

LOUTH COUNTY COUNCIL

Planning Section, Town Hall, Crowe Street, Dundalk, County Louth A91 W20C
Tel:042/9335457 Fax:042/9320080

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

NOTIFICATION OF GRANT OF PERMISSION

TO: De La Salle College
c/o MCGAHON ARCHITECTS LTD
19 JOCELYN STREET
DUNDALK

26/07/2021

Register Reference Number: 21558

Date Application Received: 10/05/2021

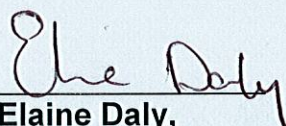
Description of Development: Proposed development consisting of a two-storey extension including general school accommodation and ASD unit, revisions to the site entrance at Mill Road and all associated site works

Application Type: PERMISSION

Name of Applicant:
De La Salle College

Location Address:
Castleblayney Road
Dundalk
County Louth

Permission is hereby granted for the development described above, subject to the 3 conditions set out in the Schedule attached.



**Elaine Daly,
Administrative Officer**

NOTES

1. Unless otherwise specified in this decision and subject to certain exceptions, a permission will, on the expiration of a period of five years beginning on the date of grant, cease to have effect as regards:
(a) in case the development is not commenced during that period, the entire development, and
(b) in case the development is commenced during that period, so much of the development as is not completed within that period.

2. A grant of Outline Permission will cease to have effect on the expiration of a period of three years beginning on the date of grant, unless a subsequent application for permission has been made within that period.

3. A grant of Outline Permission does not authorise the carrying out of any development. A subsequent grant of Permission must be obtained before development commences.

4. Prior to commencement of development please refer to the links below for important information:

- <https://www.localgov.ie/en/bcms/>
- <https://www.housing.gov.ie/>
- https://www.louthcoco.ie/en/services/building_control/revised_fire_safety_certificate/

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CONDITIONS

1. The proposed development shall be carried out and completed in accordance with plans and particulars lodged with the Planning Authority on the 11th May 2021 except as may otherwise be required in order to comply with the following conditions.

Reason: To define the permission.

2. Site development and building works shall be carried out only between the hours of 0800 to 1800 hours Mondays to Fridays inclusive, between 0800 to 1400 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.

3. The development shall be carried out in accordance with the following infrastructure requirements:

a. ***Prior to commencement of the development***, the applicant shall submit a revised Proposed Site Layout Plan clearly identifying the footpaths and cycleways to be provided within the site from the entrance point on the Mill Road, which is the main entrance point for students. This is to be clear of any vehicular traffic so as to ensure the safety of vulnerable road users and shall be accessible for all. The provision of cycle parking shall also be identified.

b. ***Prior to commencement of the development***, the applicant shall submit details of the boundary walls to be removed and/or altered including details of pedestrian access points, clear width of opening, sliding gate position when opened and closed ensuring pedestrian movement is unimpeded, any alterations to set down/car parking/bus drop off area along the Mill Road.

c. ***Prior to commencement of the development***, the applicant shall submit details of the drainage to be provided from the new car parking area, paved play areas and new footpaths indicated on the revised Site Layout Plan. The applicant has proposed permeable paving within the development but has not submitted any details of soil permeability testing. This will be required to determine the infiltration characteristics of the site. Taking account of the permeability test results the proposed permeable paving shall be designed in accordance with the principal of SuDS. If it is intended to discharge to the existing public combined drainage network, documentary evidence of Irish Water consent shall be submitted.

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- d. The applicant shall note that 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. Road drainage across the entrance and along the public road shall not be impeded or interrupted in any way.
- e. 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. The applicant/ developer shall arrange to carry out any works required by statutory bodies and the Public Utility Authorities.
- f. 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.
- g. 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.

Reason: In the interest of orderly development.

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.

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4. 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. The applicant/developer shall arrange to carry out any works required by statutory bodies and the Public Utility Authorities.
5. 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).
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)

Irish Water 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 Irish Water. 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 Irish Water.
2. Where the applicant proposes to connect to a public water/wastewater network operated by IW, the applicant must sign a connection agreement with IW 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, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.