

An
Bord
Pleanála

Board Order
ABP-321083-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3635/24

Appeal by Gregory and Geraldine Wilson of 28 Falcarragh Road, Gaeltacht Park, Whitehall, Dublin against the decision made on the 30th day of September, 2024 by Dublin City Council to grant subject to conditions a permission to Saint Aidan's C.B.S. Board of Management, care of MAGNE of 23 Mountjoy Square East, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: 1. Demolition of the 730 square metres. annex temporary classroom block to the front of the school, comprising of nine classrooms, four SET rooms, caretaker rooms and project art store. 2. Construction of the new standalone 4,055 square metres extension and external link to Saint Aidan's C.B.S. Secondary School. The building height varies from two to three storey. Accommodation provides for four classroom Special Education Needs Unit with all associated facilities, 15 general classrooms, five SET rooms, two science laboratories with associated preparation room, one music room, one construction studies room with associated prep room and project store, one art room with associated project store, one design, communications and graphics room, one multimedia room,

one staff room, ancillary accommodation and circulation. 3. Two new pedestrian access gates from Collins Avenue and two reconstructed vehicular gates on Collins Avenue and Falcarragh Road. 4. New signage comprising of a wall mounted metal signage above the main building entrance. 5. Relocation of 348 cycle spaces and 50 number car parking spaces, and 6. All associated ancillary site development and landscaping works at Saint Aidan's C.B.S., Collins Avenue, Whitehall, Dublin.

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 nature of the proposed development, a new standalone extension and external link to an existing school, and to the provisions of the Dublin City Development Plan 2022-2028, it is considered that the proposed development, including revised access and egress design and subject to compliance with the conditions set out below, would not adversely affect the residential or visual amenities of the area, would not give rise to the creation of a traffic hazard in the vicinity, and would not have any significant effects on the environment. 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 September 2024, 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. Prior to the occupation of the permitted development, the developer shall engage with the Traffic Advisory Group (TAG) of Dublin City Council to ascertain and comply with their requirements in respect of all works to the public road. All costs incurred, including any modifications or repairs to the public road and services necessary as a result of development, shall be at the expense of the developer.

Reason: In the interest of pedestrian and road safety, and of orderly development.

3. Prior to the opening/occupation of the development, a Mobility Management Plan (MMP) shall be submitted to and agreed in writing with the planning authority. This shall provide for incentives to encourage the use of public transport, cycling and walking by users of the development.

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

4. The internal road serving the proposed development including turning bays, junctions, parking areas, footpaths, and kerbs shall comply with the detailed construction standards of the planning authority for such works and design standards outlined in Design Manual for Urban Roads and Streets (DMURS). Details of all locations and materials to be used shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

5. The demolition and construction works shall be managed in accordance with an updated Construction Environmental Management Plan (CEMP), which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The CEMP shall include but not be limited to construction phase controls for dust, noise and vibration, waste management, protection of soils, groundwaters, and surface waters, site housekeeping, emergency response planning, site environmental policy, traffic management arrangements/measures and project roles and responsibilities.

Reason: In the interest of environmental protection, residential amenities and public safety.

6. 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 plan shall be agreed in writing with the planning authority and include specific proposals as to how the plan will be measured and monitored for effectiveness and shall be placed on the file and retained as part of the public record.

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

7. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities 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.

8. Details of the materials, colours and textures of all the external finishes (including signage) to the proposed development 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. All service cables associated with the proposed development 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 amenity.

10. 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.

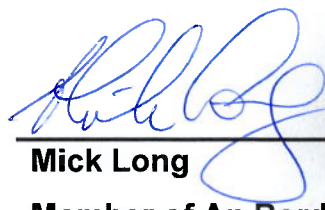
11. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.



12. The demolition and construction works shall be carried out in such a manner as to ensure that the adjoining streets are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.

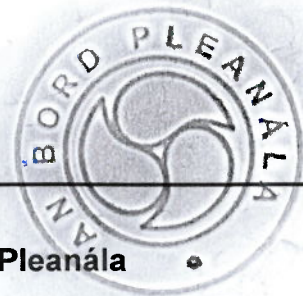
Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interest of orderly development.



Mick Long

Member of An Bord Pleanála

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



Dated this 24th day of February 2025.