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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Tipperary County Council**

**Planning Register Reference Number: 20/300**

**Appeal** by Johnny Casey and Neil Midgley of Park, Grange, Clonmel, County Tipperary against the decision made on the 31<sup>st</sup> day of August, 2020 by Tipperary County Council to grant subject to conditions a permission to The Board of Management, Grange National School care of Kenneth Hennessy Architects Limited of Anglesea House, Anglesea Street, Clonmel, County Tipperary in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** The construction of a classroom on the site of an existing pre-fab and associated site development works at Grange National School, Park, Grange, Clonmel, County Tipperary.

**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 'Social and Public' land use zoning objective for this area, and to its location within a designated Settlement Node, as set out in the South Tipperary County Development Plan 2009-2015, to the established educational use of the site, the limited extent and scale of the development and to the fact that it replaces an existing temporary structure on the site, the planning history of the site, and 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 the area or of property in the vicinity, would not be prejudicial to public health, would not exacerbate flooding in the vicinity, and would be acceptable in terms of traffic safety and convenience. 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 19<sup>th</sup> day of August 2020 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 maximum number of persons (pupils and permanent staff) accommodated on the site shall be limited to 215 number unless otherwise authorised by a further grant of permission. Details of the number of pupils and staff on site showing compliance with this requirement shall be submitted in writing to the planning authority prior to the commencement of each academic year.

**Reason:** In the interests of clarity and of public health, having regard to the limited expansion capacity of the existing wastewater treatment and disposal system.

3.
  - (a) The permitted development shall, on completion be connected to the wastewater treatment and disposal system of the main school.
  - (b) The existing wastewater treatment system shall be maintained and operated in accordance with the requirements of the Environmental Protection Agency 'Wastewater Treatment Manuals: Treatment Systems for Small Communities, Business, Leisure Centres and Hotels' and to the written satisfaction of the planning authority.
  - (c) The developer shall continue on-going maintenance contracts with a qualified operator and maintenance / inspection of the installed system shall be undertaken a minimum of twice annually. Details of the results of these maintenance / inspections and copies of signed maintenance agreements shall be submitted to the planning authority on a yearly basis.

**Reason:** In the interests of clarity, public health, and amenity.

4. Water supply and 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.

5. The external finishes of the proposed extension including roof tiles/slates shall be consistent with those of the existing adjoining school buildings in respect of colour and texture.

**Reason:** In the interest of visual amenity.

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**John Connolly**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**

**Dated this            day of            2021**