



An  
Bord  
Pleanála

## Inspector's Report

### ABP-308250-20

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<b>Development</b>	Construction of a classroom on the site of an existing pre-fab and associated site development works.
<b>Location</b>	Grange National School, Park Grange, Clonmel, Co Tipperary.
<b>Planning Authority</b>	Tipperary County Council
<b>Planning Authority Reg. Ref.</b>	20300
<b>Applicant(s)</b>	Board of management of Grange National School.
<b>Type of Application</b>	Permission.
<b>Planning Authority Decision</b>	Grant permission
<b>Type of Appeal</b>	Third Party
<b>Appellant(s)</b>	Johnny Casey and Neil Midgley
<b>Observer(s)</b>	None
<b>Date of Site Inspection</b>	29 <sup>th</sup> January, 2021.
<b>Inspector</b>	Stephen Kay

## 1.0 Site Location and Description

- 1.1. The appeal site is located in the village of Grange approximately 8km to the west of Clonmel. The site comprises the Grange National School, which is located within the settlement of Grange, Co. Tipperary. The stated area of the site is c. 0.48 ha.
- 1.2. The existing layout of the site comprises the main school building located at the front (north) of the site, set back from the public road. Part of this area to the front is laid out as a parking area and there is a vehicular access to the site located at the north west corner. There is an existing line of classrooms located along the western side of the site and the furthest south part of this block is adjoining by a single storey pre-fabricated classroom. At the rear of the site there is an enclosed yard area and this yard has access to a laneway that runs along the eastern boundary of the site and which accesses a playing pitch located to the rear (south) of the school lands. The overall area of the existing school buildings proposed to be retained on site is stated to be 930 sq. metres.
- 1.3. To the east of the laneway and to the east of the appeal site, there is a development of five detached houses two storey dormer houses accessed from a cul de sac road that connects with the local road approximately 70 metres to the east of the site. The area between the school site and the entrance to this cul de sac is characterised by a setback that contains a car park. There is also a single storey house located immediately adjacent to the school to the west. This house is located close to the road with an access that is in close proximity to the north west corner of the appeal site.
- 1.4. The area within the appeal site is generally level, though the parking area within the school site does slope down towards the vehicular entrance and the public road. The school site is currently connected to the public water mains and is serviced by an onsite Wastewater Treatment System w. This waste water treatment system is located at the south east corner of the overall school site.

## 2.0 Proposed Development

- 2.1. The proposed development comprises the replacement of the pre-fabricated classroom building located at the south east corner of the site with a permanent classroom building. The structure to be removed has a stated floor area of 78 sq. metres.
- 2.2. The design of the new classroom comprises a single storey structure with a pitched roof and an overall height of 5.75 metres above ground level. The floor area of the new classroom is proposed to be 80 sq. metres.
- 2.3. A new ramp and steps to access the classroom are proposed on the north east corner and the new accommodation would not be directly connected to the existing buildings on the site. The internal layout proposed includes two toilets and a kitchenette / wash up area and the classroom has windows facing east onto the existing yard area. On the western side, where the building faces third party lands, there are only small windows to the toilets proposed. The separation distance relative to the third party boundary to the west is proposed to be increased from the existing c.2.3 metres up to approximately 4.8 metres. The new building is proposed to extend further south than the existing pre fab structure, and the drawings indicate some regrading of the ground level in this area to accommodate the development.
- 2.4. Finishes are proposed to comprise rendered and painted external wall and roof slates that match the finish on the nearby buildings.
- 2.5. Foul drainage from the proposed development is proposed to discharge from the new classroom to the existing on site waste water treatment system. Surface water drainage from the development is proposed to be discharged to a new on site soakaway that is to be located to the south of the building. An existing soakaway that is located under the existing pre-fabricated building is proposed to be removed.

## 3.0 Planning Authority Decision

### 3.1. Further Information

Prior to the issuing of a Notification of decision, the Planning Authority requested further information on the following issues:

- Clarification whether the proposed development would result in an increase in student / staff numbers on the site.
- An assessment of the adequacy of the existing wastewater treatment system for the existing school and proposed development.
- Submission of a revised site plan that demonstrate separation distances between the development and the waste water treatment system that meets EPA requirements.

The following information / revisions were submitted in response to the FI request:

- Stated that the proposed development will not result in any increase in student numbers, that the development is to be for a new classroom that will facilitate the multipurpose room within the original school building that has been used as a classroom to revert to use as a multipurpose room.
- Stated that pupil numbers have been reducing in recent years and that staff numbers will fall from 11no. to 10 no.
- Report from Anua Environmental Services states that the existing treatment plant has capacity to cater for 430 persons based on a hydraulic loading of 20 litres per person per day and organic load of 10 litres per person per day.
- Stated that the system is designed for a p.e. of 75.
- That there is a separation distance of 26.5 metres when the EPA standard is 28.

### 3.2. **Decision**

The planning authority issued a Notification of Decision to Grant Permission subject to 6 no. conditions. The following conditions are particularly noted:

Condition No. 3 requires that all surface water runoff from the development shall be collected and disposed of within the site to soakpits.

Condition No.4 requires that wastewater from the development shall discharge to the existing wastewater treatment system on site.

### 3.3. **Planning Authority Reports**

#### 3.3.1. Planning Reports

The initial report of the Planning Officer notes the planning history of the site including that undertaken by the Board under Ref. PL23.242396 which included consideration of the onsite waste water capacity. Considered that clarification regarding existing school enrolment is required and recommendation is for further information. Second report subsequent to the submission of further information recommends a grant of permission that is consistent with the notification of decision which issued.

#### 3.3.2. Other Technical Reports

District Engineer – States that no comment to make.

### 3.4. **Prescribed Bodies**

None.

### 3.5. **Third Party Observations**

Third party observations submitted to the Planning Authority by the third party appellants in this case. Main issues raised can be summarised as follows:

- That the capacity of the existing sewage treatment facility on the site is being exceeded and this development will worsen the situation.

- That the existing on site treatment system is located excessively close to the proposed development.
- Post further information noted that the site appears to be operating within the design capacity of the system, however the numbers on site have historically been above the maximum permitted.
- That there has not been any upgrading of the system undertaken.
- That the maximum user numbers on the site remains at 215 as per the information previously provided to An Bord Pleanala.
- That the surface water drainage from the site remains an issue with water flowing from the school car park out onto the public road and threatening third party properties adjoining the school site.
- That building further classroom / accommodation that can facilitate increased numbers of pupils on site is not sustainable planning.
- That there remain significant issues around car parking at the site.

#### 4.0 Planning History

Tipperary County Council Ref. 18/600452; ABP Ref. ABP-301993-18 – Permission granted by the Planning Authority and decision upheld on appeal for the indefinite retention of existing pre-fab classroom at Grange National School, Park, Grange, Clonmel, County Tipperary. The following conditions attached to the Board decision in this case are noted:

- Condition No.2 specified that the pre-fabricated structure and associated works be removed within 5 years of the permission (October, 2018) unless permission is granted for its further retention.
- Condition No.3 specifies that the structure to be retained shall be limited to '*ancillary and specialist educational uses only*' unless authorised by a further grant of permission. The reason cited for this condition is '*in the interests of clarity and public health having regard to the limited capacity of the existing wastewater treatment and disposal system*'.

- Condition No.4 requires that the structure to be retained shall be connected to the public wastewater treatment and disposal system and that the existing onsite wastewater treatment system shall be maintained and operated in accordance with the requirements of the relevant EPA manual and the requirements of the Planning Authority. On going maintenance contracts to be continued and copies of signed maintenance contracts to be submitted to the Planning Authority on a yearly basis.
- Condition No.5 requires that water supply and drainage (including surface water) shall be in accordance with the requirements of the planning authority.

Tipperary County Council Ref. 13/177; ABP Ref. PL 23.242396 - Permission granted by the Planning Authority and decision upheld on appeal to retain existing prefab on site.

Tipperary County Council Ref. 12/277; ABP Ref. PL23.241168 - Permission granted by the Planning authority and decision upheld on appeal for (a) construction of a single storey extension comprising a classroom and ancillary facilities (b) alterations to existing elevations and (c) associated site boundary and site development works.

Tipperary County Council Ref 06/944 - Permission granted by the planning authority to provide and erect a temporary pre-fabricated classroom, with ensuite toilets.

Tipperary County Council Ref 05/1660 - Permission granted by the Planning Authority to extend school car park, to include the construction of entrance to car park, low front wall and paths and all necessary site works.

Tipperary County Council Ref. 03/1114; ABP Ref. PL23.205399 - Permission granted by the planning authority and decision upheld on appeal for the construction of a single storey permanent extension to the existing school building including a new effluent treatment system.

## 5.0 Policy Context

### 5.1. Development Plan

The *South Tipperary Development Plan 2009-2015* is the relevant policy document pertaining to this site.

The site is located within the settlement node of Grange and is zoned for '*Social and Public*' land use where it is the stated objective '*to protect and provide for social and public facilities including education, religious and community uses*'.

Volume 2 of the *South Tipperary County Development Plan, 2009-2015* contains a settlement plan for Grange. This map indicates that the lands on which the appeal site is located, together with the playing field to the rear (south) are zoned Social and Public.

The plan notes that all waste water is treated by disposal to ground and that the village has some lands that are prone to flooding and that any proposed developments will be required to comply with the Flood Risk Management Guidelines for Planning Authorities.

The plan also states that '*the council having regard to the nature and scope of development, may require the submission of flood Risk Assessments, as appropriate, to assess the suitability of development proposals*'.

Specific Objective SO3 of the Plan states as follows:

*'To require the submission of Flood Impact Statements, as appropriate, in respect of lands that are liable to flood'*.

### 5.2. Natural Heritage Designations

The site is not located within or close to any European site. The closest such site is the Lower River Suir SAC, (site code 002137) which is located approximately 2.5km to the east of the site.



### 5.3. EIA Screening

Having regard to the nature and scale of the development which comprises the replacement of an existing pre-fabricated building with a permanent structure that will not result in additional capacity for persons on the site, and the connection of the proposed development to existing on site foul drainage infrastructure, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

## 6.0 The Appeal

### 6.1. Grounds of Appeal

The following is a summary of the main issues raised in the third party grounds of appeal:

- That due process in the assessment of the application has not been followed.
- No flood risk assessment was submitted as required in the Grange section of the county development plan.
- Requested that their response to further information would be included on the public record.
- Considered that the application should be dismissed having regard to the way that it was processed by the Planning Authority.
- That to permit a permanent structure on the site without adequate sewerage is not sustainable planning.
- The fact that the latest permission issued by the Planning authority has no limit on user numbers (of the treatment plant) is not acceptable.
- That there is a long record of disregarding the restrictions regarding numbers on the site.

- That the site is located in an area of high groundwater vulnerability and the treatment system on the site has a record of previous failure. Grange sits in a bowl with no natural discharge / watercourse.
- That it is again suggested that s.35 be used to restrict the ability of the school to make further applications.
- That the way surface water is addressed at the site is totally inadequate and leads to significant issues off site. Photograph of flooding in the laneway adjoining the school submitted. A flood risk assessment should be required.
- The drainage from the staff car park at the front of the school is inadequate with no catch drain at the entrance (lowest point) and a flood event in August 2020 (on the same day that permission was granted) risked flooding of the appellants adjoining property.

## 6.2. Applicant Response

The following is a summary of the main issues raised in the first party response to the grounds of appeal:

- That the basis for the appeal relate to issues that are not connected with the planning process or the specific development the subject of this application.
- That the proposed general purpose room that would be accommodated in the development would not result in any increase in student numbers on the site. Similarly, the development will not result in the over use of the existing on site treatment plant or to flooding issues.
- That the existing on site waste water treatment system is checked and serviced bi annually and has passed all such checks.
- That the existing system has more than adequate capacity to cater for the proposed development as evidenced by the information on file from Anua Environmental limited.

### 6.3. **Planning Authority Response**

The following is a summary of the main issues raised in the Planning Authority response to the grounds of appeal:

- That due process was followed in the assessment of this application.
- That the application did not include a flood risk assessment and such an assessment was not considered necessary as the site is located outside of any identified flood risk zone.
- That Specific Objective SO3 of the settlement plan for Grange requires the submission of a flood impact assessment on lands that are liable to flood. This is not considered to be the case with the appeal site.
- That the proposal relates to an extension on lands that are currently occupied by a pre fab building. There will not be any increased run off generated from the site.
- That the further information received provides information that demonstrates the capacity of the waste water treatment system is adequate to cater for the development.
- It is considered that the separation distance between the development and the waste water treatment system is adequate.

### 7.0 **Assessment**

7.1. The following are the main issues in the assessment of this appeal.

- Principle of Development and Procedural Issues
- Design and Impact on Visual and Residential Amenity
- Site Servicing
- Other Issues
- Appropriate Assessment

## 7.2. Principle of Development and Procedural Issues

- 7.2.1. The appeal site is zoned for '*Social and Public*' land use where the stated objective 'to protect and provide for social and public facilities including education, religious and community uses'. The existing educational use of the site, and the proposed extension to this use which comprises the development the subject of appeal, is consistent with this land use zoning objective.
- 7.2.2. The third party appellants make a number of contentions regarding the processes that were followed by the Planning Authority in the assessment of the application. Specifically, it is submitted that inadequate opportunity was provided to comment on further information submitted and that comments made on the further information submitted were not available to be considered in the assessment by the planning authority. The issues raised by the appellants on this issue are noted, however they are issues between the Planning Authority and the appellants in the first instance and it is noted that the submission on file from the Planning Authority refute the contention that due process was not followed in the assessment of the application. I note the fact that the appellants request that their submission on the response to further information would be included on the public record and the attention of the Board is drawn to the fact that this submission forms part of the third party appeal received.
- 7.2.3. I note the statement of the third party appellants that the application should be refused under section 35 of the Act, that being on the basis of past failures to comply with the terms of conditions of a planning permission. This provision specifically applies to Planning Authorities and not An Bord Pleanala and requires the planning authority to clearly establish that substantial unauthorised development has been undertaken and that there is a real and substantial risk that the development in respect of which permission is sought would not be completed in accordance with such permission if granted or with a condition to which such permission if granted. The appellant's concerns regarding previous non-compliance with conditions attached to permissions, enforcement proceedings and applications for retention on the site are noted, however these are issues for the Planning Authority and are outside of the remit of the Board. For these reasons I do not consider that this request that the application be refused having regard to s.35 of the Act is relevant to the assessment of this case by the Board.

### 7.3. Design and Impact on Visual and Residential Amenity

- 7.3.1. The design and scale of the proposed development comprises the construction of a pitched roof extension having a plastered external finish and roof finish to match the existing. Visually, the proposed development would be consistent with the existing form of development on the site and a significant improvement on the existing prefabricated structure.
- 7.3.2. The layout of the proposed development is such that the separation distance relative to the third party boundary to the west is proposed to be increased from the existing c.2.3 metres up to approximately 4.8 metres. The only windows in this west facing elevation towards third party lands would be two small windows to the toilets within the new accommodation which could be fitted with obscure glazing. Given the separation distance to the boundary, to the fact that the adjoining lands are undeveloped and not laid out as a garden or for recreational use and the lack of windows in the west facing elevation that would facilitate overlooking, no negative impacts on residential amenity are considered likely to arise.

### 7.4. Site Servicing

- 7.4.1. The principal concerns raised in the third party appeal received relate to the potential for the existing on site waste water treatment plant to be overloaded by the additional loading generated by the proposed development and to the fact that the site is located in an area that is prone to flooding and should therefore be the subject of a Flood Risk Assessment. Issues are also raised in the third party submissions regarding the potential for the school site to lead to flooding off site, and specifically at the front of the appellant's property, and also regarding the compliance of the layout of the onsite waste water treatment plant and the school buildings with the requirements of EPA Design manuals.
- 7.4.2. On the issue of **surface water** firstly, I note the concerns raised regarding the potential impact of the development on the appellants property and photographs accompany third party submissions showing water collecting at the front of the site in the vicinity of the access to the appellants house. The issues in this location are not

however connected with development on the site in the area of the proposed new classroom. Rather, as highlighted by the third party, any issues arising in this area would appear to relate to the fact that the parking area at the front of the school slopes towards the road and that drains in this area do not adequately intercept surface water when it flows out of the site. In addition, and also highlighted in the third party submissions on file, it would appear that the footpath which fronts the appellant's property adjoining the appeal site is of relatively recent construction and has altered the flow of surface water in this location. Works to the footpath in question are nothing to do with the first party. I note that as part of the development it is proposed to construct a new on site soakaway which would replace an existing soakaway located underneath the prefabricated classroom. I am satisfied that the development which is the subject of the current appeal will not have any additional impact on the discharge of surface water to third party lands.

7.4.3. A review of the planning history of this site does not indicate that the appeal site or lands in the immediate environs have been subject to regular flooding. There is no record of flooding on the site or its vicinity identified on the OPW website or on the OPW Draft Flood mapping. The photographs of historic flooding included on file Ref. ABP-301993-18 are noted, however the areas shown are not in the immediate vicinity of the school site. The proposed development would not result in any increase in the impermeable surface area on the overall school site and would not result in any additional surface water runoff relative to the existing layout. For these reasons, and having regard to the nature and location of the development which is the subject of this appeal, I do not consider that there is any justification for the submission of a Flood Risk Assessment. Specific Objective SO3 of the South Tipperary County Development Plan as it relates to Grange and referenced by the appellants states that Flood Impact Statements will be required '*as appropriate, in respect of lands that are liable to flood*'. Given the lack of any clear history of flooding on the appeal site I consider that the submission of a Flood Impact Assessment is not required in this case.

7.4.4. With regard to **foul drainage**, the development is proposed to be connected to the existing on site waste water treatment system, which is a puraflo modular system. No municipal foul drainage system is available in the Grange settlement. The previous permission granted on the site (Refs. PL23.241168 and ABP-301993-18)

were granted on the basis that the temporary pre-fabricated building would be connected to the existing on site treatment plant, and a review of the assessments undertaken in these cases indicates that details of the numbers of students and staff on site was considered in detail. As part of the request for further information issued by the Planning Authority in the current case, the applicant was requested to confirm student numbers on the site and to provide an updated assessment of the capacity of the existing on site treatment system.

- 7.4.5. The proposed development is approximately the same floor area as the temporary structure which it is proposed to replace. The response to further information received indicates that it is not proposed that the development would facilitate any increase in student or staff numbers on site and indeed figures provided indicate that there has been a reduction in the number of students in the school from 210 in the 2014/2015 year to 195 in the 2020/2021 academic year.
- 7.4.6. Under Refs. PL23.241168 and ABP-301993-18, the use of the structure was stated as being for a variety of specialist subjects and activities, such as an Art Room, Music Room, library or other such activities which will complement the existing mainstream classroom provision and was stated not be used as a mainstream classroom and not therefore such that it would result in increased pupil numbers at the school. In the case of the subject case however, the application indicates that the proposed development will accommodate a new classroom and that this will allow the existing General Purpose Room that is within the existing school building, and which is currently in use as a classroom, to revert back to its original use, (see floorplan layout Drg. No. 1910(PD)03). In the previous permissions granted by the Board a condition was attached which specifically restricted the use of the pre-fabricated building to '*ancillary and specialist educational uses only*'. Given the proposed use of the additional accommodation sought under the current application as a normal classroom such an approach to restrict overall pupil numbers is not available in this instance.
- 7.4.7. The information provided as part of the response to further information regarding the capacity of the existing on site treatment system (letter from Anua Environmental Limited dated 13<sup>th</sup> August, 2020) indicates that the current system has a p.e. of 75 and has the capacity to accommodate a total of 430 occupants of a school based on a hydraulic load of 20 litres / person / day and an organic loading of 10 g/ person /

day. The third party appellants contend that the design capacity of the on site treatment system is a maximum of 215 persons, and there is reference to this figure in the cover letter submitted with the application under Ref. 18/600452 (ABP Ref. ABP-301993-18). I note that Table 3 of the EPA Wastewater Treatment Manual – Treatment Systems for Small Communities, Business, Leisure Centres and Hotels, titles Recommended Wastewater Loading Rates from Commercial Premises, indicates that for non residential schools with no canteen, the loading rates to be expected are 40 litres / day / person and the organics loading is 20 g / person / day. The loading rates set out in the EPA manual are therefore double what has been used in the Anua Environmental calculations submitted to the Planning Authority as part of the FI response and indicate that the actual maximum number of users that the site can cater for is 215 and not the 430 cited by the first party. As set out previously, the current school enrolment for 2020-2021 is stated to be 195 students and the number of teachers is stated to reduce from 11 to 10. No figure is provided for other / ancillary staff / persons on site.

7.4.8. From the figures provided therefore it is apparent that the site is currently operating within the capacity of the treatment system. There is however limited headroom and, given the fact that the site is located in an area with high groundwater vulnerability, I consider that it is appropriate that some form of restriction on the number of persons permitted on the site is attached to any grant of permission issued. Given that the proposed development is for a classroom and not for ancillary accommodation as in the case of the previous applications for temporary permissions it is not appropriate to ensure that the capacity of the treatment system is not exceeded by restricting the use of the additional accommodation to ancillary / non classroom space as for example required under Condition No.3 of Ref. ABP-301993-18. Rather, in the event of a grant of permission, it is recommended that a condition would be attached that specifically restricts the number of persons that can be on site.

7.4.9. I note that the first party response to the grounds of appeal makes reference to bi annual servicing and inspection of the waste water treatment system on the site which I am taking to mean twice a year rather than every two years, and this is reflected in the information provided by Anua environmental as part of the response to further information. I note that conditions previously attached to temporary permissions issued by the Board required maintenance and operation of the system



in line with the requirements of the EPA manual and the requirements of the Planning Authority and that copies of maintenance agreements shall be submitted on a yearly basis. In the event of a grant of permission it is recommended that a condition be attached that requires the applicant to submit service results from a service regime that involves service / inspections of the existing system twice a year.

7.4.10. I note the comments of the third party appellants with regard to separation distances between the proposed development and the existing wastewater treatment system. The submitted site plan indicates a separation distance of 26.5 metres and I note that the proposed permanent structure would not be sited any closer to the waste water treatment system than is the case with the existing temporary structure. The separation distance specified in the EPA manual is 28 metres and therefore while not compliant with the EPA standard the proposed development would be close and is in my opinion acceptable.

## **7.5. Other Issues**

7.5.1. I note that the third party submissions on file refer to issues of car parking in the vicinity of the school site and resulting congestion. There is currently a car parking area with a one way system located to the east of the school property which is indicated as being within the ownership or control of the first party. There is also on site parking which is accessed via the vehicular entrance at the north west corner of the site. Issues of illegal parking or congestion from traffic outside of these areas is not considered to be directly relevant to this appeal given the fact that no additional classrooms or pupil numbers are proposed.

## **7.6. Appropriate Assessment**

7.6.1. Having regard to the nature and scale of the proposed development and its location relative to Natura 2000 sites, no appropriate assessment issues arise, and it is not considered that the proposed development would be likely to have a significant effect either individually or in combination with other plans or projects on a European site.

## 8.0 Recommendation

- 8.1. Having regard to the above, it is recommended that permission be granted based on the following reasons and considerations and subject to the attached conditions.

## 9.0 Reasons and Considerations

Having regard to the 'Social and Public' land use zoning objective for this area, and to its location within a designated Settlement Node, as set out in the South Tipperary County Development Plan 2009-2015, to the established educational use of the site, the limited extent and scale of the development and to the fact that it replaces an existing temporary structure on the site, the planning history of the site, and the pattern of development in the vicinity, 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, would not be prejudicial to public health, would not exacerbate flooding in the vicinity, and would be acceptable in terms of traffic safety and convenience. The development proposed for retention 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 19<sup>th</sup> day of August 2020 except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

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

2. The maximum number of persons (pupils and permanent staff) accommodated on the site shall be limited to 215 no. unless otherwise authorised by a further grant of permission. Details of the number of pupils and staff on site showing compliance with this requirement shall be submitted in writing to the Planning Authority prior to the commencement of each academic year.

**Reason:** In the interests of clarity and of public health, having regard to the limited expansion capacity of the existing wastewater treatment and disposal system.

3. (a) The permitted development shall, on completion be connected to the wastewater treatment and disposal system of the main school.
- (b) The existing wastewater treatment system shall be maintained and operated in accordance with the requirements of the Environmental Protection Agency 'Wastewater Treatment Manuals: Treatment Systems for Small Communities, Business, Leisure Centres and Hotels' and to the written satisfaction of the planning authority.
- (c) The developer shall continue on-going maintenance contracts with a qualified operator and maintenance / inspection of the installed system shall be undertaken a minimum of twice annually. Details of the results of these maintenance / inspections and copies of signed maintenance agreements shall be submitted to the planning authority on a yearly basis.

**Reason:** In the interests of clarity, public health, and amenity.

- 4 . 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.

**Reason:** In the interest of public health.

5. The external finishes of the proposed extension including roof tiles/slates shall be consistent with those of the existing adjoining school buildings in respect of colour and texture.

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

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Stephen Kay  
Planning Inspector

10<sup>th</sup> February, 2021