



Planning and Development Acts 2000 to 2019

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/19/608

Appeal by John Larkin care of David Mooney, Town Planning Consultant of 14 Old Farm Road, Cloughjordan, County Tipperary against the decision made on the 24th day of January, 2020 by Roscommon County Council to grant subject to conditions a permission to John McManus, on behalf of the Board of Management of Tarmon National School care of Collins Boyd Engineering Limited of Galway Road, Roscommon, County Roscommon in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention and completion and permission for the following: (1) Permission to retain and complete is sought for (i) changes to development previously granted under PD/15/402 including rearrangement of access road, parking, tarmac areas and raised footpath to school perimeter together with elevational changes to window treatment of new school block, (ii) changes to development previously granted under PD/14/256 including changes to the rear block now repurposed from changing rooms/storage to classrooms including elevational changes. (2) Permission is sought for new single storey ASD classroom block to rear of recently completed extension together with connections to services and all other associated site works at

Ballinphuill Townland and Termon Beg Townland, Castlerea, County Roscommon.

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, scale and appearance of the proposed development and the development for which retention and completion permission is sought, the established use and built form of the primary school on site and the relevant provisions of the Roscommon County Development Plan 2014-2020, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development for which retention and completion permission is sought would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of pedestrian and traffic safety and would constitute an acceptable form of development and use at this location. The proposed development and the development for which retention and completion permission is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development and the development proposed to be retained and completed, shall be 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 retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development and the development for retention and completion shall be amended as follows:
 - (a) the two proposed mobility impaired car parking spaces shall be relocated closer to the front entrance of the school, to the area previously identified on the proposed site layout plan (Drawing Number TNS-PL-01A) approved under planning reference number PD/15/402;
 - (b) a pedestrian crossing shall be provided traversing the car park on the northwest side of the school.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority within two months of the date of this Order.

Reason: In the interest of road safety and to ensure a satisfactory parking provision for the proposed development that is accessible to all users.

3. A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, within two months of the date of this Order. This scheme shall include the following:-
 - (a) proposed locations of trees and other landscape planting in the development, including details of proposed species and settings;
 - (b) details of proposed boundary treatments at the perimeter of the site, including any entrance gates, heights, materials and finishes;
 - (c) details of all proposed hard surface finishes, including proposed materials for footpaths, kerbing and road surfaces within the development.

The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.

Reason: In the interest of visual amenity.

4. Drainage arrangements, including 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.

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/continued development of the elements for which retention and completion permission has been granted. This plan shall provide details of 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.

Chris McGarry
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2020