



An
Bord
Pleanála

Board Order
ABP-318876-24

Planning and Development Acts 2000 to 2022

Planning Authority: Roscommon County Council

Planning Register Reference Number: 2353

Appeal by Claire, John and John Patrick Larkin of Ardass, Tarmon, Castlerea, County Roscommon against the decision made on the 14th day of December, 2023 by Roscommon County Council to grant, subject to conditions, a permission to The Board of Management of Tarmon National School care of Collins Boyd Engineering Limited of Galway Road, Roscommon in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention permission and planning permission for the following: (1) permission for retention is sought for existing temporary car park; (2) planning permission is sought for the construction of single-storey extension to the rear (north-east) of existing school consisting of one classroom SEN base, early intervention classroom, multisensory room, three mainstream classrooms, office, storage area and necessary circulation areas, demolition of existing storage areas, provision of additional car parking spaces, upgrading of foul and surface water treatment system, together with all associated site works, all at Tarmon National School, Ballinphuill Townland and Termon Beg Townland, Castlerea, County Roscommon. The proposed

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development was revised by further public notices received by the planning authority on the 17th day of November 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 design, scale and layout of the proposed development, noting that the proposed extension replaces existing accommodation and does not provide for a significant expansion of the school in terms of pupil numbers over and above the number currently enrolled, and the provisions of the Roscommon County Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development would not result in a traffic hazard or seriously injure the residential or visual amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as revised by the further plans and particulars received by the planning authority on the 3rd day of November 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. Within six months of the extension (hereby permitted) becoming operational, the use of the temporary car park shall cease and the lands utilised for the temporary car park shall be reinstated.

Reason: In the interest of clarity.

3. Prior to commencement of development the developer shall submit to the planning authority, for its written agreement, proposals for landscaping/screening along the western boundary of the site. The landscape proposal shall provide for semi-mature trees and shall be in place 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

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agreed in writing with the planning authority.

Reason: To protect the visual amenity of the area.

4. Details of the materials, colours and textures of all the external finishes shall be as submitted with the application, unless otherwise agreed in writing with the planning authority prior to commencement of development. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interest of visual amenity.

5. The works hereby permitted to the wastewater treatment system shall be completed and operational upon the extension becoming operational.

Reason: In the interest of public health.

6. Prior to commencement of development, the developer shall prepare a Resource Waste Management Plan (RWMP) as set out in the Environmental Protection Agency'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 file and retained as part of the public record. The RWMP shall be submitted to the planning authority for written agreement prior to 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.

7. The construction of the proposed 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 all intended construction practice for the proposed development, including noise management measures.

Reason: In the interest of public safety and residential amenity.

8. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the detailed requirements of the planning authority for such works and services.

Reason: In the interest of public health.

9. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground.

Reason: In the interest of amenity.

10. Site development and building works shall be carried out only between the hours of 0800 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 amenities of property in the vicinity.



Peter Mullan

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



Dated this 16th day of August, 2024.