



Planning and Development Acts 2000 to 2020

Planning Authority: Meath County Council

Planning Register Reference Number: AA/200422

Appeal by Councillor Alan Tobin of 9 Westview, Ashbourne, County Meath against the decision made on the 6th day of July, 2020 by Meath County Council to grant subject to conditions a permission to Ashbourne/Donaghmore Parish care of Cantrell and Crowley Architects of Priory, Stillorgan Road, Blackrock, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: (1) The demolition of two number single storey store rooms and the single storey ancillary structures adjacent to the former Saint Mary's National School, (2) the refurbishment and restoration of the former Saint Mary's National School, (3) the construction of a single storey extension to the former Saint Mary's National School to provide a new Parish Education Centre Building. The Education Centre will provide for three number classrooms, three number meeting rooms, Social Space/Café and the ancillary support spaces, (4) change of use of the existing garage adjacent to the Priest's House into a Parish/Souvenir Shop, (5) car park layout revisions to address (1), (2) and (3) above and (6) all associated site and landscape works above and below ground at Ashbourne/Donaghmore Parish, Frederick Street, Ashbourne, County Meath. The works are within the

curtilage of Protected Structures Reference 1433 7001 Parish Church and Reference 1433 7002 Parochial Hall).

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

It is considered that the proposed development, which will provide accommodation for a range of community facilities in replacement for existing outdated accommodation, subject to compliance with the conditions set out below, would be of value in meeting social, educational and other needs of the Ashbourne/Donaghmore parish community, would improve the vitality of this town centre site, would be in accordance with the zoning objectives of the current Development Plan for the area and would, therefore, in accordance with the proper planning and 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.
 - (a) The two existing chimney stacks through the ridge line shall be retained and made good.
 - (b) Prior to the commencement of development, revised elevations plans and sections in accordance with condition number 2 (a) shall be submitted to the planning authority for written agreement.
 - (c) Development shall not commence without the prior written agreement of the planning authority and shall only be authorised to commence in accordance with the agreed plans.

Reason: In the interest of visual amenity.

3. Prior to the commencement of development, details of materials and finishes to the proposed development shall be submitted for the prior written agreement of the planning authority.

Reason: In the interest of visual amenity.

4. In any redeveloped parking areas, facilities for recharging of electric vehicles shall be provided in at least 10% of spaces. Details of how it is proposed to comply with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To facilitate more sustainable transport.

5. Prior to the commencement of development, details showing proposals for the provision of at least 25 number cycle parking spaces shall be submitted for the prior written agreement of the planning authority.

Reason: To facilitate more sustainable transport.

6. Drainage arrangements, including the attenuation and 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.

7. Prior to commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.

Reason: In the interest of public health.

8. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 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.

9. 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 management measures and off-site disposal of construction/demolition waste.

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

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

Dated this day of 2020.