



Planning and Development Acts 2000 to 2018

Planning Authority: Meath County Council

Planning Register Reference Number: LB/170518

Appeal by Teresa Stack of 5 Saint Columba's Villas, Laytown, County Meath and by Liz and Roger Pickett care of Brady Shipman Martin of Canal House, Canal Road, Dublin against the decision made on the 28th day of May, 2018 by Meath County Council to grant subject to conditions a permission to the Board of Management of Scoil an Spioraid Naomh care of Newenham Mulligan and associates of 12 Baggot Street, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Construction of a new 4,100 square metres two-storey primary school building for Scoil an Spioraid Naoimh providing 24 classrooms, a general purpose area, a Special Needs Unit, ancillary teaching and staff accommodation. The development will also consist of the refurbishment of the 1947 former National School building, a Protected Structure, with an area of 138 square metres. The development will also consist of the demolition of the existing single storey school building and prefabricated buildings. The development will also include a new vehicular entrance and separate exit to Coast Road, realignment of existing entrance to the adjoining convent gateway at the Coast Road, the closure of the existing

vehicle access onto the Coast Road, the relocation of existing pedestrian entrance, two new hard play courts and play space with site landscaping, bicycle parking spaces and 43 car parking spaces including three accessible car parking spaces and general associated works. The development will also comprise of connections to public utility and drainage services, boundary treatments, alterations to existing drainage layout and associated site development works, all on this 1.01 hectares site at Scoil an Spioraid Naoimh and the former Laytown National School, (a Protected Structure) at Coast Road, Laytown, County Meath. The proposed development was revised by further public notices received by the planning authority on the 2nd day of May, 2018.

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 Meath County Development Plan 2013-2019, and to the nature, scale, layout and use of the proposed development, the Board considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of pedestrian and traffic safety, would not injure the character or setting of the adjoining Protected Structures, would not injure the residential or visual amenities of the area or of adjoining properties and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board concurred with the planning authority's assessment and decision and considered that the revised design, as submitted in response to the appeals, satisfactorily addressed the matter of conflict between cyclists, pedestrians and traffic. It further considered that the proposed design made adequate provision for all road users in terms of both the interim and potential final road layout in the area and would not constitute a premature solution. Finally, the Board was satisfied the proposed development of an additional eight classrooms did not represent an over-intensification of the existing use of the site and was an appropriate design and sustainable planning response to the current and future operational requirements of the school. The Board did not consider it necessary or indeed appropriate that the school should relocate to a greenfield elsewhere potentially at a remove from the existing catchment and the nearby second level school.

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 to the planning authority on the 12th day of April, 2018 and by the further plans and particulars received by An Bord Pleanála on the 24th day of June, 2018, 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.
 - (a) The recommendations contained in the Road Safety Audit submitted to An Bord Pleanála on the 24th day of June, 2018, shall be carried out in full.
 - (b) The proposed layout shall be amended to incorporate the recommendations of the Road Safety Audit.
 - (c) Details of the design of each of the access points to the school, including the interface with the new spine road, the boundary treatment along the R150 public road, including footpaths, drainage, street lighting and the relocation of the pedestrian crossing, details of parent parking facilities including the number of spaces, location, the drop-off area and access arrangements to same shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of pedestrian and traffic safety.

3. The hard surface play area to the north east of the site shall be used for parent parking in the morning, in addition to the afternoon.

Reason: In the interest of pedestrian and traffic safety.

4. Details 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 visual amenity.

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 public safety and residential amenity.

6. Details of the storm attenuation tank shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: To ensure adequate surface water drainage provision.

7. Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Such lighting shall be provided prior to the making available for occupation of the development.

Reason: In the interests of amenity and public safety.

8. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no changes to the exterior of the structure or site, including the erection of additional advertisement signs, flags, lighting fixtures, satellite dishes, awnings, name plates, symbols, emblems, logos, roller shutters or other security or advertising devices shall be displayed or erected on the buildings or within the curtilage of the site, unless authorised by a further grant of planning permission. Minor changes, such as changes to the exterior colour scheme, shall not be carried out within the prior written agreement of the planning authority.

Reason: To protect the visual amenities of the area.

9. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Dated this day of 2019.