



LOUTH COUNTY COUNCIL

Town Hall, Crowe Street, Dundalk, County Louth A91 W20C
Tel: 042/9335457 Fax: 0429392910

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

NOTIFICATION OF DECISION TO GRANT

TO: Louth & Meath Education & Training Board
c/o Francis Carroll
Old Church,,
Church Street,
Portlaoise, Co. Laois
R32 E54A

Date: 14/02/2025

Register Reference Number: 2460801

Date Application Received: 18/12/2024

Type of Application: PERMISSION

Description of Development: Permission for the construction of a new two-storey multi-purpose tertiary education building extension to the North-East of the existing Drogheda Institute of Further Education school building consisting of: Multi-purpose space, teaching /practice spaces, social areas, administration areas and ancillary spaces, the total internal area of circa 1,713.00m². Additionally, the development will include all associated site works, including car and bicycle parking, site services, and connections to facilitate the development

Name of Applicant: Louth & Meath Education & Training Board

Location of Development: Drogheda Institute of Further Education, The Twenties, Drogheda, Co. Louth

Date of Decision: 14/02/2025

In pursuance of the powers conferred upon it by the above mentioned Acts, the Council of the County of Louth, being the Planning Authority for the County of Louth, has decided to **GRANT PERMISSION** for the development mentioned above, subject to the 5 condition(s) set out in the schedule attached.

An **appeal** against this decision may be made to An Bord Pleanála. The procedure for making an appeal is available on An Bord Pleanála's website (www.pleanala.ie).

If no appeal is taken against this decision, a grant of PERMISSION will be made on the expiration of the period for the making of an appeal. If an appeal or appeals is/are taken, the grant shall not be made unless the appeal, or, as the case may be, each appeal, is either:

- (a) withdrawn
- (b) dismissed by An Bord Pleanála or
- (c) is subject to a direction by An Bord Pleanála.

N.B. UNTIL THE GRANT IS MADE THE DEVELOPMENT IN QUESTION IS NOT AUTHORISED.

No development may be carried out on foot of an **outline** permission until a **grant of permission consequent on outline** has been obtained.

Anne D. Callan,
Administrative Officer

LOUTH COUNTY COUNCIL

REFERENCE NO. 24/60801

CONDITIONS

1. The development shall be carried out in strict accordance with the plans and specifications submitted to the Planning Authority on 18th December 2024 save for the conditions attached below. 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: To ensure a satisfactory standard of development and to prevent unauthorised development.

2. A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of any development hereby approved. This scheme shall include the following:-

- a) Details of all proposed boundary treatments, including heights, materials and finishes.
- b) The planting of new trees along the entire length of the eastern (roadside boundary.)
- c) Details of proposed planting species and size shall be provided (all planting shall be semi-mature and native.)
- d) Details of root zone design and specification for street trees proposed

Planting as required above shall be carried out in the first planting season following commencement of building operations and permanently retained thereafter. Any plant which fails in the first planting season shall be replaced.

Reason: In the interest of visual amenity.

3. Details of all proposed External Lighting Layout shall be submitted to and agreed in writing with the Planning Authority, prior to commencement of any development hereby approved. Submitted details shall include a layout plan specifying the location of all proposed external lighting associated with this development and shall include specifications of external lighting fixtures including height and lux / light spill.

Reason: In the interest of clarity and residential amenity.

4. The following Infrastructure requirements shall be complied with;

(i) No work shall commence on site until the visibility splays have been provided. The area within the visibility splay shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and shall be maintained and kept clear thereafter.

(ii) The layout and orientation of all parking spaces for the proposed development shall conform to Chapter 13 of the Louth County Council Development Plan, 2021-2027.

The roadside kerbing and footpath sections at crossover points shall be suitably lowered and dished as follows. Footpaths at vehicular entrances and pedestrian cross over points shall be dished with a maximum gradient of 8% longitudinally and transversely. A drop kerb of 6mm minimum shall be provided to all vehicular entrances and a drop kerb of maximum 6mm (preferably flush) shall be provided to all pedestrian cross over points. Further guidance on the use of tactile paving may also be taken from Section 13.3 of the Traffic Management Guidelines (2003) and the UK Guidance on the use of Tactile Paving Surfaces (2005).

(iii) Surface water from the site shall be disposed of within the boundaries of the site and shall not discharge onto the public road or adjoining property. Surface water Attenuation and Discharge to be in accordance with the surface water design as per the submitted Infrastructure Design Report from DBFL Consulting Engineers dated December 2024 and the Site Services Layout drawing (Drg No. 230070-X-05—Z00-DTM-DR-DBFL-CE-1301, dated DEC 2024).

(iv) To filter out hydrocarbon pollutants that may enter the system from the carpark surface, a petrol interceptor shall be incorporated within the proposed storm line to intercept pollutants before discharge into the existing storm line. The interceptor is to be installed and maintained as per manufacturer's instructions.

(v) All necessary measures, as may be determined by the Planning Authority, shall be taken by the developer/contractor/servants/agents to prevent the spillage or deposit of clay, rubble or other debris on adjoining public roads or footpaths during the course of the development works. The developer shall ensure that all vehicles leaving the development are free from any material that would be likely to deposit on the road and in the event of any such deposition; immediate steps shall be taken to remove the material from the road surface. The developer shall be responsible for the full cost of carrying out of road/footpath cleaning work.

(vi) The applicant/developer shall be responsible for the full cost of repair in respect of any damage caused to the adjoining public road/footpath arising from the construction work and shall either make good any such damage forthwith to the satisfaction of Louth County Council or pay to the Council the cost of making good any such damage on a demand thereof being issued by the Council.

(vii) The applicant/developer shall liaise with statutory bodies and the Public Utility Authorities and carry out all diversions, re-routing, modifications, etc. as required during the construction of the works. Prior to the commencement of the works, the applicant/ developer shall arrange to carry out any works required by statutory bodies and the Public Utility Authorities.

(viii) The applicant/developer shall make all necessary arrangements to apply for and obtain a Road Opening License(s) from Louth County Council in respect of all openings in public areas and shall pay Road Opening License Fees and road restoration costs. The applicant shall abide by the conditions as set out in the said license(s).

Reason: In the interests of orderly development and in the interests of traffic safety.

5. Site development and building works shall be carried out only between the hours of 0700 to 1900 hours Mondays to Saturdays inclusive, 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.

Important Notes for Applicants

1. It should be clearly understood that the granting of Planning Permission does not relieve the developer of the responsibility of complying with any requirements under other Codes of legislation affecting the proposal.
2. A person shall not be entitled solely by reason of a grant of Planning Permission to carry out any development.
3. A grant of Planning Permission does not entitle a person to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner.

4. The developer shall liaise with statutory bodies and the Public Utility Authorities and carry out all diversions, re-routing, modifications etc as required during the construction of the works. The developer shall arrange to carry out any works required by statutory bodies and the Public Utility Authorities.
5. The developer shall make all necessary arrangements to apply for and obtain a Road Opening License(s) from Louth County Council in respect of all openings in public areas and shall pay Road Opening License Fees and road restoration costs. The applicant shall abide by the conditions as set out in the said license(s).
6. During the course of construction work the developer shall provide on-site covered skip or other suitable receptacle for the deposit therein of all rubbish, litter, paper, packaging, rubble and other such materials arising from the works and shall ensure that the site and its environs are maintained at all times in a clean and tidy condition.
7. The procedure for making an appeal is available on An Bord Pleanála's website. (www.pleanala.ie)

Uisce Éireann Standard Notes

1. Under the provisions of Section 55(1)(a) of the Water Services Act 2007 (the Act) it is an offence for a person to cause or permit the connection of a premises to the public water supply network, either directly or indirectly, or to otherwise take a water supply without the agreement of Uisce Éireann. Similarly under the provisions of Section 61(1) (a) of the Act, it is an offence for a person to cause or permit the connection of a premises to the public waste water collection network, either directly or indirectly, without the agreement of Uisce Éireann.
2. Where the applicant proposes to connect to a public water/wastewater network operated by Uisce Éireann, the applicant must sign a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
3. In the interest of Public Health and Environmental Sustainability, Uisce Éireann Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Uisce Éireann Capital Investment Programme.