newtownmountkennedy Primary School Board of Management care of Gilroy McMahan Architects of Ormond Terrace, 177 Rathmines Road Lower, Rathmines, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Demolition of the existing Primary School building, construction of a new single and two-storey Primary School building on the upper site level with 12 classrooms, two number classroom SNU and ancillary accommodation (2,463 square metres), 34 number car parking spaces, 20 number bicycle spaces, new main entrance/exit to road and including extension of public pavement, new foul and surface water drainage, new boundary treatment to the east, south and north, hard landscaping and planting, SNU garden and new play areas, including all associated and ancillary works, all at Newtownmountkennedy Senior Primary School, Newtownmountkennedy, County Wicklow.

## **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 provisions of the Wicklow County Development Plan 2016-2022, the Newtownmountkennedy Local Area Plan 2008-2018 and the need for educational facilities in the area, 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 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. Prior to commencement of development, the developer shall agree in writing with the planning authority arrangements for the proposed vehicular entrances and pedestrian access including the provision of linkages between the entrances and the existing footpath network.

**Reason:** In the interests of visual amenity and of traffic and pedestrian safety.

3. No occupation of the school shall commence until the pedestrian facilities between the proposed site entrance and the existing entrance serving the community centre have been completed to the written agreement of the planning authority.

**Reason:** In the interest of traffic and pedestrian safety.

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

**Reason:** In the interest of the visual amenities of the area.

5. 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. Details of the surface water drainage system in compliance with Sustainable Urban Drainage measures (SUDS) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

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 traffic management measures.

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

7. 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 provisions of the Waste Management Plan for the Region in which the site is situated.

**Reason:** In the interest of sustainable waste management.

8. Details of the proposed site boundary treatment shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of visual and residential amenity.

9. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground.

**Reason:** In the interests of visual and residential amenity.

---

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

**Dated this            day of            2018.**