

Planning and Development Acts 2000 to 2022

Planning Authority: Clare County Council

Planning Register Reference Number: 22/748

Appeal by Wendy Pyne of 32 Glenina, Gort Road, Ennis, County Clare against the decision made on the 12th day of October, 2022 by Clare County Council to grant subject to conditions a permission to Board of Management Gaelscoil Mhíchíl Cíosóg care of Quinn Architects of 12 Barrington Street, Limerick in accordance with plans and particulars lodged with the said Council:

Proposed Development: Construction a two-storey extension with six number Classrooms, GP hall, two number SEN classrooms (ASD early Intervention Unit classrooms), two number Ball Courts, additional Staff Carparking and all associated site works at Ghaelscoil Mhíchíl Cíosóg, Glenina, Gort Road. Ennis, County Clare.

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.

Reasons and Considerations

Having regard to the Clare County Development Plan 2023-2029, the established use on the site, and the location, size and scale of the proposed extension, the Board considered that, subject to the following conditions, the proposed development would not seriously injure the residential or visual amenities of the area, would be acceptable in terms of traffic safety and 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 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 completed in accordance with agreed particulars.

Reason: In the interest of clarity.

2. The proposed carparking and bus turning circle located on the east side of Glenina pitch shall be omitted from the development.

Reason: The demand for these facilities to serve the proposed extension to the school has not been demonstrated.

3. Details of the external finishes of the proposed extension to include details of materials, texture and colour shall be submitted to and agreed in writing with the planning authority prior to commencement of the development.

Reason: In the interest of visual amenity.

4. A comprehensive boundary treatment scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. This scheme shall include details of proposed boundary treatments at the perimeter of the site, including heights, materials and finishes.

Reason: In the interest of residential and visual amenity.

5. The lower half of the first-floor window in the western elevation shall be permanently fitted and maintained with opaque glass.

Reason: To prevent overlooking of adjoining property.

6. All drainage arrangements including the attenuation and disposal of surface water shall be in accordance with details to be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interests of proper and efficient drainage.

7. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not 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: To safeguard the amenities of property in the vicinity.

8. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of sustainable waste management.

9. Prior to commencement of the development the developer shall submit for written agreement with the planning authority an Operational Stage Mobility and Traffic Management Plan in accordance with the requirements of the planning authority. The Plan shall be implemented in accordance with this agreement and shall be updated annually, in agreement with the planning authority.

Reason: In the interests of traffic safety and to protect residential amenity.

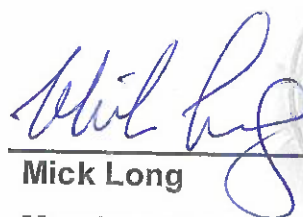
10. The developer shall facilitate the archaeological appraisal of the site and shall provide for the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall -
- (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development, and
 - (b) employ a suitably-qualified archaeologist prior to the commencement of development. The archaeologist shall assess the site and monitor all site development works. The assessment shall address the following issues:
 - (i) the nature and location of archaeological material on the site, and
 - (ii) the impact of the proposed development on such archaeological material.

A report, containing the results of the assessment, shall be submitted to the planning authority and, arising from this assessment, the developer shall agree in writing with the planning authority details regarding any further archaeological requirements (including, if necessary, archaeological excavation) prior to commencement of construction works. In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the area and to secure the preservation (in-situ or by record) and protection of any archaeological remains that may exist within the site.

11. All prefabricated, temporary school structures shall be removed from the site within six months of the completion of the proposed development.

Reason: In the interest of visual amenity and proper planning and sustainable development.



Mick Long

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 11 day of September 2023

