



An  
Bord  
Pleanála

## Inspector's Report PL16.247053

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<b>Development</b>	Change of use of Protected Structure from office to educational with ancillary site works at Marsh House, Newtown, Castlebar, Co. Mayo
<b>Planning Authority</b>	Mayo County Council
<b>Planning Authority Reg. Ref.</b>	16/447
<b>Applicant(s)</b>	Minister for Education and Skills
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Grant
<b>Appellant(s)</b>	1. Frank Durcan 2. Margaret and James Keane
<b>Observer(s)</b>	None
<b>Date of Site Inspection</b>	20 <sup>th</sup> October 2016
<b>Inspector</b>	Lorraine Dockery

## **1.0 Site Location and Description**

1.1. The subject site, which has a stated area of 0.1078 hectares, is located on the western side of Newtown, Castlebar, Co. Mayo. The site contains a two-storey detached property, Marsh House, which is designated as a Protected Structure within the operative Development Plan. The structure is recognised as an attractive two-storey rendered building, with a stated area of 340 square metres. It fronts onto an area of public open space which links into the Greenway which starts at Lough Lannagh Amenity Area to the west and finishes at the National Museum of Country Life, Turlough. An existing footbridge over the Castlebar River forms part of this route.

## **2.0 Proposed Development**

2.1. The proposed development comprises the change of use of an existing Protected Structure from office to educational with ancillary site works.

2.2. The proposal is for a four classroom school with a Special Education and Training room, staff room and reception.

2.3. With regards access/egress, it is stated that the school will operate a “park and stride” policy, whereby parents will be requested not to use the main school entrance for drop-off or collection of their children. This will take place at the nearby public carpark, situated to the south of the proposed school building. From here, students will under the guidance of the school walk to/from school, across the footbridge utilising the existing footpath network. School staff will oversee this at both drop-off and collection times. Vehicular access to Marsh House will only be made available to teachers and to those on school business during the day. A retractable bollard is proposed restricting vehicular access to the site. The proposed bollard will allow pedestrian and cycle access through the site in a manner similar to its current open nature and obviates the need for the installation of a swing gate. The parent

community of the school are stated to be in full agreement with this policy. A 'Car Parking Diagram' has been submitted with the application.

2.4. It is stated that the need for additional school provision in Castlebar was highlighted in parental surveys undertaken by the Department of Education and Skills in 2012. These surveys showed that there was a demand for a multi-denominational English medium, primary school with four mainstream classrooms under the patronage of Educate Together. The following is noted

- maximum intake each year of half a junior infant class (approximately 13 pupils per year)
- will enrol junior infants pupils only each year and will grow incrementally for eight years to a maximum of four classrooms, circa 100 pupils after eight years of operation.
- This initiative is aimed at providing an additional choice for parents for multi-denominational provision, while minimising the potential impact on the enrolment numbers in existing schools.
- It had been planned to open the proposed school in late August 2016

2.5. A letter of consent from Mayo County Council giving permission to the making of the application is attached to the file.

### 3.0 **Planning Authority Decision**

#### 3.1. **Decision**

Permission GRANTED, subject to eight no. conditions.

Condition No. 2 restricts the permission to a period of five years; Condition No. 3 deals with school hours while Condition No. 4 relates to compliance with "Park and Stride" policy. Conditions No. 7 and 8 respectively deal with link to existing Greenway and external landscaping

### 3.2. **Planning Authority Reports**

The report of the area planner reflects the decision of the planning authority

### 3.3. **Other Technical Reports**

Roads Design Office: No objections, conditions attached

National Roads Design Office: No issues raised

### 4.0 **Planning History**

4.1. No relevant history

### 5.0 **Development Plan**

5.1. The Mayo County Development Plan 2014-2020 is the operative County Development Plan for the area.

Castlebar & Environs Development Plan 2008-2014 applies

#### Zoning

Zone E-Town Centre

School Use is 'Open for Consideration' in Zoning Matrix

The area immediately south of the subject site is zoned 'Objective G' Open Space/Amenity

Section 14.12.2 Schools

Marsh House is designated as a Protected Structure in Appendix A

## 6.0 The Appeal

### 6.1. Grounds of Appeal

The grounds of the two appeal submissions received can be summarised as follows:

- Impacts on amenity
- Increased noise
- Traffic issues- obstruction and delays- considers proposal to access from Dunnes carpark to be problematic, inconvenient and unsafe- requires a Road Safety Audit
- Will encourage unsustainable transportation models, longer journey times and increased congestion
- Proposal reduces amenity by closing/restricting one of the pedestrian access point with a gate, which is a public right of way- loss of public open space and parking
- Reduction in development potential of nearby properties
- Lack of information/validity of application/inadequate public consultation
- Suitability of structure/more suited to other uses
- Site too small- inadequate open space in line with Development Plan policy- inadequate play areas
- Impacts on Protected Structure/lack of details regarding outdoor proposal for landscaping, paving, signage- lack of conservation /management plans, no architectural heritage impact assessment undertaken- increased exposure of important protected heritage features due to high volume of school traffic- alterations required to comply with Building Regulations
- Need to avoid endangering of the Protected Structure

- Removal of UDC fountain
- Material contravention of Development Plan
- Compliance with zoning objective
- Notification of Bodies
- Questions cost-effectiveness of proposal
- Drainage issues
- Increase overlooking and impacts on privacy
- Observations on Planner's report
- Notes absence of conditions relating to noise, construction management plan, hours of operation, advertising- observations made on conditions
- Subject structure located on western side of Newtown Street, which is strictly residential
- Proximity to river from health and safety viewpoint/ access from windows
- No provision for disabled persons
- Fire concerns
- Loss of footfall for commercial properties- attraction of anti-social behaviour to play area- further step in increasing decay of the town
- Extinguishment of right of ways

## 6.2. Planning Authority Response

A response of the planning authority may be summarised as follows:

- Department of Education and Skills have confirmed that the property is adaptable to a small primary school
- Satisfied that the proposal was assessed in terms of traffic safety, as SEE carried out appropriate assessment
- Detailed submissions were made at application stage regarding “Park and Stride” policy
- Road outside the site is identified as Newtown- Shamble Street is identified as the street name further west in direction of credit union
- Greenway runs to the south of the site outside the red line boundary, identified on Site Layout Plan submitted- condition attached to agree any proposed links to the existing Greenway with Mayo County Council prior to the commencement of any development on site- applicants have stated their intention to utilise the existing footpath network to access the school, which forms part of the Greenway, which is a public amenity
- Letter of consent from owner of building is standard procedure for all applications
- Refutes claims that application is not in compliance with Article 22(4)a of Planning and Development Act 2000
- Proposed development advertised in accordance with Article 18 & 19 of Planning and Development Regulations 2015
- Use of site for school is ‘open for consideration’ in Land Use Zoning Matrix in Castlebar & Environs Development Plan 2009

- Town centre location encouraging children to cycle and walk to school- more sustainable
- Issue of cost is not a planning matter
- Proposal does not include for any alterations to the original fabric of the building- only significant changes are removal of non-original partitions which were added in more recent times for office use- original building and its features remain intact- permission is only for limited period of 5 years
- Condition No. 8 requires that all landscaping, fencing and children's play equipment be agreed in writing with planning authority prior to commencement of any works on site
- Indefinite revolving lease does not apply- lease is for period of 4 years and 9 months- matter of public record
- In terms of density and size, considers that specific standards for schools should not form part of Development Plan as they fail to allow flexibility when locating school sites, in particular in town centre locations- Department of Education believe that the proposed school meets their standards
- Proposal involves the enclosure of a paved area which is currently unusable and visually unappealing- external façade of building remains unchanged- will remain a significant landmark in Castlebar town centre
- Proposal is for a community/public use and was previously in public use- proposed use is seasonal, part-time use which will not affect the development potential of adjoining properties
- In terms of overlooking/privacy, there is no change to the previous situation
- Can be argued that proposed use will create less noise and disturbance than previous use as proposal is a seasonal use with lesser opening hours-



building will remain closed for a significant portion of the year- external play area is located to the front of the building with playtime limited to two breaks

- School hours of operation would not significantly impact on residential amenity
- Standard procedure to agree finer details post decision in the interests of clarity

A second response from the planning authority was received which deals primarily with procedural issues relating to the public notices but also reiterates many of the issues raised in their original submission.

### 6.3. Other Party Responses

A response from the applicant may be summarised as follows:

- Outlines need and background for proposed development
- All 11 primary schools within the town boundary and within a 5km radius of the town are under Catholic patronage and all but 1 teach through the medium of English
- In the 5<sup>th</sup> year of operation, the school would have a maximum of 68 pupils- this permission is for five years only
- Schools opening under the patronage divesting process are required to make use of existing infrastructure, given that they are designed to provide choice to parents in areas of stable population, rather than additional school places to meet demographic growth- after examination, no other viable options were identified to support a school of this size in the town
- Satisfied that this would be very suitable for school use, with some minor alterations- any alterations would be minimal and internal- has previously been used as offices but has been vacant for a number of years

- At Council meeting of July 18<sup>th</sup> 2015, the Council approved the lease of the property for a period of four years and 9 months, subject to a review in year three
- Unable to open the new school in Marsh House for September 2016- in order to ensure the school could open for the children who were enrolled, it was necessary to open the school in temporary, short-term accommodation- located in the town centre- opened in August 2016 with 12 pupils- will accommodate school in short term but is not suitable for the school needs after their first year of operation- given town centre location, the “Park and Stride” policy is already in operation- informed that the policy is working well and parents happy to adhere to this policy- in keeping with Smarter Travel initiatives
- Planning notices generated using automated system of Mayo County Council website- erected in two prominent locations and were validated by the Council
- Complied with requirements of planning process
- Address is Newtown- building was until recently used as offices so this side of street is not strictly residential- urban location
- Not unusual for schools to be located in town centre
- Proximity to Castlebar River does not provide undue risk
- Disability issues is a matter for Disability Access Certificate- application for such has been made
- Made arrangements to comply with condition relating to drainage
- Fire safety is the subject of a Fire Safety Certificate
- All windows to be fitted with opening restrictors

- No changes proposed to façade facing the neighbouring residential property- no issue replacing existing windows to improve sound proofing if so required by An Bord Pleanála
- Extent of enclosure to front is limited to hard paved area – none of green area included save for a passing bay-permeable paving to allow grass grow up between it- proposed for gate to be left open when not in use by school
- Traffic management consists of “park and stride” policy and does not constitute a drop off system at a commercial loading bay- number of parking spaces and public parking spaces in area- not an unusual arrangement for an urban school- cites examples of such arrangements- pedestrian access facilitated to proposed school building- proximity to Greenway- in keeping with Smarter Travel Initiatives- reasonable scenario given urban location
- No plans to affect any right-of-way
- No provision for new footbridge from Marsh House
- Property currently vacant- opening the property as a school would bring increased footfall and revitalisation to the area
- Provision of school does not come at expense of best preserving the valuable elements of Marsh House- several detailed site visits and assessment concluded that the property was be suitable as school use- any alterations are minimal and internal- none affect historic fabric of the building- proposed works greater benefit than if building made vacant- Marsh House has operated as a school in the past before reverting to offices
- Letter of consent submitted with planning application from Mayo Co Co, who are the owners of the building
- Ancillary works clearly outlined on Site Layout Plan

- Highly aware of valuable heritage features of Marsh House- original plan has been distorted over the years by additions- intention to restore this element to a more sympathetic and original layout- existing structure has been recorded through photography and computer modelling- materials to be removed are not of a historic nature, were not applied in a manner consistent with the original fabric of the building and are of no value to the building- there are no original doors or skirting, dado rails, panelling or decorative plasterwork- no alteration proposed to original staircase- no substantial elements of its recent past which warrant preservation
- Fountain is a recent installation and is not operational
- Professional opinion that no works are being carried out which compromise the character of the original structure or impact on the original fabric or detail
- Provisions of 14.12.2 of the Town Plan 2008 in relation to open space refers to new schools- realistic view of existing sites on a case by case basis- availability of local parking, utilities and amenities permit smaller sites- area can be reduced accordingly where enrolments can be capped
- Outlining previous uses, considers that the proposed use would have much less potential for disturbance, particularly at night and weekends than previous use

#### 6.4. **Observations**

6.5. None

## 7.0 **Assessment**

7.1. I consider the key issues in determining this appeal are as follows:

- Principle of development
- Amenity issues/ Impacts on Protected Structure
- Parking/Access Issues
- Other issues
- Appropriate Assessment

## 7.2 **Principle of development**

7.3 The subject site is located within an area zoned for town centre uses within the operative Development Plan, with schools open for consideration, as outlined in Table 15.1 Land Use Zoning Matrix. This is considered reasonable. There is an established use of the site for public uses, with the most recent use being as the offices for Castlebar Town Council. It is stated in the documentation that previous to this, the building was in use as a school although I have no further detail relating to this. This is an important building within the town, which is currently underutilised and in its present state adds little to the visual amenity of the area. This is of particular importance considering the location of the site beside an area of public open space and the Greenway. The appropriate re-use of the structure is to be welcomed in principle.

7.4 The subject school is being opened under the patronage divesting programme. Schools opening under this process are required to make use of existing infrastructure, given that they are designed to provide choice to parents in areas of stable population, rather than additional school places to meet demographic growth. After examination, no other viable options were identified to support a school of this size in the town and it was considered, that subject to some minor alterations the subject structure would meet the needs of a small school.

7.5 Having regard to all of the above, I consider the proposed school use to be acceptable in principle and generally in compliance with the policies and objectives of the Mayo County Development Plan 2014 and the Castlebar Town and Environs Plan 2008.

**7.6 Amenity issues/ Impacts on Protected Structure**

7.7 Much of the content of the submission received relate to amenity issues and impacts on the Protected Structure. These concerns are noted. In terms of the impacts on the public amenity spaces, I acknowledge that this is an area of open space that adds significantly to the townscape and the need for its continued protection is recognised. Based on the information before me, I am however satisfied that the proposed development would not compromise this area. I acknowledge that a low fence 1.1 metres high is proposed to enclose the playarea immediately to the front of the building. I note that at the present time this area adds little to the public open space, in that it is run-down and requires maintenance. It does not read as being part of the overall managed area of public open space and its enclosure is considered acceptable. The applicants state in their submission that the gate to this area will be left open outside of school hours to allow general public access to the rubberised play area. This improvement of the area will be a positive gain to the community at this location. It is stated that no right of ways will be impacted upon. As we be discussed below, a retractable bollard is proposed to prevent unauthorised vehicular access to the parking area. This bollard will continue to allow pedestrian movements, as existing. Having regard to all of the above, I consider that the proposed development would not detract from the amenity of the area and that the proposal is considered acceptable in this regard.

7.8 I note the concerns raised with regards the suitability of the subject structure as a school in terms of its size and play areas available. Concerns were also raise in terms of safety and appropriateness of the structure relating to fire and window openings. Such issues are a matter for compliance with the Building Regulations outside the remit of this appeal. It is stated within the file that this will be a four

classroom school with a Special Education and Training room, staff room and reception. There will be a maximum intake each year of half a junior infant class (approximately 13 pupils per year), will enrol junior infants pupils only each year and it is anticipated that the school will grow incrementally for eight years to a maximum of four classrooms, circa 100 pupils after eight years of operation. A grant of permission for five years issued from the planning authority, which would give a maximum of 68 pupils after five years of operation. The Department of Education states that after detailed assessment, it considers the subject building to be appropriate for their needs.

7.9 I note the overall site area and the fact that the play area to the front of the building is quite limited. This was raised as a concern in the appeal submissions received and this would also be my issue of greatest concern. Section 14.12.2 of the Castlebar Town & Environs Plan 2008 relates to a minimum site size requirement of 0.6 hectares for school buildings. In response, the Department of Education stated that the provisions of Section 14.12.2 refers to new schools and that the availability of local parking, utilities and amenities permit smaller sites. The response further states that the area can be reduced accordingly where enrolments can be capped. It is my opinion that in such instances, it may be more appropriate to examine each case on its own merits. However, I do obviously acknowledge the need for appropriate standards. In this instance, I would tend to agree with the applicants. This is an urban site utilising an existing structure. The site opens onto an attractive area of open space which includes for the Castlebar River, which forms part of the Greenway and pupils could have supervised access to this, if necessary. At this location, the river is fenced off for safety purposes. In visual terms, the two areas will read as one. Details relating to the landscaping, fencing and play areas were dealt with by condition by the planning authority. Aside from staff parking, there is no parking provision on site which again reduces the need for a larger site area. Finally, permission was granted by the planning authority for a five-year period to enable the planning authority and the school authorities make a suitable assessment at that

time as to how the school is working. At that stage, there will be relatively limited numbers of students. If the Bord is disposed towards a grant of permission, I recommend that a similar temporary permission would be appropriate in this instance and recommend that it be attached to any such grant. Having regard to all of the above, I consider that the site size is appropriate and that the level of amenity being afforded to any new occupants would be acceptable.

7.10 I note the concerns raised in relation to impacts on residential amenity, in particular concerns relating to noise disturbance. Having regard to the nature, scale, hours of operation and the fact that the play area is to the front of the existing structure, I do not anticipate that noise disturbance on any adjoining properties would be excessive. I consider that having regard to the town centre location of the site, impacts on residential amenity would not be so great as to warrant a refusal of permission. There would no issues of overlooking or impacts on privacy, over and above that existing considering there are no alterations proposed to the existing fenestration. I have no information before me to believe that the proposal would impact on development potential of other adjoining properties or lead to devaluation of property values in the vicinity.

7.11 As is stated above, Marsh House is an important building within the town, particularly due to its location fronting onto an area of public open space that has both amenity value and also a practical use in terms of the linkages it provides. At the present time, the existing structure is vacant and is beginning to show signs of such. It is in need of some upgrading work/maintenance to bring it back to the role that it deserves within the streetscape. Its previous use was as a public building and I consider that the proposed small school use would be appropriate at this location. The proposal aims to remove the previous internal modifications and is not proposing any works to the historic fabric of the building. The proposed use is being contained within the original footprint of the structure and there are no elevational changes proposed. While I note the designation of the building as a Protected Structure, I do note that it is not included in the NIAH Survey of Ireland. There are



no alterations proposed to the original staircase. I acknowledge that no architectural assessment was submitted with the proposal. However, in this instance I do note that works proposed internally are considered to be relatively minor in nature and I am also cognisant of the previous use of the building. Photographs of the original staircase and stained glass window have been submitted and it is stated in the response to the appeal, that computer modelling and photographs have recorded the historic nature of the building. I recommend that if the Bord is disposed towards a grant of permission, this information should be forwarded to the planning authority for public record. This matter could be dealt with by means of condition. I note the concerns raised in the submissions in relation to the impacts of a use such as that proposed on the historic fabric of the building. However, I consider that the proposal is relatively small scale in nature. At maximum capacity, the school will only have 68 pupils. I also note the second staircase on the submitted drawings, therefore all traffic will not be using just one staircase.

7.12 The original floorplan has been distorted by modern additions and the current proposal aims to restore the original plan to some extent, although I do note that there are some interventions. The structure is currently vacant and the proposed use is considered acceptable. The alternative would be to keep the structure as a museum piece, it to remain vacant and fall into further disrepair. This is not appropriate. It is my opinion that the impacts on the character or setting of the Protected Structure would not be so great as to warrant a refusal of permission. Notwithstanding this, I consider that if the Bord is disposed towards a grant of permission a condition should be attached stipulating the appointment of a conservation expert, to manage, monitor and implement works on the site and ensure adequate protection of the historic fabric during those works. In addition, the submission of details of all finishes and of all existing original features to be retained and reused where possible, should be submitted. All repair/restoration works should be carried out in accordance with best conservation practice.

7.13 To conclude this section, I welcome the appropriate re-use of a vacant Protected Structure within the town centre. It will breathe new life into a structure that is showing signs of decay. The proposal will add to the facilities being provided within the town centre and will aid its revitalisation. The proposal if permitted will not detract from the amenity area adjoining the site and will not have negative effects on the character and setting of the Protected Structure.

#### 7.14 **Parking/Access Issues**

7.15 The issue of parking/access issues formed a large component of the submissions received in particular concerns regarding obstruction/delays around the school building at collection/drop-off times and concerns regarding the proposal to use the existing footbridge as a means of access to public car parks. Firstly, I do not concur with the submission received with regards the appropriateness of a school building at this location. The subject site is located in the town centre, in close proximity to shops, offices and other services. It is also located beside an area of public open space. As I consider that such locations should be welcomed, encouraging complimentary journeys with work and school and encouraging people to travel by foot/cycle where possible. I note the "Park and Stride" policy proposed and note in the applicants response to the appeal that such a policy is in place in other urban schools throughout the country. This policy essentially involves parents being requested not to use the main school entrance for drop-off or collection of their children. This will take place at the nearby public car park, situated to the south of the proposed school building. From here, students will under the guidance of the school walk to/from school, across the footbridge utilising the existing footpath network. All parents enrolling their children in the school have agreed to this policy. This is considered reasonable. I acknowledge that often at such urban locations, the provision of large tracts of car parking is not possible or appropriate. The utilisation of existing parking within the town centre is considered reasonable and good planning practice. I note that the Roads Design Office of the planning authority had no objections to the proposal, subject to conditions.

7.16 In terms of safety, I note the applicant's response that children will be supervised by school staff at both drop-off/collection times at designated points and I again consider this reasonable and appropriate. I have no information before me to believe that the supervised use of the existing footbridge as a means of access to nearby carparks would cause a health and safety risk. This is an existing amenity that creates linkages within the town and its use is to be welcomed. I note that the existing parking on site will be retained for use by staff and for those on school business. This is considered reasonable. A retractable bollard is proposed to prevent vehicular access but to allow continued use by pedestrians. A permeable paved area is included within the red line boundary of the site, which will allow passing of two cars, if necessary. This area will not however be fenced off from public use. The only fenced off area will be that demarcated on the submitted drawings immediately to the front of the existing structure and this area will be accessible outside of school hours. All of the above is considered acceptable. If the Bord is disposed towards a grant of permission, I recommend that a covered bicycle/scooter parking area be provided for students. This matter could be dealt with by means of condition.

7.17 I have no information before me to believe that, subject to appropriate management as outlined, the proposed development would not lead to the obstruction of road users or to the creation of a traffic hazard.

#### 7.18 **Other Issues**

7.19 I consider that many of the issues raised in relation to building regulations, property rights and fire certificates are outside the remit of this planning appeal. I note the concerns raised in relation to the extinguishment of right of way. The applicants have explicitly stated in their response to the appeal that there are no impacts on existing right of ways. This is considered acceptable. In any event, these are legal matters outside the remit of this planning appeal.

7.20 In terms of drainage, I note that this is an existing premises with connections to the public mains. I note no objections have been raised by the planning authority in this regard. Having regard to all of the above, I have no information before me believe that the proposal would be prejudicial to public health.

7.21 I consider that there is adequate information contained within the submitted documentation to allow me undertake a comprehensive assessment of the proposed development.

7.22 I do not have issue with the removal of the fountain from the area to the front of the premises.

7.23 Issues raised in relation to the validation of the application and public notices are noted. I would concur with the planning authority in their response that the primary purpose of the public notices is to alert the public to a particular development. I consider that this was achieved and note the submissions received by the planning authority. I also note that there is only one planning authority in Co. Mayo therefore there is no issue of uncertainty in this regard. I consider the information contained within the public notices to be sufficient to describe the proposed development.

#### 7.24 **Appropriate Assessment**

7.25 The subject site is located in an established town centre location and is not located adjacent to nor in close proximity to any European sites, as defined in Section 177R of the Habitats Directive. Having regard to the nature and scale of the proposed development and/or the nature of the receiving environment and/or proximity to the nearest European site, no appropriate assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

### 8.0 **Recommendation**

8.1. I recommend that planning permission be granted for the reasons and considerations as set out below.

## 9.0 **Reasons and Considerations**

Having regard to the nature and scale of the proposed development within a town centre location where there is significant public parking available, it is considered that the proposed development would not detract from the amenities of the area, including the Greenway; would not lead to the creation of a traffic hazard or obstruction of road users and would make appropriate use of an important Protected Structure. The proposed development is therefore considered to be consistent with the proper planning and sustainable development of the area.

## 10.0 **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars. In default of agreement, the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

**Reason:** In the interest of clarity.

2. Water supply and drainage arrangements, including the 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 and to ensure a proper standard of development.

3. This permission is for a five-year period from the date of the Order

**Reason:** In the interests of clarity

4. The maximum number of children to be enrolled shall not exceed 68 no.

**Reason:** In the interests of clarity

5. Parking and access arrangements, together with details of the “Park and Stride” policy shall be agreed in writing with the planning authority prior to the commencement of any works on site. In this regard, the applicants shall include for a covered parking area for scooters/bicycles within the site.

**Reason:** In the interests of traffic and pedestrian safety

6. Prior to commencement of development, the developer shall provide for the following:-

- (i) The appointment of a conservation expert, who shall manage, monitor and implement works on the site and ensure adequate protection of the historic fabric during those works.
- (ii) The submission of details of all finishes and of all existing original features to be retained and reused where possible, including interior and exterior fittings/features, joinery, fenestration, plasterwork, features (cornices and ceiling mouldings), roofs, staircases including balusters, handrail and skirting boards.

- (iii) Submission, for public record of photographs and 3D modelling taken by the applicants
- (iv) All repair/restoration works shall be carried out in accordance with best conservation practice as detailed in the application and the “Architectural Heritage Protection Guidelines for Planning Authorities” (Department of the Environment, Heritage and Local Government, 2004). The repair/restoration works shall retain the maximum amount possible of surviving historic fabric in-situ including structural elements, plasterwork and joinery and shall be designed to cause minimum interference to the building structure and/or fabric.

**Reason:** To ensure that the integrity of the historic structures is maintained and that the structures are protected from unnecessary damage or loss of fabric.

- 7. Details of all landscaping including the proposed children’s play area and fencing, together with details of any proposed signage shall be submitted to and agreed in writing with the planning authority, prior to the commencement of any works on site

**Reason:** In the interests of amenity

- 8. Litter in the vicinity of the premises shall be controlled in accordance with a scheme of litter control which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. This scheme shall include the provision of litter bins and refuse storage facilities.

**Reason:** In the interest of visual amenity.

- 9. 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 hours of working, noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interests of public safety and residential amenity.

10. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) 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 interests of orderly development.

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Lorraine Dockery  
Planning Inspector

10<sup>th</sup> November 2016