



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 18/06217

Appeal by Colette Ring care of Harrington O'Flynn Consulting Engineers of 16 Roselane, Ballinacurra, Midleton, County Cork and by Pat Doherty care of Harrington O'Flynn Consulting Engineers of 16 Roselane, Ballinacurra, Midleton, County Cork against the decision made on the 5th day of April, 2019 by Cork County Council to grant subject to conditions a permission to The Chairperson of the Board of Management of Cloyne National School care of Mulcahy Ralphs Architects of Unit 4 Mahon Innovation Centre, Bessboro Road, Mahon, Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: (i) New vehicular entrance accessed from the Meadow Farm Estate, (ii) construction of a 27 number staff car parking spaces and coach set down area and (iii) all associated site works (including artificial lighting to car park and associated access routes and palisade fencing to western boundary) at Cloyne National School, Spital, Town Parks, Cloyne, County Cork.

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 nature and extent of the proposed development to provide for staff parking only, for the adjoining national school, on a site within the development boundary of the village of Cloyne in the East Cork Municipal District Local Area Plan, 2017 and to the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, 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 14th day of March, 2019 and by the further plans and particulars received by An Bord Pleanála on the 27th day of June, 2019, 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. The proposed car park shall be used by staff of the Cloyne National School only, and shall not be used for the dropping off or collection of pupils or for events or functions independent of the school without a prior grant of planning permission.

Reason: To protect the amenities of property in the vicinity.

3. A minimum of 10% of the proposed car parking spaces shall be provided with electrical connection points, to allow for functional electric vehicle charging. The remaining car parking spaces shall be fitted with ducting for electric connection points to allow for future fitout of charging points.

Reason: In the interest of sustainable transport.

4. Drainage arrangements including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Surface water from the site shall not be permitted to drain onto the adjoining property.

Reason: In the interest of public health.

5. The developer shall pay to the planning authority a financial contribution as a special contribution under section 48(2) (c) of the Planning and Development Act 2000, as amended in respect of entry treatment works at the junction of Meadow Farm and the R631. The amount of the contribution 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 for determination. The contribution shall be paid prior to the commencement of the development or in such phased payments as the planning authority may facilitate and shall be updated at the time of payment in accordance with changes in the Wholesale Price Index – Building and Construction (Capital Goods), published by the Central Statistics Office.

Reason: It is considered reasonable that the developer should contribute towards the specific exceptional costs which are incurred by the planning authority which are not covered in the Development Contribution Scheme and which will benefit the proposed development.

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

Dated this day of 2019.