

An
Bord
Pleanála

Board Order ABP-316427-23

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 22/1250

Appeal by David Kelly of 12 Parklands Rise, Maynooth, County Kildare against the decision made on the 27th day of March, 2023 by Kildare County Council to grant subject to conditions a permission to The Board of Management of Presentation Girls' School care of Van Dijk Architects of Mill House, Mill Street, Dundalk, County Louth in accordance with plans and particulars lodged with the said Council.

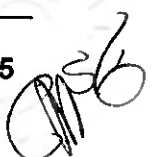
Proposed Development: Demolition of existing single storey section of school and the construction of a new two-storey extension consisting of three number SET rooms, four number mainstream classrooms, an Early Intervention Unit, general office/reception, library/resource room, two number remedial rooms, front entrance, ancillary accommodation and two number pedestrian entrances along the south-east boundary from Carton Avenue together with all associated landscaping, site works and services, all at Presentation Girls' School, Dunboyne Road, Maynooth, County Kildare.

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 location, nature and scale of the proposed development, which comprises demolition and the construction of a two-storey school extension within an existing school grounds to the adjoining Carton Avenue area, and the architectural, heritage and landscape character of the wider area, it is considered that, subject to compliance with the conditions set out below, including a requirement to omit the proposed pedestrian entrance and pathway from the school grounds to Carton Avenue, and the associated proposed removal of stone wall at this location, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be sympathetic to the architectural character and setting of the wider area, would be acceptable in terms of pedestrian and traffic safety and would constitute an acceptable form of development at the existing school premises, in this central serviced area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

A handwritten signature in black ink is written over a faint, circular official stamp. The stamp contains the text 'AN BORD PLEANÁLA' around its perimeter. The signature appears to be 'M. S. B.' or similar.

Conditions

1. The proposed 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 received by the planning authority on the 28th day of February, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The pedestrian entrance and pathway linking the site to Carton Avenue and the associated proposed removal of stone boundary wall at this location shall be omitted from the proposed development.

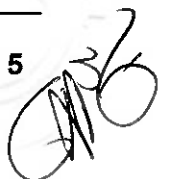
Reason: In the interest of the preservation of architectural, heritage and landscape character of the wider area, including Carton Avenue.

3. The materials, colours and textures of all external finishes to the proposed development shall be in accordance with the drawings and specifications hereby approved.

Reason: In the interest of visual amenity.

4. The extension to the school shall be used for educational purposes in accordance with the details received by the planning authority. Swift bricks shall be implemented in the design to support swift nesting sites.

Reason: In the interest of clarity.



5. The landscaping scheme, as submitted to the planning authority, shall be carried out within the first planting season following substantial completion of external construction works. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

6. 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.

7. Prior to commencement of development, the developer shall enter into water and wastewater connection agreement(s) with Uisce Éireann.

Reason: In the interest of public health.

8. Prior to commencement of development, the developer shall prepare and submit a revised Construction Management Plan to the planning authority for written agreement. The Construction Management Plan shall deal with matters relating to traffic management, noise and dust mitigation measures, site hoarding and security, details of construction lighting and waste minimisation. The revised Construction Management Plan shall also clearly outline how access to school is to be coordinated/managed during the construction phase of the proposed development.

Reason: In the interest of clarity and to safeguard the amenities of property in the vicinity.



9. A minimum of 10% of the proposed car parking spaces shall be provided with electrical connection points to allow for functional electric vehicle charging. The remaining car parking spaces shall be fitted with ducting for electric connection points to allow for future fit out of charging points.

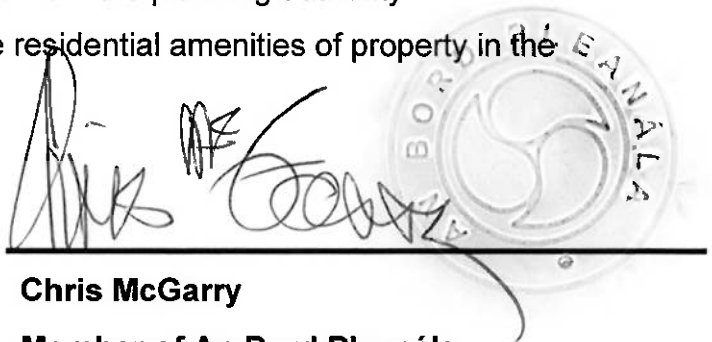
Reason: In the interest of traffic safety and orderly development and proper planning and sustainable development.

10. 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 interest of visual and residential amenity.

11. 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 or public holidays. Deviation from these times shall 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.



Chris McGarry
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this 30th day of May 2024.