



Date: 20/05/2024
Pl. Ref: 24/60104

Board of Management Kildangan National School
c/o Liam McLoughlin
McLoughlin Architecture
Unit 4B, Elm House, Millennium Park
Naas, Co.Kildare, Ireland
W91 K032

Planning Register Number: 24/60104
Application Receipt Date: 12/02/2024

PERMISSION is sought for the provision of a single storey extension to the front and a separate single storey extension to the side of existing School Building (existing floor area = 1,048sqm) consisting of an extension to the existing Entrance Lobby, a 1no. Classroom Special Education Unit including ancillary spaces, 1no. Mainstream Classroom and an extension to existing Mainstream Classroom (floor area of proposed extension = 264sqm), together with a secure external soft play area, minor internal alterations and elevational amendments, realignment / setting back of part of the existing roadside boundary wall to provide a bus set down area, and all ancillary site development works AT Kildangan National School, Derry, Co. Kildare W34 DR40 IN ACCORDANCE WITH THE PLANS SUBMITTED WITH THE APPLICATION.

In pursuance of the powers conferred upon them by the Planning & Development Act 2000 (as amended), Kildare County Council have by Order dated 05/04/2024 GRANTED PERMISSION to the above named, for the above development subject to 20 conditions set out in the attached schedule

Date: 20/05/2024

Signed: Ciara Pierce
P.P Senior Executive Officer
Planning Department

NOTE: The permission herein granted shall, on the expiration of the period of 5 years beginning on the date of the granting of permission, cease to have effect as regards:

- (1) In case the development to which the permission relates is not commenced during the period, the entire development, and
- (2) In case such development is so commenced, so much thereof as is not completed within that period.



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Schedule 1 - Considerations and Reasons on which this Decision is based as required by Article 31 of the Planning and Development Regulations 2001 (as amended)

Having regard to the nature and design of the proposed development, the provisions of the Kildare County Development Plan 2023 – 2029, it is considered that, subject to compliance with the conditions attached, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

Schedule 2 – Conditions to Apply

1. The development shall be carried out in accordance with the plans, particulars and specifications received by the Planning Authority on 12/02/2024, except as amended by the conditions of this permission.

Reason: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. This permission relates to a single storey extension to the front and a separate single storey extension to the side of existing School Building (existing floor area = 1,048sqm) consisting of an extension to the existing Entrance Lobby, a 1no. Classroom Special Education Unit including ancillary spaces, 1no. Mainstream Classroom and an extension to existing Mainstream Classroom (floor area of proposed extension = 264sqm), together with a secure external soft play area, minor internal alterations and elevational amendments, realignment / setting back of part of the existing roadside boundary wall to provide a bus set down area, and all ancillary site development works.

Reason: In the interest of clarity.

3. **Prior to commencement of development**, the Applicant shall submit revised details for the written satisfaction of the Planning Authority demonstrating the following:



- (a) Identification of Accessible Set Down and Collection Parking Bays within the school grounds for pupils with additional needs, to avoid crossing the road.
- (b) Identification of dished kerbs and accessible routes from the main road to the classrooms.
- (c) Provision of staff cycle parking spaces, within the curtilage of the site with accessible cycle spaces, unobstructed by storage requirements, with protection against the weather and in a location that has passive surveillance.
- (d) Provision of at least one Accessible Electric Vehicle (EV) charge point to allow for emergency charge at the proposed development.
- (e) Replacement of the pedestrian barrier with “Visirail” type panels or equivalent which can provide intervisibility between pedestrians and passing vehicle drivers.

Reason: In the interest of pedestrian and traffic safety.

4. Prior to the commencement of development, the Applicant shall prepare and submit a Mobility Management Plan for the written agreement of the Planning Authority. The Mobility Management Plan shall include the following:

- (a) The exact staggered times that children will be brought to and collected from the school.
- (b) The set down arrangements and identification of nearby parking areas where parents / guardians, accompanying children, can “Park and Stride” along a *Safe Route to School*.
- (c) The number of children attending the Facility.
- (d) Age-appropriate measures, for parents and children, to encourage and support road safety.

Reason: In the interest of pedestrian and traffic safety.

5. Prior to the commencement of development, the Applicant shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix B of the “Environmental Protection Agency Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)” including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. A copy of this RWMP shall be retained onsite at all times for inspection purposes.

Reason: In the interest of proper planning and sustainable development.

6. During the construction and operation, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precaution necessary to prevent dust nuisances.



Reason: To contain dust arising from the development in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

7. Noise levels from the construction and operation shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any residence, adjoining premises, or public place in the vicinity. Noise due to the normal operation of the proposed development, expressed as L_{Aeq} over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for evening and nighttime. Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level. All mechanical plant and ventilation inlets and outlets should be sound insulated and/or fitted with sound attenuators as necessary to ensure that the noise level as expressed as L_{Aeq} over 15 minutes at 1 meter from the façade of any noise sensitive location does not exceed the background level by more than 10 dB(A) for daytime and shall not exceed the background level for evening and nighttime. No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the site before 7.00 am / 8.00 am close to residential areas on weekdays and 9.00 am on Saturdays nor after 7.00 pm on weekdays and 1.00 pm on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays. Plant equipment with low inherent potential for generation of noise shall be selected and used. Generators and high duty compressors shall be provided with localised barriers or acoustic barriers as appropriate.

Reason: In the interest of public health.

8. The Applicant shall contact the Kildare/Newbridge Municipal District office (KNMD) **prior to commencement of the development** to finalise details such as kerb details, footpath reinstatement, carriageway reinstatement, drainage, line markings pedestrian safety barriers at the proposed bus set down area.

Reason: In the interest of consistency and safety.

9. The Applicant shall provide pedestrian safety barriers (Similar to what the KNMD provided at the school entrance) or other appropriate safety measures at the proposed new pedestrian entrance. The Applicant shall submit the above ails on a site layout drawing at scale of 1:200.

Reason: In the interest of public safety.

10. The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise or noise vibration on site as would give reasonable cause for annoyance to any person in any residence, adjoining premises, or public place in the vicinity.



Reason: In the interests of public health.

11. The Applicant shall use “Best Practicable Means” to prevent/minimise noise and dust emissions during the construction phase of the development, through the provision and proper maintenance, use and operation of all machinery, all to the satisfaction of the Planning Authority.

Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

12. The following limits shall apply to the construction phase of the development:

(a) 70 dB(A) (LAeq 1 hour) between the hours of 08:00 and 18:00 Monday to Friday inclusive (excluding bank holidays) and between 08:00 and 13:00 on Saturdays when measured at any noise sensitive location in the vicinity of the site.

(b) Sound levels shall not exceed 45 dB(A) (LAeq 1 hour) at any other time.

Reason: In the interest of public health, to reduce the impact of construction activities on surrounding properties.

13. The Applicant shall provide a 2-metre minimum width footpath at all sections where the boundary wall is to be set back in order to facilitate the bus set down area.

Reason: In the interest of safety.

14. No soil, dirt or debris shall be deposited on the road, footpath or verge from vehicles associated with the site. The Applicant shall have suitable machinery/infrastructure on hand to keep the public road free of these materials and to a standard acceptable to Kildare/Newbridge Municipal District office.

Reason: In the interest of traffic safety.

15. The Applicant shall ensure that all damage to the public road network associated with the construction phase of this development shall be repaired to the satisfaction of Kildare Newbridge Municipal District office. Particular attention shall be focused on the site access point.

Reason: To mitigate safety concerns.

16. All Surface Water generated on-site shall be disposed of on-site and not allowed onto the public road.

Reason: In the interest of traffic safety.



17. Only clean uncontaminated surface water from the development shall be discharged to the surface water system. Only foul sewage and soiled water from the development shall be discharged to the foul system.

Reason: In the interests of public health, to avoid pollution and to ensure proper servicing of the development.

18. All foul sewage and soiled water shall discharge to the public foul sewer system as per the submitted plans.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

19. The proposed surface water drainage system shall be designed and constructed in compliance with the requirements of the Kildare County Development Plan 2023-2029, Local Area Plan, Circa SuDS document and Greater Dublin Strategic Drainage Study in terms of incorporating appropriate Sustainable Drainage Systems (SuDS) to restrict-attenuate surface water discharge flows from the proposed development, prevent pollution to and maintain the quality of adjacent ground waters and watercourses. Attenuation shall be provided for the development and the Applicant shall ensure that there is sufficient attenuation allocated for this development within the overall development. All surface water shall be collected and disposed of two SuDS systems such as Bioretention Areas/Ponds/Swales, Permeable Paving (Porous asphalt), rainwater harvesting, rain gardens, infiltration trenches, Tree trenches and pits, soakaways or surface water systems designed and constructed in accordance with B.S. 8301:1985 and BRE Digest 365 and provided with attenuation. The drainage system shall be designed, inspected, and supervised by a qualified engineer who shall certify the works as compliant with regard planning, design, and construction. The attenuated system shall cater for the 1 in 100-year storm event (or as otherwise agreed in writing) and with a suggested allowance of +30% to cater for "climate change". The Applicant is to maximise the use of permeable paving/porous asphalt in areas not to be taken in charge.

Reason: In order to ensure proper servicing and to eliminate the potential impact of pluvial flood risk.

20. Site development works shall be confined to the hours of 8:00am to 6:00pm Monday to Friday and 8:00am to 1:00 pm on Saturdays. No site development works shall take place outside of these hours.

Reason: To safeguard the environment and living conditions of the residents and businesses of the surrounding area.

ADVICE NOTE TO APPLICANTS

Comhairle Contae Chill Dara
Kildare County Council



All Applicants are advised to make themselves aware of their responsibilities under the requirements of the Building Control Regulations 1997 to 2021, the EU Construction Products Regulations, and the EU Energy Performance of Buildings Regulations.

Further information and FAQ's can be found online at <https://localgov.ie/> or <https://kildare.ie/countycouncil/AllServices/BuildingandDevelopmentControl/>

NB: Failure to submit a Commencement Notice (where required) is an offence and will have serious consequences which cannot be regularised at a later date. You may have difficulties in selling your property if you cannot prove that the statutory requirements relevant to the property have been met.