



An
Bord
Pleanála

Inspector's Report ABP 304099-19.

Development	Extension and renovation of senior school, extension to a Protected Structure, construction of a gym and junior school.
Location	Saint Andrews College, Booterstown Avenue, Blackrock, Co. Dublin
Planning Authority	Dún Laoghaire-Rathdown Co. Council
Planning Authority Reg. Ref.	D18A/0528
Applicant	St. Andrews College, Co. Dublin.
Type of Application	Permission
Planning Authority Decision	Grant permission
Type of Appeal	Third Party
Appellants	Gillian Carroll and Others
Observers	none
Date of Site Inspection	7/8/19
Inspector	Siobhan Carroll

Contents

1.0 Site Location and Description	3
2.0 Proposed Development	3
3.0 Planning Authority Decision	4
3.1. Decision	4
3.2. Planning Authority Reports	4
3.3. Prescribed Bodies	7
3.4. Third Party Observations	7
4.0 Planning History.....	8
5.0 Policy Context.....	8
5.1. Dún Laoghaire-Rathdown County Development Plan 2016-2022.....	8
5.2. Natural Heritage Designations	11
5.3. Environmental Impact Assessment (EIA).....	11
6.0 The Appeal	11
6.1. Grounds of Appeal	11
6.2. Applicant Response	13
6.3. Planning Authority Response.....	18
7.0 Assessment.....	18
8.0 Recommendation.....	34
9.0 Reasons and Considerations.....	34
10.0 Conditions	34

1.0 Site Location and Description

- 1.1. The appeal site is located in Booterstown in south Co. Dublin. It lies circa 1.6km to the north-west of Blackrock. Booterstown Dart Station is situated circa 400m to the north.
- 1.2. The site with a stated area of 5.2053 hectares comprises the grounds of St. Andrews College. The school campus contains a junior school and senior school which provide coeducation. School facilities including two hockey pitches, two rugby pitches, basketball court an indoor sports hall and a fitness centre.
- 1.3. St. Andrews College is accessed off Booterstown Avenue. A one-way traffic system is in operation within the campus. The vehicular exit is located to the western side of the site onto Rosemount Terrace. Car parking for visitors is provided to the north-eastern corner of the site close to the entrance. Staff parking is provided to the east of the school building and adjacent to the eastern site boundary.
- 1.4. The eastern boundary of the site adjoins other institutional uses. Our lady of Mercy National School is situated to the east of the existing school building. Our Lady of the Assumption Church, Roman Catholic Church and its associated grounds bounds the site for circa 180m. To the north of the site lies the Castle Court and Beech Grove housing areas. Castle Court contains two-storey detached house and Beech Grove comprises single storey terraced cottages which address a pedestrian lane.
- 1.5. The apartment complexes containing Seamount and Merrion Woods are located to the west of the site. There is mature tree planting along the western boundary. The southern boundary adjoins Rosemount Terrace.

2.0 Proposed Development

- 2.1. Permission is sought for the following;
- 2.2. The extension and renovation of the existing senior school, a protected structure, comprising of the removal of existing prefabricated structures, the demolition of a 2-storey extension to original school, the removal of existing semi- basement changing rooms and external stairs (part of protected structure), the construction of a new 2-to-4-storey-over-basement teaching block including the reconstruction of the boundary wall, modifications to school entrance along Rosemount Terrace, and

associated landscape works, the construction of a new 2-storey Study Centre incorporating library over lower-ground-floor changing facilities together with associated landscape works, internal modifications, alteration and refurbishment of the existing school (a protected structure)

- 2.3. The construction of a two-storey sports fitness building accommodating gym and associated changing rooms together with surface car park.
- 2.4. Construction of a new Junior School to rear of No. 55, comprising of a 3-storey-over-basement teaching block together with single-storey kindergarten single-storey annexe to existing house and including alterations, renovations to No. 55 (a protected structure) together with associated landscaping and modifications to existing access road and car parking.

3.0 Planning Authority Decision

3.1. Decision

Permission was granted subject to subject to 9 no. conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

Further Information was sought in respect of the following issues;

1.
 - (a) Submit details of anticipated uses outside of school hours
 - (b) Modify design to mitigate visual impact of proposal from rear of no. 53 Booterstown Avenue.
 - (c) Identify pockets of amenity space at Beech Grove adjacent to the boundary and modify proposals by either setting back the single storey kindergarten building or reducing the height of the wall to preserve residential amenity of the spaces.
 - (d) Provide a shadow analysis to demonstrate the proposal would not compromise the residential amenity of adjoining residences.

- (e) Provide rationale for proposed playground at roof level.
- (f) Submit additional photomontages of proposed junior school viewed from Booterstown Avenue.
- (g) Modify the design of stair overrun to southern façade of senior school extension.

2.

- (a) Provide revised plans showing the proposed route of vehicles accessing and exiting the car parking area to the north-west of the site.
- (b) Submit swept path analysis for vehicles entering and exiting the proposed car park to the north.
- (c) Provide a minimum of 10% car parking with electric charge points
- (d) Submit drawing showing proposed location of 20 no. car parking spaces for construction workers.

3. Submit lighting details –

- (a) Lux contour diagram showing lighting levels in ground surrounding properties and roads.
- (b) Details of proposed lanterns.
- (c) Colour temperature of LED's
- (d) Circuit diagram showing mini-pillar and ducting.
- (e) Bollard lighting is not recommended, where proposed it should be low voltage.
- (f) Details regarding timing of lighting.

4. Surface Water Drainage

- (a) Submit drawings showing all surface water outfall from the existing and proposed buildings and direction of flow.
- (b) Submit drawings indicating the drainage of existing sports pitches, whether the pitches have outfalls or if it is proposed to drain into surface water pipes.

- (c) Submit schematic layout of proposed attenuation tank.
- (d) Two surface water drainage pipes are located close to site boundaries to the north and west, provide details to indicated that construction is possible without damage to fence or walls.
- (e) Submit drawing indicating a green roof for a minimum of 60% of the new building.

5. Biodiversity

- (a) Submit ecology report
- (b) Submit Bat Roost activity survey
- (c) Submit Screening for Appropriate Assessment
- (d) Submit Wintering Birds surveys

6. Landscaping

- (a) Submit landscape design rationale with detailed landscape proposals
- (b) It is proposed to remove a large tree in the south-west corner of the site. The tree is visually prominent and should be retained.

Clarification of Further Information was sought in respect of the following issues;

1. Omit the rooftop playground areas to the Junior School and modify the design of the stair overrun walls to the southern side of the Senior School extension.
2. Modify lighting levels to the sports car park. Provide details of fencing. Confirm in relation to recessed wall lights that there will be no light above 90° line. Reduce proposed light levels at the entrance onto Rosemount Terrace. Provide a circuit diagram showing the location of lighting for the walkways. Submit details regarding timing of diming and part night dimming/turn off for the proposed development.
3. Additional surveys required in order to provide a more accurate representation of the appropriate season, i.e. Oct-Mar, alternatively the applicant can put forward a valid rationale/justification for the levels of surveys undertaken as currently presented.

Planning Section: Report dated 5/3/19 – Following the submission of further information and clarification of further information, the Planning Authority were satisfied with the revised details and proposals and permission was recommended.

3.2.2. Other Technical Reports

Drainage Planning: Report dated 26/6/18 – Further information requested.

Drainage Planning: Report dated 3/12/18 – No objection subject to condition.

Conservation Officer: Report dated 17/7/19 – Further information requested.

Conservation Officer: Report dated 5/12/18 – Clarification further information requested.

Biodiversity Officer: Report dated 2/7/18 – Further information requested.

Biodiversity Officer: Report dated 10/12/18 – Clarification of further information requested.

Transportation Planning: Report dated 9/7/18 – Further information requested.

Transportation Planning: Report dated 5/12/18 – No objection subject to condition.

Parks & Landscape Services Section: Report dated 17/5/18 – Further information requested.

Parks & Landscape Services Section: Report dated 7/12/18 – No objection subject to condition.

Public Lighting Section: Report dated 19/7/18 – Further information requested.

Public Lighting Section: Report dated 12/12/18 – Clarification of further information requested.

3.3. Prescribed Bodies

Irish Water – No objection

3.4. Third Party Observations

- 3.4.1. The Planning Authority received 29 no. submissions/observations in relation to the application. The main issues raised are similar to those set out in the appeal.

4.0 Planning History

There is an extensive planning history referring to the subject site which is detailed in the report of the Planning Officer.

5.0 Policy Context

5.1. Dún Laoghaire-Rathdown County Development Plan 2016-2022

Zoning

The site is zoned 'A' with the objective to protect and/or improve residential amenity. Under this zoning objective educational use is open for consideration.

Policy SIC8: Schools - It is Council policy to ensure the reservation of primary and post-primary school sites in accordance with the requirements of the relevant education authorities and to support the provision of school facilities and the development / redevelopment of existing schools throughout the County.

A 'Code of Practice on the Provision of Schools and the Planning System', prepared jointly by the DoEHLG and the Department of Education and Science in 2008, provides guidelines for the forecasting of future planning for schools nationally. The Code of Practice is built around three core objectives:

- School provision should be an integral part of the evolution of compact sustainable urban developments where the opportunities to walk or cycle to school are maximised.
- The provision of new schools should be driven and emerge from an integrated approach between the planning functions of the Planning Authority and the Department of Education and Skills.

- Planning Authorities will co-operate and coordinate with the Department of Educational and Skills in ensuring the timely delivery of schools

Section 8.2.12.4 – School Development

The Planning Authority will consider school developments having regard to specific requirements of the Department of Education and Skills and guidance set out within ‘The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities, the Department of Education and Science, and the Department of the Environment, Heritage and Local Government, 2008’.

In general, new Schools shall be developed in areas where new/additional schools are required as identified by the DES and/or within existing school/education sites. In assessing individual planning applications for new schools and/or redevelopment/extensions of existing schools, the Planning Authority will have regard to the following:

- Overall need in terms of necessity, deficiency, and opportunity to enhance or develop schools.
- Site location, proximity of school to catchment area, size of site relative to outdoor space requirements and the future needs of the school (i.e. sufficient space provided for future expansion).
- Traffic and transport impact on the surrounding road network.
- Good, safe accessible pedestrian and cyclist routes to and from the school from nearby residential and commercial areas.
- Adequate cycle facilities in accordance with the requirements in the Council Cycle Policy Guidelines and Standards.
- Safe access and adequate car parking layout to facilitate drop off/pick up.
- Adequate signage, lighting and boundary treatments.
- Impact on local amenities and out of school hours uses/dual functioning of school facilities.

- Conformity with the requirements of appropriate legislative guidelines.
- Conformity with land use zoning objectives.
- In all cases, a School Travel Plan shall be submitted with an application for any school development, requirements of which should be ascertained at pre-planning stage.

Section 8.2.4.3 – Travel Plans

A Travel Plan (formerly Mobility Management Plan) is an effective instrument used utilising the provision of sustainable travel infrastructure within a development. Travel Plans are applicable to housing developments, workplaces, colleges, schools and hospitals as Travel Plan initiatives relate not only to residents but also to staff, students or visitors. Travel Plan measures could include proposals to encourage cycling and walking, cycle parking facilities, car sharing, car pooling, dedicated priority car parking for car-sharers, flexible working hours, off-peak shift working, e-working from home, free/subsidised bicycles and public transport promotions. Preparation of a Travel Plan should be considered at the earliest possible stage of the planning process (preplanning) with the Travel Plan demonstrating that it is an integral part of the development. A condition will be attached to ensure the Travel Plan features as a central component of the planning permission granted. However, a condition which requires a post decision submission of a Travel Plan will only be used in exceptional circumstances.

Table 8.2.4: Non Residential Land Use – Maximum Car Parking Standards

Primary and Post-Primary Schools – In General - 2 spaces per classroom and in Designated areas along public transportation corridors - 2 spaces per classroom

Protected Structures

RPS No: 31 – No. 55 Booterstown Avenue, Booterstown, Blackrock, Co. Dublin – House.

RPS No: 55 – Saint Andrew’s College, Booterstown, Blackrock, Co. Dublin – College.

5.2. Natural Heritage Designations

5.2.1. The nearest Natura 2000 sites are;

- South Dublin Bay and River Tolka Estuary Special Protection Area (Site Code: 004024), approximately is 270m to the north-east of the appeal site.
- The South Dublin Bay Special Area of Conservation (Site Code: 000210) is circa 385m to the north-east of the appeal site.

5.3. Environmental Impact Assessment (EIA)

5.3.1. The proposed development does not fall within a class of development set out in Part 1 or Part 2 of Schedule 5 of the Planning and Development Regulations and therefore is not subject to EIA requirements.

6.0 The Appeal

6.1. Grounds of Appeal

A third party appeal was submitted by Gillian Carroll and Others. The main issues raised are as follows;

- It is asserted in the appeal that the proposed new Junior School building would be out of context and that it has been insensitively sited and designed.
- It is submitted that the proposed development and specifically the new Junior School building would impact upon the architectural character of the area.
- The appellants are residents of Beech Grove, Booterstown which is an enclave of traditional cottages constructed in the early 20th century. The cottages front onto a pedestrian lane. The siting and design of the scheme including small plots, single storey pitched roof houses with the front gardens of the houses addressing the pedestrian lane provides a unique character.

- It is also noted that Beech Grove is partially within Booterstown Avenue Candidate Architectural Conservation Area.
- The proposed new Junior School building would be located at the end of the pedestrian lane. The school lands due to the topography of the area is elevated above Beech Grove. It is submitted that the proposed Junior School due to its height and design including a flat roof would be visually dominant.
- The scale, form and design of the proposed building is considered completely out of character with the adjacent development and specifically Beech Grove. It is submitted that the proposed development would injure the residential amenities of the properties in Beech Grove.
- The northern elevation of the three-storey Junior School has numerous large windows which would overlook Beech Grove, including the front gardens which function as the properties private/semi-public open space. It is submitted that the dwellings at the southern end of the lane would be particularly impacted as the school would address the rear windows of those properties.
- The proposed Junior School would due to the height and design of the building and elevated nature of the site would dominate views along Beech Grove. It is considered that the visual impact would be severe.
- The proposed Junior School and creche including a yard area would be located close to Beech Grove, it is submitted that the noise generated would negatively impact upon the quality of life of the residents of Beech Grove.
- It is submitted that the proposed development would result in traffic and infrastructure impacts. It is stated that Booterstown Avenue is a historic road and that it was not designed to cater for the current traffic volumes. St. Andrew's College contributes significantly in terms of both pedestrian and vehicular traffic. This is evident during the school holidays when there is significantly less footfall and vehicular traffic.
- It is stated that traffic levels at peak times results in congestion with tailbacks on Booterstown Avenue which makes access to and from Beech Grove

difficult. There are also issues with parking with parking occurring on undesignated areas and on double yellow lines.

- The proposed increase in the number of students attending St. Andrew's which would occur should permission be granted would add significant pressure onto the existing roads and would negatively impact upon the area and the quality of life of the local residents.
- The appellants acknowledge that the development and expansion of community infrastructure including schools is necessary. They note that St. Andrew's is a private school and as such it does not accommodate the majority of local children. The existing school campus is extensive, therefore the appellants query the requirement to site the Junior School at the proposed location close to Beech Grove.
- The appellants submit that the historic character of the area is unique and that it should not be compromised. They request that the Board give due consideration to the issues set out in the appeal and refuse permission.

6.2. Applicant Response

A response to the third party appeal has been submitted by ABK Architects on behalf of the applicant St. Andrews College, Dublin. The main issues raised are as follows;

- The first party note that the appeal relates to the junior school only and does not comment on the other aspects of the development which include the refurbishment and extension of the senior school and the construction of a new strength and conditioning gym. Therefore, the appeal response specifically addresses the matters raised regarding the Junior School.
- The appeal refers to the impact on the architectural character of the area. The appellants contend that the proposed junior school disregards the urban context and that it is insensitively sited and designed.
- The first party submit that the scheme has been defined to carefully integrate into its context. The three-storey volume of the main body of the junior school has been designed as a 'villa' or 'grand house'. The scale, massing and

fenestration have been carefully designed having regard to the surrounding development.

- The proposed junior school has been sited away from boundaries to avoid shadowing and impact upon neighbours.
- The junior school building and single storey kindergarten have been sited and designed to form a new curtilage of external play spaces. The buildings have been designed to create a new entrance – ‘Gateway’ to St. Andrew’s College. A single storey annex is proposed to the existing Victorian house (no. 55 Booterstown Avenue) to link with the new school to provide an integrated and functioning junior school.
- In relation to Booterstown Avenue Candidate Architectural Conservation Area the first party do not agree with the assertion that Beech Grove partially falls within the ACA. While a portion of the rear gardens of the eastern side of Beech Grove is within the hatched area of the cACA it is clear from the hatching that the focus of the cACA is Booterstown Avenue.
- The Planning Authority carried out a thorough assessment of the potential impact of the proposed school on the cACA including having regard to visualisations of the proposed Junior School.
- Notwithstanding the appellant’s claim in relation to the Beech Grove being partially within the cACA the first party also note the designation of an area as an ACA does not preclude new development per se, this is set out in policy AR12 of the Development Plan. Section 8.2.11.3 of the Development Plan refers to development in ACA’s and it states, *“All developments within an ACA should be site specific and take in to account their context without imitating earlier styles. New development should normally be of their time and to the high standards of contemporary design are encouraged.”*
- The scale, form and siting of the scheme is appropriate to the overall context. A brick finish is proposed which is a characteristic of development in the surrounding area. The proposed window openings vary in scale to create variety in the elevational treatment.

- The first party acknowledge the particular character of Beech Grove, however they do not accept that the proposed junior school will *“tower over and dominate the entire enclave”*.
- Drawing No. 772.1_PA713 – a visualisation of the project viewed from the northern end of Beech Grove, shows that while the junior school will be visible the school will not dominate the adjacent residential area with only the upper floor of the school visible.
- The appeal states that the proposed development will adversely impact the residential amenity of Beech Grove due to overlooking of private open space and loss of privacy. The first party submitted Site Sectional Study 772.1_PA712 and Perspective View 772.1_PA713. They submit that the junior school will have little or no impact in terms of overlooking due to the distance from the development to the houses in Beech Grove. The facade of the junior school is 29m from the gable wall of no. 10 Beech Grove. Due to the topography of the site and the screening effect from the end of the terrace no’s 11-14 there is no sightlines from classroom windows to the gardens of these properties.
- It is noted that the façade of the junior school is 87m from no. 23 Beech Grove the furthest of the appellant’s houses.
- It is stated that there is no line of sight between classroom windows and the properties to the southern end of the lane due to the screening effect of no’s 11-154. While there is a line of sight between the three top floor windows and the properties to the northern end of the lane however due to the significant distances involved it would not cause any undue overlooking.
- Regarding school occupancy the junior school occupancy is limited to particular periods of the day. It is unoccupied at evenings, weekends and holidays. School hours are from 8.40am-3p, on Monday, Tuesday, Thursday and Friday and 8.40am to 3.30pm on Wednesday.
- In relation to the appellant’s assertions regarding overlooking of front gardens it is submitted that the front gardens of Beech Grove are open to public view and therefore it cannot be reasonably argued that they will be negatively impacted in terms of privacy by the proposed development.

- The proposed junior school is located to the east side of the Beech Grove the back gardens to the western side of Beech Grove would not be overlooked by the proposed development including the appellant's properties no's 16,19,20 and 23.
- The first party do not accept the appellants claim that no's 11-14 Beech Grove will be impacted in terms of privacy. As part of the further information response to the Planning Authority a comprehensive analysis of the impact of the proposed development on no's 11-14 Beech Grove was provided.
- Section A-A, B-B & C-C of Drawing PA_711 illustrates the impact of the proposed development in terms of sunlight and overlooking onto those properties. The drawings demonstrate that the proposed development will not overshadow or impact upon the residential amenity of adjacent properties.
- Drawings PA700 and PA701 – Shadow Analysis for the Junior School. The study demonstrates that the junior school will not overshadow the neighbouring properties in summer months. On March 20th the proposed development will have no impact on neighbouring properties up to 16.00 hours and will have a minimal impact after 16.00 hours as existing boundary walls and structures will have already cast shadows over the open area.
- As part of the planning process revisions to the proposed design were made so as to mitigate any possible impact that the development may have on adjacent properties. This includes the lowering of the parapet height to the junior school and the omission of the roof-top playground.
- In relation to visual impact it is submitted that the scale and massing of the project is appropriate to its context. The proposed development at three storeys is consistent with the variety of building types in the vicinity on Booterstown Avenue including Booterstown Church and Parochial Centre and the adjacent terrace no's 47-53 Booterstown Avenue. The first party consider that the photomontages provided by the appellant are not accurate as they do not take into account perspectival effect, the distance the school has been set back from the boundary will have. The photomontage does not illustrate the modifications made during the planning process.

- The first party have submitted a CGI visualisation of the projected viewed from the northern end of Beech Grove, Drawing 772.1_PA713 this view indicates that while the junior school is visible from Beech Grove the school does not dominate the adjacent residential area.
- Drawing 772.1_PA712 – Site section illustrates the relationship of the proposed junior school to Beech Grove, the first party submit that this drawing demonstrates the proposed junior school set back from the site boundary, modulated and varied in its massing. Therefore, the applicant submits that the proposed development is appropriate to the adjacent context and that it does not dominate the Beech Grove enclave.
- The first party disagree with the appellant’s claim that the effect of noise from the school would negatively impact upon the quality of life in Beech Grove.
- As part of the response to the further information request an analysis was carried out of the anticipated impact that the proposed roof level playground which is now omitted would have on properties immediately abutting the junior school. AWN Acoustic Consultant’s carried out analysis in relation to the roof-top playground. They found that the resultant noise level at the façade of the closest dwelling complies with the recommended maximum value for noise levels effecting an external amenity area. The associated internal noise levels also comply with the recommended limits.
- They concluded that given the predicted noise levels and taking into account the short time periods which the playground will be in use on any given day it is concluded that the resultant noise impact on the local environment is not significant and the operation of the playground in its proposed location is not expected to give rise to disturbance.
- The first party submit that it is reasonable to extrapolate the findings to the ground level playground as it is screened by surrounding structures.
- The appellant’s properties are a significant distance from the school and further screened by structures which provides a greater reduction in the impact of any sounds. The school hours and generation of noise from children playing will be limited and furthermore external play spaces will be occupied primarily at break time and lunch time. Therefore, the first party contend that

the impact of noise from the playground would be an acceptable level which would occur for a limited time during the day and would not unduly impact the appellants' enjoyment of their property.

- Regarding traffic generation the first party do not accept the appellants assertion that the proposed development will add significantly to local traffic.
- The core of the development strategy for St. Andrew's College is that in principle there will be no increase in student numbers from the current population. The proposed development is intended to replace, improve and upgrade the existing facilities for the existing school population.
- Given that the proposed development will not result in any increase in student or staff numbers, it is therefore submitted that there will be no additional traffic generated by the proposal.
- There is a significant increase in cycle parking spaces together with improved cycle facilities.
- Additional set-down spaces are proposed within the school grounds and this will significantly improve the traffic flow through the campus which will also improve traffic movement on the approach roads at the junction of Rosemount Terrace and Booterstown Avenue.
- The first party request that for the reasons set out in the appeal response that the Board uphold the decision of the Planning Authority to grant permission.

6.3. Planning Authority Response

- It is considered that the grounds of appeal do not raise any new matters, which would justify a change of attitude to the proposed development.
- The Board is referred to the Planner's reports.

7.0 Assessment

Having regard to the above, and having inspected the site and reviewed all documents on file, the following is my assessment of this case. Issues to be considered in the assessment of this case are as follows:

- Design and impact upon residential amenity
- Visual impact and impact upon Protected Structures
- Access and traffic
- Appropriate Assessment

7.1. Impact upon residential amenity

- 7.1.1. The appellants have expressed concern in relation to the impact the proposed scheme and specifically the proposed junior school building would have on their existing amenities, specifically in relation to overlooking and overshadowing. The closest residential properties to the junior school building are situated immediately to the north on Beech Grove.
- 7.1.2. House numbers 12-14 (inclusive) in Beech Grove bound the north-eastern corner of the site. I note two of these cottages feature extensions which been built within the private amenity space to the rear. A single storey kindergarten school building is proposed to built directly adjoining the northern boundary for approximately 41m. The kindergarten building has a proposed height of 3.975m which is 1.17m above the height of the existing boundary wall. The proposed two classrooms are located 3.5m back from the boundary. Having regard to the height and design of the building, I consider that it is acceptable at this location.
- 7.1.3. The north elevation of the proposed junior school addresses Beech Grove. The proposed junior school is located circa 14.7m from the rear of the closest dwellings in Beech Grove and 30m from the rear of dwellings on Booterstown Avenue. Under the original proposals the scheme included a playground to the rooftop of the junior school. The design has been revised following further information and this aspect has now been omitted.
- 7.1.4. It is set out in the appeal that the proposed junior school would adversely impact the residential amenity of adjacent properties in Beech Grove due to overlooking of private open space and loss of privacy. In response to the matter the applicant has submitted with the appeal response a site sectional study indicated on drawing no: 772.1_PA712. The first party stated that the junior school will have little or no impact

in terms of overlooking of the properties in Beech Grove having regard to the distance from the proposed junior school to the houses in Beech Grove. The rear garden of no. 10 Beech Grove is located 29m from the gable wall of the proposed junior school and the rear garden of no. 15 Beech Grove is located 35m from the gable wall of the proposed junior school. As indicated on the section due to the topography of the site and the screening effect from the end of the terrace no's 11-14 Beech Grove there is no sightlines from the first-floor classroom windows to the gardens of these properties and also properties to the southern end of the lane.

- 7.1.5. As illustrated on section 007 there is a line of sight between the classroom windows on the second floor towards the properties on Beech Grove, however having regard to the separation distances provided of over 29m to the closest rear garden I am satisfied that the proposed junior school would not give rise to any undue overlooking.
- 7.1.6. The southern elevation of the proposed junior school addresses the rear of no's 47, 49, 51 & 53 Booterstown Avenue. Having regard to the separation distance provided of over 35m from the side of the school building and the rear of the closest dwelling no. 53, I consider that this set back provides an adequate separation to mitigate undue overlooking.
- 7.1.7. The applicants were also required to address the issue of overshadowing as part of the further information. Drawing no. PA 700 and PA711 provides a shadow analysis in relation to the proposed junior school building at the spring equinox and the summer solstice. As indicated on the shadow assessment at the spring equinox there would be no additional shadowing aside from some marginal additional shadowing of the gardens of no's 11, 12 and 13 Beech Grove at 4pm and of no's. 47, 49, 51 & 53 Booterstown Avenue at 6pm. In relation to the summer solstice there would be no additional shadowing. Accordingly, having regard to the submitted shadow analysis there would be some limited new shadowing of adjacent rear gardens on March 20th in the late afternoon and evening. I consider this would represent a minimal impact which would be acceptable.
- 7.1.8. Having reviewed the proposed site layout of the scheme relative to the existing surrounding properties and specifically at Beech Grove to the north, I consider having regard to the relative separation distances to the existing dwellings to the

north and east and the siting and design of the proposed junior school that it would not result in any undue overlooking or overshadowing of the neighbouring residential properties.

7.2. Visual impact and impact upon Protected Structures

- 7.2.1. The matter of visual impact in respect of the proposed new junior school building is raised by the appellants. They contend that the proposed three-storey junior school building would be out of character with the surrounding development and that it has been insensitively sited and designed. The proximity of Booterstown Avenue Candidate Architectural Conservation Area and Beech Grove is also cited in the appeal.
- 7.2.2. Booterstown Avenue Candidate Architectural Conservation Area extends along the eastern and western side of Booterstown Avenue. No. 55 Booterstown Avenue which forms part of the appeal site and is also a Protected Structure lies within the cACA as do the buildings to the north and south of the site entrance at Booterstown Avenue. Accordingly, it is important to ensure that the proposed scheme does not unduly impact upon the character and setting of the candidate Architectural Conservation Area
- 7.2.3. Policy AR12 of the development plan refers to ACA's and states that it is Council policy to have regard to the impact of development on the character of the area. It is also stated that the designation does not preclude all forms of development and that proposals for new development should preserve or enhance the character and quality of the Architectural Conservation Area.
- 7.2.4. The appellants place emphasis on the location of some properties within Beech Grove as being partially within the defined area of Booterstown Avenue Candidate Architectural Conservation Area. In relation to the matter I would agree with the first party response that while a portion of rear gardens on the eastern side of Beech Grove are located within the hatched area on Development Plan map no. 2 it does not extend to the dwellings and that the focus of the cACA is Booterstown Avenue.
- 7.2.5. The proposed junior school would be set back over 60m from the eastern site boundary on Booterstown Avenue. The building which is a contemporary design of has a maximum ridge height of circa 14.3m above ground level. The appellants contend that the junior School building would negatively impact upon the

architectural character of the area. The applicant sets out in the appeal response that the scheme has been defined to carefully integrate into its context. This includes a brick finish is proposed which is a characteristic of development in the surrounding area. The proposed window openings vary in scale to create variety in the elevational treatment. They submit that the scale, form and siting of the scheme is appropriate to the overall context, as the three-storey volume of the main body of the junior school has been designed as a 'villa' or 'grand house'. The scale, massing and fenestration have been carefully designed having regard to the surrounding development.

7.2.6. ABK Architects provided photomontages from a number of viewpoints including from Booterstown Avenue towards the location of the proposed junior school and also from Beech Grove south towards the location of the proposed junior school. When viewed from Booterstown Avenue west towards the site the junior school building does not appear highly visible or visually dominant in the streetscape. Given the setback distance between the school building and Booterstown Avenue of over 60m and the proposed height of the building at 14.3m, I am satisfied that the proposed school building would not unduly impact upon the character of Booterstown Avenue cACA.

7.2.7. In relation to potential visual impact to Beech Grove to the north of the site, the appellants state that the proposed junior school building would be located at the end of the pedestrian lane and that it would appear visually dominant due to the height of the building and the topography of the area. The junior school building would be located a minimum of 30m from the end of the pedestrian lane at Beech Grove. The height of the school building on the north facing elevation which addresses Beech Grove is 12m. A photomontage from Beech Grove towards the junior school to the south has been submitted. It indicates that that upper floor of the building would be visible however the ground and first floor would not be visible due to the presence of existing properties. Given the setback distance between the school building to Beech Grove and the proposed height of 12m at that location, I am satisfied that the proposed junior school building would not unduly impact upon the character and visual amenity of Beech Grove.

7.2.8. No. 55 Booterstown Avenue which forms part of the appeal site is a Protected Structure (RPS No: 31 – House). As detailed in the Conservation Impact Report

prepared by ABK Architects, it is a late Victorian two-storey, double fronted villa. It features a rendered finish and is set back from road to the south and it is in line with the adjacent terrace of dwellings. The building is currently used as the college's music school. It is also proposed to demolish the rear returns of the house to facilitate the provision of fire escape and WC's. It is detailed in the Conservation Impact Report that the while an element of the original fabric of the building would be removed it is not of particular architectural, historical or technical interest and therefore its removal would not detract from the character of the existing house. The proposed internal works to the Protected Structure would improve access arrangements and it is also proposed to refurbish the staircase. It is proposed to connect the rear of the building to the new junior school with the construction of a single storey annex section. The linking of no. 55 Booterstown Avenue to the new school building will ensure the continued use of no. 55 as part to the functioning junior school. I consider the works proposed including upgrading and refurbishment of existing building and the proposed extension and connection to the junior school are acceptable and as they are proposed to be carried out in accordance with best Conservation Practice.

- 7.2.9. The Senior School building is a Protected Structure (RPS No: 55 – Saint Andrew's College). The building was designed by the current project architects ABK Architects. It was constructed in 1972 and represents a fine example of the modernist style of architecture. Therefore, it is important that the proposed extensions integrate with the style and finishes of the existing school. It is recommended in the Architectural Heritage Protection Guidelines that the design of symmetrical buildings or elevations should not be compromised by additions that would disrupt the symmetry or be detrimental to the design. It is further stated in the Guidelines that the architectural style of additions does not necessarily need to imitate historical styles or replicate the detailing of the original building. Extensions should complement the original structure in terms of scale, materials and detailed design while reflecting the values of the present time.
- 7.2.10. Having visited the site and view the proposed elevations I am of the opinion that the proposed new development has been designed having specific regard to protecting the character and context of the existing school building which is a Protected

Structure. This has been achieved through the siting and design of the extensions and the contemporary design which is of relatively simple architectural form.

- 7.2.11. The strength and condition building is proposed to the north-western corner of the site. The proposed building design is a colonnaded pavilion which addresses the playing pitches to the south. It is two-storey with a lower ground floor containing teaching space and changing rooms and staff changing rooms and viewing terrace. Due to the variation in ground level between the car parking area and the playing pitches the building has a height of 7.9m to the north facing elevation and a height of 5m to the south facing elevation. The building would be setback a minimum of 30m from the northern site boundary with the properties at Castle Court. The proposed building would integrate well with the overall design approach for the proposed campus scheme and would not unduly impact adjacent properties.

7.3. Access and traffic

- 7.3.1. The appeal raised concerns in relation to potential traffic impact and congestion. Specific concerns are raised in relation to the additional vehicular traffic which the proposed development would generate onto the surrounding road network including Booterstown Avenue.
- 7.3.2. The vehicular access to the St. Andrew's College campus is from Booterstown Avenue at the eastern boundary. The vehicular exit is located to the southern site boundary onto Rosemount Terrace. A one-way traffic system is in operation within the campus. An exception is made for coaches which enter and exit the campus via Booterstown Avenue due to pinch points within the internal roadway on campus.
- 7.3.3. As set out in the Traffic and Transportation Report prepared by Clifton Scannell Emerson Associates while the proposed development will provide improved facilities at the school, the student and staff numbers are expected to stay the same subsequent to the proposed development being carried out. It is detailed in the Traffic and Transportation Report there are currently 270 pupils attending the junior school and approximately 990 pupils attending the secondary school. The junior school has a total of 27 no. staff and the secondary school has 163 no. staff. The junior school drop off and pick up times are 8.50am and 3.00pm, apart from Wednesdays when the school closes at 1pm. The secondary school operates from 8.45am – 3.55pm, apart from Wednesdays when the school closes at 1.15pm. The

school opens at 7.30am to receive students and students attending supervised study can remain until 9.00pm.

- 7.3.4. In relation to car parking provision on site, there are currently a total 199 no. car parking spaces on the campus. This comprises 27 no. time restricted set down parking spaces for parent, 2 no. set down spaces for staff, 104 no. long term spaces and 66 no. overflow spaces. There are presently 30 no. cycle parking spaces. Under the proposed scheme a total of 166 cycle parking will be provided in Sheffield bicycle stands and also rack type cycle parking spaces.
- 7.3.5. Regarding vehicular parking it proposed to marginally reduce the number of parking spaces from 199 to 193. A number of the overflow car parking spaces will be reassigned as set down spaces. A total of 67 no. set down spaces would be provided. The increase in proposed set down spaces will serve to reduce congestion within the area at drop-off and pick-up times.
- 7.3.6. The public transport service comprises both rail and bus. Booterstown Dart Station is situated approximately 400m from the site. Rock Road is circa 300m to the north and is served by no. 4, 7, 7a, 7d and 84a bus routes. The site is located approximately 1kmm from the N11 QBC served by the no.'s 7b, 7d, 46a, 46e, 47, 116, 118, 145 and 155 routes. Accordingly, the campus is served by multiple bus routes and the Dart which provide both a high quality and high frequency of public transport.
- 7.3.7. A School Travel Plan was prepared by Clifton Scannell Emerson Associates. As set out in the document it is aimed to reduce the car trips generated by the school and to it is aimed to encourage more walking and cycling. As part of the scheme it is proposed to increase the number of cycle parking spaces for staff and pupils from 22 no. to 158 no. spaces. It is also proposed to encourage more public transport use and provide improved pedestrian and cycle facilities on campus. Details of targets for changes in travel modes are set out in the travel plan. The implementation of the proposed initiatives as detailed in the School Travel Plan will encourage sustainable modal split which is essential in reducing car use on the trip to and from the school campus.
- 7.3.8. Furthermore, as highlighted in the appeal response the proposed development is intended to replace, improve and upgrade the existing facilities for the existing

school population and therefore there is no intended increase in student numbers from the current population.

- 7.3.9. Therefore, having regard to the proposals to reduce vehicular parking on campus and encourage walking, cycling and public transport usage and given that the proposed development will not result in any increase in student or staff numbers, I am satisfied that there will be no additional traffic generated by the proposal.
- 7.3.10. Having regard to the details submitted with the application and the appeal in relation to transportation and access to the site specifically the School Travel Plan and the proposal to implement its initiatives to encourage sustainable travel, I consider that the proposed development is acceptable from a traffic and transport perspective. Accordingly, I consider that the proposed development would not cause significant road congestion and would not give rise to the creation of a traffic hazard at this location.

7.4. Appropriate Assessment

- 7.4.1. A Natura Impact Statement (dated November 2018) was prepared by Aecom Ireland Ltd. and was submitted to the Planning Authority in response to point 5(a) of the further information requested which required screening for Appropriate Assessment as a minimum. In response to a clarification of further information request the applicant submitted information pertaining to additional wintering birds surveys which were conducted in January 2019.
- 7.4.2. Under Stage 2 Appropriate Assessment it is necessary to establish will the proposed development individually or in combination with other plans or projects adversely affect the integrity of the European sites in view of the sites' conservation objectives.

Stage 1 Screening

- 7.4.3. The NIS identified the two nearest European sites to the proposed as South Dublin Bay SAC (000210) and South Dublin Bay and River Tolka Estuary SPA (004024). The two European sites are located circa 420m and 270m to the east of the development site. The Booterstown stream is located approximated 400m to the north of the appeal site, however there is not hydrological between the appeal site and the Booterstown stream. Having regard to the 'source-pathway-receptor' model there is not hydrological between the appeal site and the two European sites.

7.4.4. The NIS identified source-pathway-receptor links between specific birds of Special Conservation Interest of South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA and Baldoyle Bay SPA and the subject site.

7.4.5. The qualifying interests/special conservation interests of the relevant SPAs referenced above, are summarised as follows:

South Dublin Bay & River Tolka Est. SPA	North Bull Island SPA	Baldoyle Bay SPA
Light-bellied Brent Goose [A046]	Light-bellied Brent Goose [A046]	Light-bellied Brent
Oystercatcher [A130]	Shelduck [A048]	Goose[A046]
Ringed Plover [A137]	Teal [A052]	Shelduck [A048]
Grey Plover [A141]	Pintail [A054]	Ringed Plover[A137]
Knot [A143]	Shoveler [A056]	Golden Plover [A140]
Sanderling [A144]	Oystercatcher [A130]	Grey Plover [A141]
Bar-tailed Godwit [A157]	Golden Plover [A140]	Bar-tailed Godwit [A157]
Redshank [A162]	Grey Plover [A141]	Wetland and Waterbirds [A999]
Dunlin [A149]	Knot [A143]	
Black-headed Gull [A179]	Sanderling [A144]	
Roseate Tern [A192]	Dunlin [A149]	
Common Tern [A193]	Black-tailed Godwit [A156]	
Arctic Tern [A194]	Bar-tailed Godwit [A157]	
Wetlands & Waterbirds [A999]	Curlew [A160]	
	Redshank [A162]	
	Turnstone [A169]	
	Black-headed Gull	

	[A179] Wetlands & Waterbirds [A999]	
--	---	--

The Conservation Objectives for South Dublin Bay and River Tolka Estuary SPA (004024), North Bull Island SPA (004006) and Baldoyle Bay SPA (004016) are to maintain the favourable conservation condition of each qualifying bird species in the Natura 2000 sites. Specific Conservation Objectives are as follows;

A046 Brent Goose Branta bernicla hrota			
To maintain the favourable conservation condition of Light-bellied Brent Goose in South Dublin Bay and River Tolka Estuary SPA, which is defined by the following list of attributes and targets:			
Attribute	Measure	Target	Notes
Population trend	Percentage change	Long term population trend stable or increasing	Waterbird population trends are presented in part four of the conservation objectives supporting document
Distribution	Range, timing and intensity of use of areas	No significant decrease in the range, timing or intensity of use of areas by light-bellied brent goose, other than that occurring from natural patterns of variation	Waterbird distribution from the 2011/2012 waterbird survey programme is discussed in part five of the conservation objectives supporting document

A130 Oystercatcher Haematopus ostralegus
To maintain the favourable conservation condition of Oystercatcher in South Dublin Bay and River Tolka Estuary SPA, which is defined by the following list of attributes and

targets:

Attribute	Measure	Target	Notes
Population trend	Percentage change	Long term population trend stable or increasing	Population trends are presented in part four of the conservation objectives supporting document
Distribution	Range, timing and intensity of use of areas	No significant decrease in the range, timing or intensity of use of areas by bar-tailed godwit, other than that occurring from natural patterns of variation	Waterbird distribution from the 2011/2012 waterbird survey programme is discussed in part five of the conservation objectives supporting document

Bar-tailed Godwit *Limosa lapponica*

To maintain the favourable conservation condition of Bar-tailed Godwit in South Dublin Bay and River Tolka Estuary SPA, which is defined by the following list of attributes and targets:

Attribute	Measure	Target	Notes
Population trend	Percentage change	Long term population trend stable or increasing	Population trends are presented in part four of the conservation objectives supporting document
Distribution	Range, timing and intensity of use of areas	No significant decrease in the range, timing or intensity of use of areas by bar-tailed godwit, other than that occurring from natural patterns of variation	Waterbird distribution from the 2011/2012 waterbird survey programme is discussed in part five of the conservation objectives supporting document

A179 Black-headed Gull *Chroicocephalus ridibundus*

To maintain the favourable conservation condition of Black-headed Gull in North Bull Island SPA, which is defined by the following list of attributes and targets:

Attribute	Measure	Target	Notes
Population trend	Percentage change	Long term population trend stable or increasing	Waterbird population trends are presented in part four of the conservation objectives supporting document

Distribution	Range, timing and intensity of use of areas	No significant decrease in the range, timing or intensity of use of areas by black-headed gull other than that occurring from natural patterns of variation	Waterbird distribution from the 2011/2012 waterbird survey programme is discussed in part five of the conservation objectives supporting document
--------------	---	---	---

A160 Curlew *Numenius arquata*

To maintain the favourable conservation condition of Curlew in North Bull Island SPA, which is defined by the following list of attributes and targets:

Attribute	Measure	Target	Notes
Population trend	Percentage change	Long term population trend stable or increasing	Population trends are presented in part four of the conservation objectives supporting document
Distribution	Range, timing and intensity of use of areas	No significant decrease in the range, timing or intensity of use of areas by curlew, other than that occurring from natural patterns of variation	Waterbird distribution from the 2011/2012 waterbird survey programme is discussed in part five of the conservation objectives supporting document

A140 Golden Plover *Pluvialis apricaria*

To maintain the favourable conservation condition of Golden Plover in Baldoyle Bay SPA, which is defined by the following list of attributes and targets:

Attribute	Measure	Target	Notes
Population trend	Percentage change	Long term population trend stable or increasing	Population trends are presented in part four of the conservation objectives supporting document
Distribution	Range, timing and intensity of use of areas	No significant decrease in the range, timing or intensity of use of areas by golden plover, other than that occurring from natural patterns of variation	Waterbird distribution from the 2011/2012 waterbird survey programme is discussed in part five of the conservation objectives supporting document

A162 Redshank *Tringa totanus*

To maintain the favourable conservation condition of Redshank in South Dublin Bay and River Tolka Estuary SPA, which is defined by the following list of attributes and targets:			
Attribute	Measure	Target	Notes
Population trend	Percentage change	Long term population trend stable or increasing	Population trends are presented in part four of the conservation objectives supporting document
Distribution	Range, timing and intensity of use of areas	No significant decrease in the range, timing or intensity of use of areas by redshank, other than that occurring from natural patterns of variation	Waterbird distribution from the 2011/2012 waterbird survey programme is discussed in part five of the conservation objectives supporting document

7.15. As set out in the NIS a total of seven wintering bird species Black-headed Gull, Bar-tailed Godwit, Oystercatcher, Brent Goose, Curlew, Golden Plover and Redshank as detailed above which are species of qualifying interest in South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA and Baldoyle Bay SPA are known and/or presumed to occur within the zone of influence of the proposed development. Accordingly, in the absence of mitigation measures, it is not possible to rule out potential impacts on the wintering birds in terms of disturbance to an inland feeding site.

7.16. On the basis of the information on the file, which I consider adequate in order to issue a screening determination, it is not possible to conclude that the proposed development, individually or in combination with other plans or projects would not be likely to have a significant effect on, or any other European site, in view of the site's Conservation Objectives. A Stage 2 Appropriate Assessment is therefore, required.

Appropriate Assessment – Stage 2 NIS

7.17. A Natura Impact Statement dated November 2018 was submitted to the Planning Authority in response to a request for further information and report in response to ecological items sought in the Council's clarification of further information dated 31st of January 2019 was submitted which contains the findings of additional wintering bird surveys undertaken in January 2019.

- 7.18. It was identified in the NIS that having regard to the source-pathway-receptor model, that potential effects could arise due to disturbance of roosting and/or feeding populations of Black-headed Gull, Brent Goose, Oystercatcher and Redshank which are species of qualifying interest of South Dublin Bay and River Tolka Estuary SPA. Black-headed Gull, Bar-tailed Godwit, Curlew, Golden Plover, Brent Goose, Oystercatcher and Redshank which are species of qualifying interest of North Bull Island SPA and Golden Plover and Brent Goose which are species of qualifying interest of Baldoyle Bay SPA.
- 7.19. The wintering bird survey findings submitted with the NIS and also contained in the further report addressing ecological items raised in the clarification of further information provides satisfactory information in order to establish the usage of the site by wintering birds. As established from the surveying the area where wintering birds have been regularly recorded relates to a relatively small area approximately one third the area of the rugby pitches. The proposed scheme includes development at the edge of the existing playing pitch area. Based on the findings of the wintering birds surveys, it is set out in the NIS and further ecological report that this area is not of value to wintering birds.
- 7.20. In relation to the construction phase as set out in the NIS it could potentially result in reducing the long-term population size or alter the distribution of wintering birds which could potentially interfere with the objective to maintain favourable conservation condition. In relation to the operational phase no significant operational phase effects are predicted.
- 7.21. Mitigation measures have been outlined in section 7 of the submitted NIS and also in the further ecological report. Mitigation measures during the construction phase would involve the provision of visual screening including solid hoarding to enclose the entire construction working area from the undisturbed extents of the playing pitches. The construction compounds will be sited on the hockey pitch this includes site parking and the contractor compound. Both would be located on the hockey pitch which is an artificial surface and is of no value to wintering birds and therefore it does not overlap with the wintering birds habitat. The scheme includes temporary site drainage works to one section of the rugby pitches. This is the only temporary work area which would overlap with the wintering birds habitat. The temporary loss of area represents circa 8% of the total wintering birds habitat on site, however this

temporary loss would be limited to a two months period. As part of mitigation measures a monitoring programme is proposed to be carried out by a suitably experienced ecologist. They will report the monitoring findings to Dún Laoghaire Rathdown Co. Council in writing at relevant intervals to be agreed by the Planning Authority.

- 7.22. It is submitted in the NIS and further ecological report that the proposed mitigation measures will prevent adverse effects to the European sites arising from the construction of the proposed development.

In-combination effects

- 7.23. Having regard to the nature and limited scale of the proposed development it is considered that it does not have the potential for in-combination effects, after mitigation measures are applied, to undermine the integrity of a European Site.
- 7.24. It is concluded in the NIS that the implementation or operation of the project under the conditions of appropriate planning will not result in adverse effects to the conservation objectives or integrity of the South Dublin Bay SAC and the South Dublin Bay and River Tolka SPA, or any other European Site, either alone or in combination with other plans and projects.

AA Conclusion

- 7.25. Having regard to all of the above and having examined the information before me, I am satisfied that the mitigation measures to be put in place, will ensure that the conservation objectives and integrity of the Natura 2000 sites identified above and that they will not be adversely affected by the construction and operation of the proposed development. I consider that the proposed measures are clearly described, are reasonable, practical and enforceable. I also consider that they fully address the potential impacts arising from the proposed development such that it will not give rise to significant impacts either alone or in combination with other potential impact sources. I consider it reasonable to conclude on the basis of the information on the file, which I consider adequate in order to carry out a Stage 2 Appropriate Assessment, that the proposed development, individually or in combination with other plans or projects would not adversely affect the integrity of European site

(004024), European site (004006) and European site (004016) or any other European Site in view of their Conservation Objectives.

8.0 Recommendation

8.1. I recommend that permission is granted subject to conditions.

9.0 Reasons and Considerations

Having regard to the zoning and other objectives of the planning authority as set out in the Dún Laoghaire-Rathdown County Development Plan 2016-2022, which include to facilitate educational development on suitable sites, to the established Junior and Senior schools on the site and to the nature and scale of the proposed school development it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the established use of the lands, would comply with the provisions of the Development Plan, would not seriously injure the amenities of the area or of property in the vicinity, would not endanger public safety for pedestrians or cyclists, and would be generally acceptable in terms of traffic safety. The proposed development would, therefore, be in accordance 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, as amended by the further plans and particulars submitted on the 23rd day of November, 2018 and the 6th day of February 2019, 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 including samples of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the visual amenities of the area.

3. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Details of the surface water drainage system in compliance with Sustainable Urban Drainage measures (SUDS) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of public health to ensure a proper standard of development.

4. 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.

Reason: In the interest of wildlife protection.

5.
 - (a) Lighting shall be provided in accordance with a scheme, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

(b) The proposed external lighting design shall comply with the Guidance Notes for the Reduction of Obtrusive Light GN01:2011. Prior to the commencement of use of any lighting, confirmation, from a suitably qualified professional that the development complies with this standard shall be submitted to and agreed in writing with the Planning Authority.

Reason: In the interest of residential amenity and public safety.

6. The applicant shall implement the measures for achievement of the targets specified in the submitted School Travel Plan. These shall be fully implemented, monitored and reviewed under the direction of the School Travel Plan Co-ordinator, in accordance with the requirements of the planning authority. Periodic updates on achievement of targets and provision of monitoring reports shall be submitted, in accordance with an agreed timeframe, to the planning authority. If targets for modal split are not being achieved, alternative arrangements shall be agreed in writing with the planning authority.

Reason: In the interest of pedestrian and vehicular safety, amenity, clarity and orderly development.

7. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The developer shall appoint and retain the services of a qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant, throughout the life of the construction works and shall notify the planning authority of that appointment in writing prior to commencement of development. A practical completion certificate shall be signed off by the

Landscape Architect when all landscape works are fully completed to the satisfaction of the planning authority and in accordance with the permitted landscape proposals.

Reason: In the interests of visual amenity and to ensure full and verifiable implementation of the approved landscape design.

8. The existing tree in the south-west corner of the site (as indicated on drawing No. PA721) shall be replaced with semi-mature canopy of tree subject to the written approval of the Planning Authority.

Reason: In the interest of environmental and visual amenity.

9. The construction of the development shall be managed in accordance with a Construction Environmental 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) location of the site and material compound(s) including area(s) identified for the storage of construction refuse;
 - (b) 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) 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) provision of parking for existing properties during the construction period,
- (j) details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
- (k) 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 include rainwater;
- (l) off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil, and
- (m) 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 kept for inspection by the planning authority.

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

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

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

11. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006.

Reason: In the interest of sustainable waste management.

12. All service cables associated with the proposed development shall be located underground.

Reason: In the interest of visual and residential amenity.

Siobhan Carroll
Planning Inspector

16th of August 2019