

An
Bord
Pleanála

Board Order
ABP-321696-25

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD23A/0336

Appeal by Beechwood Lawns, Coolamber and Maple Residents Association care of John O'Leary of 36 Beechwood Lawns, Rathcoole, County Dublin against the decision made on the 13th day of December by South Dublin County Council to grant, subject to conditions, a permission to the Department of Education care of Tom Phillips and Associates of 80 Harcourt Street, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: New primary school (Roll No. 20549P), including 20 classrooms, with a gross floor area of 3,449 square metres over three-storeys; The proposed development will also provide a number multi-purpose hall and all ancillary teacher and pupil facilities; Vehicular, cycle, and pedestrian access to the site is proposed to the north-west of the school, with staff and visitor parking spaces; car and bus drop off and set down facilities and associated set down areas and accessible parking facilities; A secondary, future provision of pedestrian, vehicular and cycle access points are provided to the southern boundary of the site; The development will also include the provision of bicycle and scooter parking; external stores; Internal access roads, cycle and footpaths; hard and soft play areas including two ballcourts;

piped infrastructure, connections and ducting; external plant area; landscaping and boundary treatments; green roofs, PV panels; one ESB substation; EV parking facilities; external courtyards and all hard and soft landscaping; ancillary ramps and stairs; lighting; signage; three attenuation tank; SUDs; three flagpoles; changes in level and all associated site development and excavation works above and below ground, at Lands south of Coolamber Drive, Rathcoole, County 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 provisions of the South Dublin County Development Plan 2022-2028 including the land use zoning objective for the area together with the 'proposed school' objective on the site and the relevant policies and objectives of the development plan, and having regard to the design, scale, and purpose of the proposed development it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area, would not endanger public safety by reason of traffic hazard or obstruction of road users. 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 received by the planning authority on the 20th day of November 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. The mitigation measures set out in Table 6 of the Ecological Impact Assessment Report prepared by Altamar Limited as submitted with the application to the planning authority shall be implemented in full.

Reason: To mitigate the loss of biodiversity on the site.

3. Details of the materials, colours and textures of all the external finishes to the proposed buildings 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.

4. (a) The access shall be via Coolamber Drive in accordance with the plans and particulars submitted with the application. This shall become a pedestrian and cycle access when an alternative vehicular access is delivered via Mullaly's Lane and bollards shall be put in place to prevent vehicular access in accordance with drawing titled 'Proposed Permanent Access' (Waterman Moylan, Drawing Number P115) received by the planning authority on the 20th day of November 2024 within six months of the closure of the Coolamber Drive access.
- (b) The developer shall erect a gate on the boundary fence at the location of the future road from Mullany's Lane.
- (c) The recommendations of the Stage 1 Road Safety Audit shall be implemented into the design.

Reason: In the interest of traffic safety.

5. The development shall be carried out and operated in accordance with the provisions of the School Travel Plan received by the planning authority on the 20th day of December 2023. The specific measures detailed in Section 4 and Section 5 of the said plan to achieve the objectives and modal split targets for the development shall be implemented in full upon first occupation of the development. The developer shall undertake an annual monitoring exercise to the satisfaction of the planning authority for the first 9 years to achieve the target modal split set out in Table 6 of the plan and shall submit the results to the planning authority for consideration and placement on the public file.

Reason: To achieve a reasonable modal split in transport and travel patterns in the interest of sustainable development.

6. Prior to the commencement of development the developer shall enter into a Connection Agreement(s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/ wastewater facilities.

7. During the construction and the operational phases, uncontaminated surface run-off within the development shall be collected and managed in accordance with the surface water drainage systems detailed in the plans and particulars received by the planning authority dated the 20th day of November 2024.

Reason: In the interest of environmental protection and to prevent water pollution.

8. The use of the school outside of school hours and outside term time shall be made available where it will be of benefit to the wider community.

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

9. No floodlighting of the ball courts shall be permitted without a separate planning application having first been obtained. The ball courts shall not be used between the hours of 2000 and 0830.

Reason: In the interests of environmental protection and residential amenity.

10. The mitigation and construction management measures set out in the Outline Construction Management Plan as received by the planning authority on the 20th day of December 2023 as part of the application shall be implemented in full.

Reason: In the interest of the environment, public health and proper construction management.

11. Prior to the commencement of any works associated with the development hereby permitted, the developer shall submit a detailed Construction Environmental Management Plan (CEMP) for the written agreement of the planning authority. The CEMP shall incorporate details for the following:

- (i) collection and disposal of construction waste,
- (ii) surface water run-off from the site,
- (iii) on-site road construction, and
- (iv) environmental management measures during construction including working hours, noise control, dust and vibration control and monitoring of such measures.

A record of daily checks that the construction works are being undertaken in accordance with the CEMP shall be kept at the construction site office for inspection by the planning authority. The agreed CEMP shall be implemented in full in the carrying out of the development. The CEMP shall demonstrate due regard to Inland Fisheries Ireland's "Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters, 2016".

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

12. The internal road and footpath network serving the proposed development including vehicle and cycle parking areas and footpaths shall comply with the detailed standards of the planning authority for such road works.

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

13. The developer shall facilitate the archaeological appraisal of the site and shall provide for the preservation, recording and protection of archaeological materials or features which 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.

14. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0900 to 1300 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.

15. 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.

16. The landscaping scheme, as received by the planning authority on the 20th day of November 2024 shall be carried out no later than the first planting season after the first occupation of each phase of the development on site.

The following shall be carried out:

- (a) All trees and plant species shall be native species and no invasive species are permitted.
- (b) No wildflower seeds of non-native origin shall be part of the landscaping. Proposed meadow areas and the riparian strip shall be managed by an appropriate mowing regime to encourage the establishment of locally occurring wildflowers.
- (c) 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.

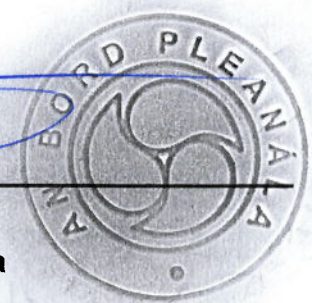
Reason: In the interest of residential and visual amenity and to preserve local biodiversity.



Tom Rabbette

Member of An Bord Pleanála

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



Dated this 19th day of MAY 2025.