



An
Bord
Pleanála

Board Order
ABP-316322-23

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 22/963

Appeal by Jill Brangan of 'Saint Benen's', Gormanston, County Meath against the decision made on the 5th day of April, 2023 by Meath County Council to grant subject to conditions a permission to The Board of Management of Franciscan College, Gormanston care of Coakley O'Neill Town Planning Limited of NSC Campus, Mahon, Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a new two-storey 37 classroom school building, to cater for 1,000 pupils, with a total internal floor area of 10,753 square metres, and incorporating a general-purpose hall, a multi-use hall, a special needs unit, library, staff rooms, and all ancillary accommodation. The building will also include photovoltaic panels at roof level. The school grounds will provide five number hard surface ball courts, three number grass sports pitches, outdoor seating and breakout areas, sensory garden, tech yard, 150 square metres external store building with refuse store, 40 square metres substation, LPG and ASHP compounds, and associated hard and soft landscaping throughout. The development will also include: the relocation of the existing site entrance and the provision of new access roadway ingress and egress junctions from Gormanston Road; drop-off and pick-up area for cars and set down area for buses; provision of 96 number car parking spaces, inclusive of five number disabled spaces and 10 number electric vehicle

charge points; 360 number cycle parking spaces, 340 number of which are sheltered; new foul and surface water drainage system works incorporating attenuation, rainwater harvesting, and wastewater treatment plant; and all other associated site and development works at Stamullen Road, Gormanston, County Meath as revised by the further public notices received by the planning authority on the 10th day of March 2023.

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 zoning objective of the subject site, its location within an existing urban area of Gormanston and to the nature and scale of the proposed development it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable and would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would be acceptable in terms of built heritage and 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 3rd day of March, 2023 , 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. Mitigation and monitoring measures outlined in the plans and particulars, submitted with the application, including the Ecological Impact Assessment Report, shall be carried out in full, except where otherwise required by conditions attached to this permission.

Reason: In the interest of protecting the environment and in the interest of public health.

3. Prior to commencement of development, the applicant shall submit to, and agree in writing with, the planning authority a detailed design to signalise the junction of Gormanston Road / Flemington Road / Martins Road and for upgrade works along the site's boundary with Gormanston Road, including road widths, footpaths, grass verges, cycleways, street lighting, drainage, line markings, boundary treatments and traffic control measures.

Reason: In the interest of traffic and pedestrian safety.

4. Prior to commencement of development, the applicant shall submit a detailed design of the on-site wastewater treatment system for the written agreement of the planning authority or, having regard to the provisions of the Stamullen Waste Water Upgrade Scheme, the developer shall enter into a waste water connection agreement with Uisce Éireann.

Reason: In the interest of public health.

5. Prior to commencement of development the final detail of the bicycle parking shall be submitted for the written agreement of the planning authority. Electric charging facilities shall also be provided for bicycle parking within the scheme.

Reason: In the interest of sustainable travel.

6. The boundary planting and public open spaces shall be landscaped in accordance with the landscape scheme submitted with this application, unless otherwise agreed in writing with the planning authority. The landscape scheme shall be implemented fully in the first planting season following completion of the development, and any trees or shrubs which die or are removed within three years of planting shall be replaced in the first planting season thereafter.

Reason: In order to ensure the satisfactory development of the public open space areas, and their continued use for this purpose.

7. A schedule of all materials to be used in the external treatment of the development to include a variety of high-quality finishes, such as brick and stone, roofing materials, windows and doors shall be submitted to and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

8. Details of signage relating to the educational use shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

9. Prior to commencement of development, the applicant shall agree in writing with the planning authority, the requirement for a piece of public art within the site. All works shall be at the applicant's expense.

Reason: In the interest of place making and visual amenity.

10. The internal road network serving the proposed development, including the turning area, footpaths and kerbs shall comply with the detailed standards of the planning authority for such road works, and shall comply, in all respects, with the standards set out in the Design Manual for Urban Roads and Streets (DMURS) issued by the Department of Transport, Tourism and Sport and by the Department of Environment, Community and Local Government in May 2019.

Reason: In the interest of amenity and of traffic and pedestrian safety.

11. A Mobility Management Strategy shall be submitted to and agreed in writing with the planning authority prior to the opening of the school. This shall provide for incentives to encourage the use of public transport, cycling, walking.

Reason: In the interest of encouraging the use of sustainable modes of transport.

12. The developer shall facilitate 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.
 - (b) All ground reduction should be subject to a programme of archaeological monitoring, under licence, by a suitably qualified archaeologist.
 - (c) where archaeological material is shown to be present, avoidance, preservation in situ, or preservation by record (excavation) may be required. Works may be halted pending receipt of advice from the National Monuments Service, Department of Housing, Local Government and Heritage who will advise the applicant / developer with regard to these matters.
 - (d) on completion of monitoring of ground reduction and any archaeological excavations arising, the archaeologist shall submit a written report to the planning authority and to the Department of Housing, Local Government and Heritage for consideration.
 - (e) 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 site and to secure the preservation and protection of any remains that may exist within the site.

13. A minimum of 10% of all car parking spaces shall be provided with functioning electric vehicle charging stations/points, and ducting shall be provided for all remaining car parking spaces, facilitating the installation of electric vehicle charging points/stations at a later date. Where proposals relating to the installation of electric vehicle ducting and charging stations/points have not been submitted with the application, in accordance with the above noted requirements, such proposals shall be submitted to and agreed in writing with the planning authority prior to the occupation of the development.

Reason: To provide for and/or future proof the development such as would facilitate the use of electric vehicles.

14. Public lighting shall be provided in accordance with a final scheme to reflect the indicative details in the submitted Public Lighting Report, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development/installation of lighting. Such lighting shall be provided prior to the opening of the school.

Reason: In the interests of amenity and public safety.

15. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless agreed in writing with the planning authority.

Reason: To protect the residential amenities of property in the vicinity and the visual amenities of the area.

16. All service cables associated with the proposed development such as electrical, telecommunications and communal television shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

17. The developer shall enter into water connection agreement with Uisce Éireann, prior to commencement of development.

Reason: In the interest of public health.

18. (1) Drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.
- (2) Prior to commencement of development the developer shall submit to the planning authority for written agreement a Stage 2 - Detailed Design Stage Storm Water Audit.
- (3) Upon Completion of the development, a Stage 3 Completion Stormwater Audit to demonstrate Sustainable Urban Drainage System measures have been installed and are working as designed and that there has been no misconnections or damage to storm water drainage infrastructure during construction, shall be submitted to the planning authority for written agreement.

Reason: In the interest of public health and surface water management.

19. 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 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.

20. A plan containing details for the management of waste within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

21. 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.

22. 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.



Tom Rabbette

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board**

Dated this 21st day of August 2023