



An
Bord
Pleanála

Inspector's Report PL21.248465

Development	Demolition of Parochial House, associated outbuildings and structures to facilitate construction of a traffic circulation system to serve an existing Primary School
Location	Drumbaun, Curry, County Sligo
Planning Authority	Sligo County Council
Planning Authority Reg. Ref.	16/467
Applicant(s)	The Board of Management of Curry National School
Type of Application	Permission
Planning Authority Decision	Grant
Type of Appeal	Third-Party
Appellant(s)	John Gallagher
Observer(s)	An Taisce
Date of Site Inspection	22 nd August 2017
Inspector	Colm McLoughlin

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1.0 Site Location and Description

- 1.1. The appeal site is located on the northern side of Curry village in the townland of Drumbaun, in south County Sligo. The site is located on a local road (L-4504) close to the junction with the N17 national road, an arterial route through Connaught and linking the neighbouring towns of Tubbercurry and Charlestown. The subject site includes part of the frontage to the existing Curry Primary School (Scoil Mhuire Gan Smál), the former Parochial House and associated grounds, and frontage to an adjoining field along the local road. The southwestern half of the site frontage is within a 60km/h speed-limit zone, while the northeastern half is within a 50km/h speed-limit zone.
- 1.2. The appeal site is stated as measuring 0.31ha and has over 100m frontage onto a local road. The frontage to the primary school comprises part of the play area to the school, a low wall, parking and set-down spaces. The Parochial House and associated grounds are accessible off the local road and contain the two-storey detached Parochial House and associated outbuildings, which are in poor repair and separated from the house by an enclosed yard. The outbuildings are approximately 30m from the local road. The house faces southwards onto a line of conifer trees marking the southern site boundary. A gate is situated on the boundary between the school and Parochial House. The adjoining frontage to the Parochial House forms part of a field and comprises a boundary formed by a thick line of native hedges and trees, supplemented by a stone wall. Land levels in the area drop steadily from north to south towards the Owengarve river, a tributary of the River Moy.

2.0 Proposed Development

- 2.1. The proposed development comprises the following:
- Demolition of Parochial House (c.162sq.m), associated outbuildings and structures;
 - Removal of boundary treatments including hedgerows and stonewall to local road and low-boundary wall to rear of school;

- Construction of a looped traffic-management system to serve the school with separate vehicular entrance from and egress onto the local road, provision of 15 no. staff car parking spaces and bus and car set-down areas;
- Extended play area to serve primary school (c. 105sq.m) and provision of pedestrian access from circulation space to the school;
- All associated works including groundworks, road widening, drainage, landscaping, boundary treatments, footpaths, signage and lighting.

2.2. The planning application was accompanied by a Screening Report for Appropriate Assessment and the consent of the landowner to submit the application. A Natura Impact Statement (NIS) and Construction Management Plan were submitted following a further information request.

3.0 Planning Authority Decision

3.1. Decision

3.1.1. The Planning Authority decided to grant permission subject to 19 conditions, most of which are of a standard nature and including the following:

- C.2** development to be carried out in accordance with the methodology and associated mitigation measures contained within the NIS;
- C.7** existing speed limit signs to be repositioned immediately adjacent to the new boundary;
- C.8** proposed fence on opposite side of the local road to the site shall be repositioned 5m back from the centre of the road;
- C.18** Planning Authority and Inland Fisheries Ireland to be informed one-month in advance of the commencement of construction works.

3.2. Planning Authority Reports

3.2.1. Planning Report

The first report prepared by the Planning Officer (January 2017) noted the following:

- School parking currently takes place within the grounds of the Parochial House (photograph included);
- Screening Report for Appropriate Assessment contains inconsistencies regarding the direct loss of Special Area of Conservation habitats;
- Principle of the development supported, as it would improve present parking and school traffic arrangements;
- Revisions of the proposals to accommodate the maintaining of the Parochial House are not warranted;
- Planning Authority (as competent authority) requests a Stage 2 Appropriate Assessment to be submitted in accordance with Section 177T(5) of the Planning & Development Act 2000, as amended.

The second report of the Planning Officer (April 2017) reflects the decision of the Planning Authority and noted the following:

- Taking the NIS and Construction Management Plan into account, the Planning Authority consider the proposed project alone, or in combination with other plans and projects would not give rise to significant adverse effects on the integrity of the River Moy cSAC, if the mitigation measures are implemented in full.

3.2.2. Other Technical Reports

- Area Engineer – recommends a grant, subject to conditions;
- Roads Design – recommends a grant;
- Environment Section – following submission of Further Information has no objection subject to conditions;
- Heritage Officer – following submission of Further Information has no objection.

3.3. Prescribed Bodies

- Inland Fisheries Ireland – no objection subject to conditions relating to surface water drainage, construction management and fuel storage;

- National Parks & Wildlife Service (NPWS) – Reference within the Planning Officer’s report states that informal discussions took place;
- Department of Arts, Heritage and the Gaeltacht – response submitted states they have no comment or recommendation.

3.4. Third-Party Submissions

- 3.4.1. During consideration of the application a submission was received from John Gallagher with an address at Eskragh, Tubbercurry, County Sligo. Matters raised within the submission are covered under the grounds of appeal below.

4.0 Planning History

4.1. Appeal Site

- 4.1.1. There have been no recent planning applications directly relating to the Parochial House or Primary School on site. The following application largely relates to the adjoining field to the north, a portion of which forms part of the appeal site:
- Ref. 08/852 – Permission **refused** (December 2008) for 20 dwellings connecting to local services. Reasons for refusal included poor integration of open space within the development, concerns regarding housing layout and the loss or destruction of a protected habitat.

4.2. Surrounding Sites

- 4.2.1. Other applications in the immediate vicinity are generally reflective of the rural village context and comprise proposals for individual houses, domestic extensions, multiple-unit housing developments and a community hydro-power project.

5.0 Policy Context

5.1. Development Plan

5.1.1. Sligo County Development Plan 2017-2023 came into effect in August 2017 subsequent to the Planning Authority's decision and the following sections and extracts from the Plan are of relevance:

- Section 5.6.2 – Derelict Houses

P-DHOU-2 - Encourage the retention and restoration of vernacular dwellings of local architectural, cultural or social significance.

- Section 6.3 - Education

Policies P-ED-3, P-ED-4 and P-ED-5 are relevant and these are generally supportive of upgrades to education facilities.

- Section 7.1 - Natural Heritage

- Section 7.3 - Architectural Heritage

Mechanisms for Protection – Record of Protected Structures, Protection of non-habitable structures, Architectural Conservation Areas (ACAs) and Buildings of Note.

- Section 13.8 - Transportation, Roads & Parking

1.5 car spaces per classroom including disabled spaces and electric vehicle spaces and 1 bicycle space per 5 students.

Mini-Plan

5.1.2. Within the Mini-plan for Curry, which is integrated into the Sligo County Development Plan 2017-2023, the Primary School and former Parochial House grounds are zoned 'CF' for 'Community Facility' uses. 'Education' uses are 'normally permitted' on such lands. The stated objective for such lands is:

- To protect existing facilities or retain existing uses and provide for the establishment of new/additional community and institutional uses, such as schools, community centres, health centres etc.

A narrow wedge of the site adjacent to the Parochial House grounds and lands, proposed to provide for a new footpath and boundary along the local road, are zoned for 'open space'. Education uses are not normally permitted on such lands.

5.1.3. The Mini-plan includes specific local objectives for the village, a number of which are of relevance to the appeal, including those relating to Natural Heritage & Open Space:

- **A.** Maintain and enhance the conservation value of the Owengarve River, which is part of the River Moy cSAC (site code 002298), and establish a wildlife corridor / river buffer zone along its course.
- **C.** Support the improvement of access to the Owengarve River by encouraging the provision of riverside walkways at the location indicated on the Objectives Map and by requiring the provision of such links in conjunction with the development of adjoining lands, subject to Habitats Directive Assessment.

Objectives for Community Facilities direct such facilities to locate within the development limit and also provide for the following:

- **B.** Facilitate the provision of a pedestrian link between the community centre and the school, subject to Habitats Directive Assessment. The link should be provided between the northern end of the community centre site and the south-western end of the school site, thereby eliminating the necessity to walk along the N-17.

5.2. National Guidelines

5.2.1. The following Guidelines are of relevance to this appeal:

- The Provision of Schools and the Planning System – Code of Practice for Planning Authorities;
- Design Manual for Urban Roads and Streets;
- Architectural Heritage Protection – Guidelines for Planning Authorities.

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1. An appeal was lodged by one individual from a neighbouring area. The principal grounds of appeal can be summarised as follows:

Principle of the Development

- Parochial House was occupied until 5 years previous and rationale outlining why the house would not be maintained is not provided;
- A more viable use for the Parochial House should be sought, other than its demolition;

Architectural Heritage

- Parochial House, associated outbuildings and structures should not be demolished, as they are of historical importance, worthy and capable of preservation and in a prominent location overlooking the village;
- Parochial House exhibits traits of 19th-century vernacular architecture and design, and is generally good condition with some features in need of repair. Loss of further historical architectural structures of importance should be resisted;

Traffic Management Solution

- Alternative solutions exist for providing set-down and parking facilities for the school, other than demolition of the Parochial House. The proposed arrangement appears excessive and there is no commentary from Local Authority staff to suggest alternative options were considered;
- Previous proposals to develop the Parochial House (under SCC Ref. PL08/852) highlighted road safety concerns relating to traffic speeds and visibility along the local road (L-4504);

Other Matters

- Five mature trees along the entrance to the Parochial House should be preserved for various reasons, including their amenity value;

- Planning Officer's Report refers to an area on site as being 'overgrown' as opposed to having high environmental value;
- Archaeological investigations are required;
- Appropriate Assessment (NIS) does not adequately assess impacts on the environment.

A set of photographs, marked-up site location map with alternative development options, a copy of a newspaper article and an extract from the Draft Sligo County Development Plan 2017-2023 accompanied the appeal submission.

6.2. Applicant's Response

6.2.1. The Applicant responded to the grounds of appeal, as follows:

- Development is imperative for traffic safety reasons to avoid school traffic queuing on the N17 national route, and for the preservation of life;
- Proposals presented provide for the only realistic and feasible option, and the options presented by the appellant would not be achievable, practical or viable;
- It is no longer viable to renovate the Parochial House following engineering surveys;
- The grounds of appeal are not supported by reports from expertise such as Engineers and Ecologists, while the applicant has engaged such expertise.

6.3. Planning Authority Response

6.3.1. The Planning Authority responded to the grounds of appeal, as follows:

- Parochial House is not included in the Record of Protected Structures or the National Inventory of Architectural Heritage (NIAH);
- Planning Officer's report satisfactorily demonstrates that the proposed development is consistent with the proper planning and sustainable development of the area.

6.4. Observations

6.4.1. An observation was made by An Taisce, broadly supporting the grounds of appeal, and referring to the following:

- Council decision is inconsistent with policies in the Sligo Local Economic & Community Plan 2016-2021 and County Sligo Heritage Plan 2016-2020, and with Development Plan policy seeking the renovation and reuse of existing derelict housing and the retention and re-use of the vernacular built heritage;
- Parochial House is not included in the Record of Protected Structures or the NIAH, but buildings of similar type and date are included.

7.0 Assessment

7.1. Introduction

7.1.1. The following assessment encapsulates my de novo consideration of the application and I consider the following issues to be of relevance:

- Principle of the Development;
- Architectural Heritage;
- Traffic and Pedestrian Safety;
- Other Matters.

7.2. Principle of the Development

7.2.1. The grounds of appeal raise issue with the fact that no rationale was provided by the applicant for proposing to demolish the former Parochial House. The house has not been inhabited for over 5 years and has since been used for general storage purposes according to the applicant. The applicant claims that it is not viable to renovate the house for habitation purposes based on an engineering survey. The house appeared largely intact during my site visit, with some signs of dereliction, while the outbuildings to the rear were in poor repair. The Planning Officer notes that the associated grounds between the house and school are presently used for parking purposes by school staff with an existing gate access between the school and house.

7.2.2. The proposed traffic management system would serve the Primary School adjoining the appeal site. The vast majority of the site, including the Primary School lands and former Parochial House, are zoned within the Curry Mini-Plan for Community Facilities, whereby education uses are 'normally permitted', while the field on the northern side of the appeal site is zoned for open space, where education uses are 'not normally permitted'. Considering the fact that those parts of the development that would be on lands zoned 'open space' would not be extensive and would only comprise footpaths and boundaries serving the traffic management system, I am satisfied that this does not materially contravene Development Plan policy and would be acceptable in principle.

7.2.3. In conclusion and considering the fact that Policies P-ED-3, P-ED-4 and P-ED-5 of the Development Plan are generally supportive of upgrades to education facilities, there is no policy requiring the house to be maintained on site. Furthermore, as only a minor element of the proposed development and appeal site would be within the 'open space' zoning, I consider that the proposed development would be acceptable in principle and consistent with the policies of Sligo County Development Plan 2017-2023.

7.3. Architectural Heritage

7.3.1. The grounds of appeal assert that the Parochial House, associated outbuildings and structures should not be demolished, as they are of historical importance and worthy of preservation in a prominent location overlooking the village. An observation to the appeal also refers to Development Plan policies seeking the renovation and reuse of existing derelict housing and the retention and re-use of the vernacular built heritage. The Parochial House is stated as being constructed during the late nineteenth century and this is not contested by other parties to the appeal, while historical maps for the area appear to confirm same. The outbuildings to the rear of the house are in a poor state of repair with the slate roof partially collapsed. The Planning Authority considered that revisions to the proposals to accommodate the Parochial House would not be warranted, particularly as the Parochial House is not included in the Record of Protected Structures or the National Inventory of Architectural Heritage (NIAH).

- 7.3.2. Over 700 buildings and structures within the County are included in the Record of Protected Structures (RPS) and there are five Architectural Conservation Areas (ACAs) designated within the County. An additional layer of conservation is afforded by the Council to 'Buildings of Note' not included in the RPS, but identified in the Mini-plans for protection and preservation. The appeal site is not within an ACA, nor is the Parochial House identified as a 'Building of Note' in the Curry Mini-Plan. An observation to the appeal from An Taisce references other buildings of similar type and age identified for protection and preservation under planning policy. The Council's Heritage Officer does not object to the proposed development.
- 7.3.3. While I recognise that the former Parochial House is likely to have previously had an integral role in the local community and it does exhibit features of vernacular architecture, planning policy for retaining this building is not strictly provided for within the statutory Plan for this area. Furthermore, on the basis of the submissions received, I am not convinced that there are exceptional architectural heritage reasons supporting the retention of the former Parochial House. In conclusion, demolition of the Parochial House, as part of the proposed development, would not have a significant impact on the architectural heritage of the area.

7.4. Traffic & Pedestrian Safety

- 7.4.1. The applicant states that the proposed traffic management system is required to address traffic safety concerns. The grounds of appeal assert that an alternative traffic management system for the school could be constructed that would not necessitate the demolition of the former Parochial House. At present staff parking for the school takes place in the grounds of the former Parochial House and parking set-down spaces for parents, pupils and other visitors to the school are delineated to the front of the school, set back from the local road. It is stated that the present arrangement is hazardous from a traffic and pedestrian safety perspective, in that during busy drop-off and collection periods, traffic queuing occurs onto the N17 national road, a heavily trafficked route linking Sligo to the north with Galway to the south. The Development Plan includes a future route for the realigned N17 route to bypass the village on the eastside. Both the Council's Area Engineer and Roads Design Officer recommend that permission should be granted for the development.

- 7.4.2. The layout for the proposed traffic management system would involve a looped arrangement with separate vehicular entrance from and egress onto the local road. A set down area would be positioned adjoining a looped footpath, while staff parking would be angled onto a central island. To facilitate visibility for drivers exiting onto the local road, the boundary along the local road would be removed to the northwest of the site, the road widened and a new boundary and footpath would be installed. The Development Plan allows for 1.5 car parking spaces for every classroom in a primary school. I understand that the adjoining Primary School currently consists of 4 to 5 classrooms, which would require 6 to 7.5 spaces in total. However, considering the context of the site along the N17 and the necessity to restrict parking along the local road fronting the school, and the need to cater for non-classroom staff and visitors, I consider an allocation of 15 car spaces to be reasonable, subject to provision of one of these spaces for disabled parking and as provided for in the Development Plan.
- 7.4.3. The grounds of appeal identify various other means for the school to be provided with a traffic management system, which would avoid the need to demolish the former Parochial House. The applicant considers that the proposals presented provide for the only realistic and feasible option, and the options presented by the appellant would not be achievable, practical or viable. Considering the context of the site and the general requirement to draw school traffic away from the N17 national route, and to avoid impacting on the visual setting of the school, I consider the proposed arrangement provides an appropriate solution to managing school traffic. I do not consider there is strong planning rationale for the alternative options presented by the appellant. The Mini-Plan identifies a potential river walk, pedestrian and cycle link off site within the land adjacent to the former Parochial House. The subject proposals would not inhibit this local objective, and given the proposed layout, the development could potentially facilitate same in future.
- 7.4.4. In conclusion, I consider provision of the proposed traffic management system to serve the school would not endanger pedestrian and traffic safety by reason of traffic hazard.

7.5. Other Matters

- 7.5.1. The house on site is vacant and the outbuildings to the rear of the house are in poor repair with the roof partially collapsed in locations. The site is located adjacent to the Owengarve river, which forms part of the River Moy Special Area of Conservation (see Section 8.0 below) and various mature tree stands, including sycamore and alder trees. All Irish bats are protected under national (Wildlife Acts, 1976-2012) and EU legislation (under Annex IV of Habitats Directive, with Lesser Horseshoe Bat included under Annex II also) and Sligo County Development Plan (Appendix B) lists a number of bats as residing in the Sligo county area. The application did not include reference to bats. Given the environmental context and building conditions, the outbuildings could potentially provide an ideal roosting site for bats. Should the Board be minded to grant permission for the development, a condition can be attached to address potential for bats roosting in the outbuilding or other structures on site and mitigate against any potential impacts.

8.0 Appropriate Assessment

- 8.1.1. An Appropriate Assessment (AA) Screening Report initially accompanied the planning application and by way of a Further Information request the Planning Authority identified the need for a Stage 2 Appropriate Assessment and submission of a Natura Impact Statement (NIS). The NIS submitted was prepared by Kingfisher Environmental Consultants and, where relevant, I will draw on this document.
- 8.1.2. Part of the site is within the boundaries of the River Moy candidate Special Area of Conservation (cSAC) (Site Code No. 002298). Besides from the River Moy cSAC, there are eight other European sites within 15km of the subject site, as listed below:

Site	Code	Distance	Direction
Lough Hoe Bog cSAC	000633	12.6km	northwest
Doocastle Turlough cSAC	000492	8.1km	northeast
Cloonakillina Lough cSAC	001899	8.9km	east
Flughany Bog cSAC	000497	10.8km	east
Turloughmore (Sligo) cSAC	000637	7.9km	north

Templehouse and Cloonacleigha Loughs cSAC	000636	13.0km	northeast
Ox Mountains Bogs cSAC	002006	9.7km	northwest
Lough Nabrickkeagh Bog cSAC	000634	10.3km	northwest

With the exception of the River Moy cSAC, I am satisfied that the other sites within 15km of the appeal site can be ‘screened out’ on the basis that significant impacts on these European sites could be ruled out as a result of separation distance from the appeal site and given the absence of a pathway to the appeal site.

- 8.1.3. The River Moy cSAC comprises almost the entire freshwater element of the river Moy and its tributaries. The following Conservation Objectives are set for this cSAC:

Conservation Objectives for River Moy cSAC (002298)	
7110 – Active raised bogs	To restore the favourable conservation condition of active raised bogs.
7120 - Degraded raised bogs still capable of natural regeneration	The long-term aim for Degraded raised bogs still capable of natural regeneration is that its peat-forming capability is re-established; therefore, the conservation objective for this habitat is inherently linked to that of Active raised bogs (7110) and a separate conservation objective has not been set in River Moy cSAC
7150 - Depressions on peat substrates of the Rhynchosporion	Depressions on peat substrates of the Rhynchosporion is an integral part of good quality Active raised bogs (7110) and thus a separate conservation objective has not been set for the habitat in River Moy cSAC
7230 - Alkaline fens	To maintain the favourable conservation condition of Alkaline fens in River Moy cSAC
91A0 - Old sessile oak woods with Ilex and Blechnum in the British	To maintain the favourable conservation condition of Old sessile oak woods with Ilex and Blechnum in the British Isles in River Moy cSAC

Isles	
91E0 - Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae)	To maintain the favourable conservation condition of Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae) in River Moy cSAC
1092 - White-clawed Crayfish (<i>Austropotamobius pallipes</i>)	To maintain the favourable conservation condition of White-clawed Crayfish in River Moy cSAC
1095 - Sea Lamprey (<i>Petromyzon marinus</i>)	To maintain the favourable conservation condition of Sea Lamprey in River Moy cSAC
1096 Brook Lamprey (<i>Lampetra planeri</i>)	To maintain the favourable conservation condition of Brook Lamprey in River Moy cSAC
1106 - Salmon (<i>Salmo salar</i>)	To maintain the favourable conservation condition of Salmon in River Moy cSAC
1355 - Otter (<i>Lutra lutra</i>)	To maintain the favourable conservation condition of Otter in River Moy cSAC

8.1.4. The Site Synopsis for the River Moy cSAC identifies agriculture, including spreading of slurry and fertiliser, fishing, tourism, afforestation, forestry and dredging, as posing the greatest threats to the site. Section 7.1.2.2 of the NIS initially assesses the likely and significant effects of the project with respect to the conservation objectives and I concur that on the basis of the species and habitats distribution within the cSAC, including separation from the appeal site, only effects on those conservation objectives relating to salmon and brook lamprey are likely. The NIS includes correspondence from the NPWS referring to the precise legal boundary of the River Moy candidate Special Area of Conservation (cSAC) (Site Code No. 002298). Part of the site is within the boundaries of the River Moy cSAC and there is potential for loss of habitat and a potential direct pathway exists. Arising from this, likely significant impacts, with reference to the River Moy cSAC sites conservation objectives, would be either through loss or fragmentation of habitat or via pollutants

or sedimentation to surface water (e.g. run-off silt, fuel oils) at construction and operational phases of the proposed development.

- 8.1.5. I do not consider that there are any specific in-combination effects that arise from other plans or projects.
- 8.1.6. The Department of Arts, Heritage and the Gaeltacht was notified of both the application and the appeal, and in their response to the Further Information submitted at application stage, including the NIS, they stated that they had no comment or recommendation on the project. Inland Fisheries Ireland has commented on the Further Information submission for the proposed development and consider that, subject to measures included in the Further Information, there should be no negative impact on the Owengarve River as a fishery.
- 8.1.7. Using the source-pathway-receptor model, I do not consider, on the basis of the information submitted, that the proposed development would be likely to impact on the conservation objectives of the Natura 2000 sites in question through the potential mechanisms outlined above. The applicant's Further Information submission to the Planning Authority, include measures to avoid pollutants or silt moving from the site (see letter from applicant's agent dated 7th February 2017), through installation of a fuel interceptor site (see letter from applicant's agent dated 24th February 2017) and implementation of a Construction Management Plan. The design of the proposed drainage systems on site, which I consider to be an integral part of the project itself, would be sufficient therefore, to prevent run-off of pollutants to the surrounding watercourses including the Owengarve River, which forms part of the River Moy cSAC. Furthermore, with the implementation of good construction management including the submitted Construction Management Plan, I am satisfied that the proposal would not result in a reduction in the quality of the cSAC habitat and subsequently the conservation status of the designated site.
- 8.1.8. I do not consider that the subject proposals would have the potential for loss or fragmentation of habitat.
- 8.1.9. It is reasonable to conclude that on the basis of the information on file, which I consider adequate in order to issue a screening determination, that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on the River Moy cSAC (Site Code: 002298)

or any other European site, in view of the site's Conservation Objectives, and a Stage 2 Appropriate Assessment is not therefore required.

8.1.10. I note that the Planning Authority proceeded to 'Stage 2' in their assessment, which may have been out of an abundance of caution.

9.0 Recommendation

I recommend that planning permission be **GRANTED** for the proposed development having regard to the reasons and considerations and subject to conditions, as set out below.

10.0 Reasons and Considerations

Having regard to the zoning objectives for the site, as set out in the Sligo County Development Plan 2017-2023, the nature and scale of the proposed development, the pattern of development in the vicinity and the existing development on site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

11.0 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 27th day of February 2017, 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. At least one clearly identified car parking space shall be assigned permanently as a disabled bay parking space and shall be reserved solely for that purpose.

Reason: To ensure that adequate parking spaces are permanently available to serve the school.

3. Detailed measures in relation to the protection of bats shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. These measures shall be implemented as part of the development. Any envisaged destruction of structures that support bat populations shall be carried out only under licence from the National Parks and Wildlife Service and details of any such licence shall be submitted to the planning authority.

Reason: In the interest of wildlife protection.

4. Details of road signage and markings and of proposals for traffic management at the site entrance, shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of traffic safety.

5. The internal road network serving the proposed development, including gradient, turning bays, junctions, boundaries, parking areas, footpaths and kerbs shall be in accordance with the detailed standards of the planning authority for such works.

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

6. 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.

7. 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: To protect the residential amenities of property in the vicinity of the site.

Colm McLoughlin
Planning Inspector

9th October 2017