



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 19/05685

Appeal by Inland Fisheries Ireland of IFI Macroom, Sunnyside House, Macroom, County Cork against the decision made on the 18th day of November, 2019 by Cork County Council to grant subject to conditions a permission to The Board of Management of Scoil an Athar Tadhg, care of Bertie Pope and Associates of 2 Hodders Villas, West Village, Ballincollig, County Cork in accordance with plans and particulars lodged with the said Council:

Proposed Development: Construction of a new two-storey 14 classroom school building including office spaces, special education tuition rooms, library and resource rooms, general purpose and multi-purpose spaces and ancillary accommodation and a five-classroom ASD unit with associated withdrawal rooms, central activities space and ancillary accommodation, 104 number roof mounted photovoltaic panels (64 number on the south-eastern facade and 40 number on the south-western facade) proposed site works to include provision for 67 number car parking spaces with access from an existing shared access road via a new vehicular entrance, pedestrian entrance, set down areas for cars and a bus set down area, bicycle shelter, two number ballcourts, hard

surface play spaces, ASD soft play area, sensory garden, gas tank enclosure, landscaping, signage, boundary treatments, rainwater harvesting tank, stormwater attenuation tank, static water storage tank for firefighting purposes and all other associated site development works including connection to the foul and surface water mains on the public roadway, all at Carrignavar, 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 need for improved educational facilities within the village of Carrignavar and a requirement to limit the accommodation of the school to existing pupils and staff due to constraints in the existing public sewerage system, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be prejudicial to public health, would not adversely impact on the residential or other amenities of the area, would not endanger public safety by reason of traffic hazard and would otherwise be in accordance with the provisions of the current Cork County Development Plan. The proposed development 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 23rd day of October, 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 developer shall enter into water and/or waste water connection agreement(s) with Irish Water, prior to commencement of development.

Reason: In the interest of public health.

3. The occupancy of the school shall be limited to a maximum of 338 pupils and 62 staff until such time as an upgrading of the existing Carrignavar Waste Water Treatment Plant has been completed and is operational. The waste water connection to the existing school shall be blocked following the completion and occupancy of the new school and no new connection to the public waste water network shall be permitted from the existing school without prior approval from Irish Water.

Reason: In the interest of public health.

4. Details of the materials, colours and textures of all the external finishes to the proposed school 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 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 and to ensure a proper standard of development.

6. Prior to the commencement of development, the following details shall be submitted to, and agreed in writing, with the planning authority:

- (a) traffic management provisions, inclusive of road signage, pedestrian crossing provisions and traffic calming measures; and
- (b) the layout and design of car parking, bicycle parking and public lighting provisions.

Reason: In the interest of traffic safety.

7. All waste shall be segregated into recyclable, food waste, and residual streams, and shall be disposed of accordingly. If a waste collection service is utilised, waste streams shall be presented in separate bins for collection.

Reason: To facilitate recycling and to meet obligations related to diversion of waste from landfill.

8. 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 noise and vibration management measures, importation of fill, and off-site disposal of construction/demolition waste.

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

9. Site development and building works shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

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

Dated this day of 2020.