

An
Coimisiún
Pleanála

Commission Order
ABP-322680-25

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0087/WEB

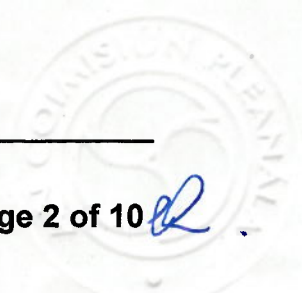
Appeal by Sumaes OMC care of 44 Merrion Woods, Stillorgan Road, Blackrock, County Dublin against the decision made on the 19th day of May, 2025 by Dun Laoghaire Rathdown County Council to grant subject to conditions a permission to Ivan Schuster care of Coady Architects of Mount Pleasant Business Centre, Mount Pleasant Avenue Upper, Ranelagh, County Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Development will consist of works to St. Andrew's College, which includes a Protected Structure (RPS 55) and will comprise of:

- (1) the demolition of the 1980s single storey extension known as House 5 (approximately 515 square metres) adjoining the protected structure to the north,
- (2) the removal of temporary accommodation comprising five number sets of mobile classrooms,

- (3) the construction of a four-storey learning centre as an extension to the school (max parapet height 35.550 metres) with teaching, administration, guidance and learning support accommodation, with forecourt, connected heat pump at ground floor level and green roof (approx.3720 square metres),
- (4) realignment of the existing internal roads, paths and car parking layouts including additional set down areas and cycle parking (118 in total, 80 covered),
- (5) addition of five number EV charging docks to existing car parking numbers,
- (6) creation of pocket parks and landscaped seating areas adjacent to hockey pitches and new learning building,
- (7) reconfiguration of and improvements to Booterstown Avenue entrance,
- (8) removal of gates and pillars at Booterstown Avenue and finishes to forecourts upgraded and pillars provided,
- (9) removal of existing gates at Rosemount Terrace and erection of new vehicular and pedestrian gates, repositioned within the site for increased pedestrian safety, partial demolition of wall south of existing entrance.
- (10) all associated works including landscaping, access and infrastructure to facilitate development,

all at Saint Andrews College, Booterstown Avenue, Booterstown, Blackrock, 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 zoning objective "SNI" for the site as set out in the Dun Laoghaire-Rathdown County Development Plan 2022-2028, to the existing educational use on site, separation distances from local housing and to the relevant objectives set out in the Development Plan, it is considered that the proposed development, subject to compliance with the conditions set out below, would not pose a risk to traffic and pedestrian safety, would not seriously injure the residential amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment: Stage 1:

The Commission considered the documents submitted with the application, and all the other relevant submissions on file, and carried out an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on designated European sites. The Commission agreed with the screening assessment and conclusion carried out in the Inspectors Report that South Dublin Bay and River Tolka Estuary Special Protection Area (Site Code 004024), North-West Irish Sea Special Protection Area (Site Code 004236), North Bull Island Special Protection Area (Site Code 004006), Baldoyle Bay Special Protection Area (Site Code 004016), Ireland's Eye Special Protection Area (Site Code 004117), and Malahide Estuary Special Protection Area (Site Code 004025) are the only European Sites in respect of which the proposed development has the potential to have



a significant effect in view of the Conservation Objectives for the sites and that Stage 2 Appropriate Assessment is, therefore, required.

Appropriate Assessment: Stage 2:

The Commission considered the Natura Impact Statement and all other relevant submissions including expert submissions received and carried out an Appropriate Assessment of the implications of the proposed development on South Dublin Bay and River Tolka Estuary Special Protection Area (Site Code 004024), North-West Irish Sea Special Protection Area (Site Code 004236), North Bull Island Special Protection Area (Site Code 004006), Baldoyle Bay Special Protection Area (Site Code 004016), Ireland's Eye Special Protection Area (Site Code 004117), and Malahide Estuary Special Protection Area (Site Code 004025), in view of the sites' conservation objectives. The Commission considered that the information before it was sufficient to undertake a complete assessment of all aspects of the proposed development in relation to the conservation objectives of the sites using the best available scientific knowledge in the field.

In completing the assessment, the Commission considered, in particular, the following:

- (a) the likely direct and indirect impacts arising from the proposed development both individually or in combination with other plans or projects,
- (b) the mitigation measures which are included as part of the current proposal, and
- (c) the conservation objectives for the European Sites.

In completing the Appropriate Assessment, the Commission accepted and adopted the Appropriate Assessment carried out in the Inspector's report in respect of the potential effects of the proposed development on the

aforementioned European Sites, having regard to the sites' conservation objectives.

In overall conclusion, the Commission was satisfied that the proposed development, by itself or in combination with other plans or projects, would not adversely affect the integrity of the European Sites in view of their conservation objectives. This conclusion is based on a complete assessment of all aspects of the proposed project and there is no reasonable scientific doubt as to the absence of adverse effects.

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 24th day of April, 2025, 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. Details of the materials, colours and textures of all the external finishes to the proposed building 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.

3. Prior to the commencement of development, the developer shall submit to, and agree in writing with, the planning authority a methodology and specification for enveloping works for the stables building at the entrance to the school, at Booterstown Avenue.

Reason: In the interest of safeguarding built heritage.

4. The mitigation measures contained in the submitted Natura Impact Statement (NIS) shall be implemented.

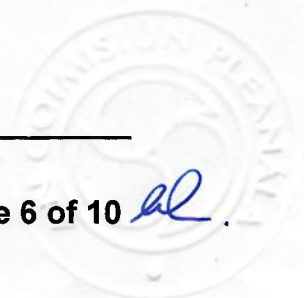
Reason: To protect the integrity of European Sites.

5. The mitigation measures contained in the submitted Ecological Impact Assessment dated the 6th day of February 2025 shall be implemented.

Reason: To protect the integrity of European Sites.

6. (a) Prior to commencement of the proposed development, the developer shall submit to, and agree in writing with, the planning authority revised drawings and details which demonstrate the provision of road markings and signage to cater for vehicular movements, and which indicate the following:
 - (i) "One-way" at entrance from Booterstown Avenue, and
 - (ii) "No Entry" at exit onto McCabe Villas;
- (b) the developer and Travel Plan Coordinator shall implement the measures detailed in the submitted School Travel Plan by Systra, dated the 9th day of December, 2024.

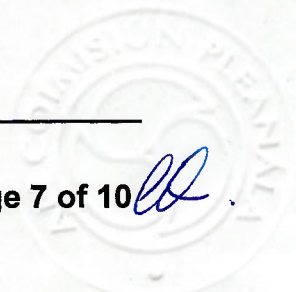
Reason: In the interest of traffic safety.



7. Site development and building works shall be carried out 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 shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

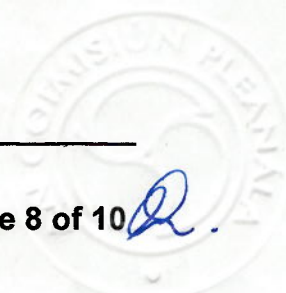
8. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including:
- (a) the location of the site and materials compound(s) including area(s) identified for the storage of construction refuse;
 - (b) the location of areas for construction site offices and staff facilities;
 - (c) details of site security fencing and hoardings;
 - (d) details of on-site car parking facilities for site workers during the course of construction;
 - (e) details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site;
 - (f) measures to obviate queuing of construction traffic on the adjoining road network;



- (g) the measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;
- (h) alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works;
- (i) the provision of existing parking arrangements during the construction period;
- (j) details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
- (k) the containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;
- (l) the off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;
- (m) the means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains;

A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be available for inspection by the planning authority.

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

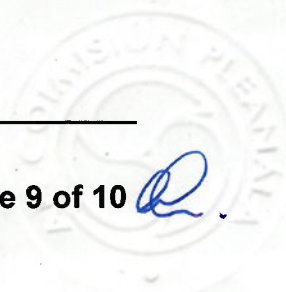


9. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the Environmental Protection Agency's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction 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 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 proper planning and sustainable development.

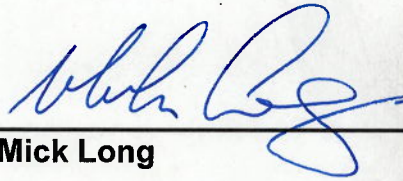
10. The landscaping scheme shall be carried out within the first planting season following substantial completion of external construction works. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within 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.



11. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health.



Mick Long

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 6 day of October 2025.