



Planning and Development Acts 2000 to 2020

Planning Authority: Louth County Council

Planning Register Reference Number: 20724

Appeal by Yvonne Cassidy of 6 Sandfield Gardens, Blackrock, County Louth and by Sandra Meehan and Romeo Jeytoo care of EHP Services of 154 Riverside Drive, Red Barns Road, Dundalk, County Louth against the decision made on the 30th day of October, 2020 by Louth County Council to grant subject to conditions a permission to Saint Oliver Plunkett National School care of Sheehan and Barry Architects of 88 Ranelagh Village, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: A standalone, single storey extension with mono-pitched roof to comprise three new classrooms and ancillary rooms, a single storey covered canopy connected to the existing school and associated site works at Saint Oliver Plunkett National School, Sandy Lane, Haggardstown, Blackrock, County Louth.

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 established use of the site as a school, the pattern of development in the area and the nature, siting, scale, massing and height of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of property in the vicinity or the visual amenities of the area and would be acceptable in terms of pedestrian and traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board did not agree that the proposed development would result in a visually dominant form of development, which would overbear and contribute to a sense of enclosure of these properties of numbers 5, 6 and 7 Sandfield Gardens. Instead, the Board considered that the proposed development would represent an acceptable scale and massing adjacent to the shared boundaries with residential properties at 5, 6 and 7 Sandfield Gardens taken together with existing development within the school grounds. It considered that the proposed development would not seriously injure the amenities of property in the vicinity, would not be contrary to the provisions of the Dundalk and Environs Development Plan 2009-2015 and the Louth

County Development Plan 2015-2021 and would not be contrary to 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, 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. External materials to reduce/modify noise emissions shall be used in the connecting canopy located along the eastern elevation of the proposed development. Detailed proposals showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development of the canopy.

Reason: In the interest of residential amenity.

3. 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.

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

Dated this day of 2021.