



## Board Direction

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**Ref: PL10.235313.**

The submissions on this file and the Inspector's report were considered at a Board meeting held on the 21<sup>st</sup>. September 2010.

The Board decided, by a majority of 4:3, to grant permission in accordance with the attached draft reasons, considerations and conditions.

### REASONS AND CONSIDERATIONS.

Having regard to the location of the proposed development in Saint Patrick's parish, the absence of bar and social club facilities, the proposals for cycle route to the north-east corner of the site, and for car and bus parking, it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the amenities of the area, or of property in the vicinity, would be acceptable in terms of traffic safety and convenience, would not be prejudicial to public health, and would, therefore, be in accordance with P.P.&S.D.

### CONDITIONS.

1; Partic.(including the documentation received with the response to the Board's S.132 notice).

2.(a)The drainage system to be installed shall be the of the type and design, and at the location, specified in the report of Martin Peters Associates dated the 20<sup>th</sup>. July 2010, and shall be installed, operated and maintained in accordance with the recommendations of the Environmental Protection Agency. No system other than the type proposed in the submission of the 20<sup>th</sup>. July 2010 shall be installed unless agreed in writing with the P.A.

(b) Certification by the system manufacturer that the system has been properly installed shall be submitted to the P.A. within four weeks of the installation of the system.

© A maintenance contract for the treatment system shall be entered into and paid in advance for a minimum period of five years from the first occupancy of the clubhouse and thereafter shall be kept in place at all times. Signed and dated copies of the contract shall be submitted to, and agreed in writing with, the P.A. within four weeks of the installation.

(d) Within three weeks of first occupation of the building, the developer shall submit a report from a suitable qualified person with professional indemnity insurance certifying that the proprietary effluent system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner and that the polishing filter is constructed with the standards set by the EPA. The report shall include a site specific "as constructed" plan detailing the lengthof percolation/pipe and cross sectional drawings through the effluent treatment system and associated polishing filter.

3.This permission is a ten year permission to enable the developer to carry out the proposed works in a phased manner. Reason: To clarify the exact nature of the development and to ensure that effective control of the project is maintained.

4. The sports hall is omitted from the development and no bar or social club facilities are to be provided on site. Reason: In the interest of clarity, and of the residential amenities of property in the area.
5. All external lighting along the access road and in the car park area shall be of a similar height and model to Type C as indicated on the application drawings submitted on the 23<sup>rd</sup>. September 2009. Reason: In the interest of residential amenities of property in the area.
6. All car and bus parking shall be of permeable surfacing contained within designated parking bays and set down areas as identified on the revised site layout submitted on the 23<sup>rd</sup>. September 2009. No parking of vehicles shall take place on the public road. During peak demand times, a team of traffic management stewards shall marshal traffic away from the regional road, R697, and the local county road, LP2630, and into designated parking areas. Reason: In the interest of traffic safety.
7. Prior to the commencement of development on site, a revised sightlines drawing shall be submitted to the P.A. for their written agreement, showing details for the reinstatement/replacement of circa 80 meters of hedgerow to be removed the proposed entrance on Mr. William Walton's property, as indicated on the sightlines drawing dated 23<sup>rd</sup>. September 2009. (drawing ref. no. 081100-007). Reason: In the interest of traffic safety.
8. Prior to the commencement of development, details of vehicular access restriction to the grounds via the juncture of the right of way and the cycle entrance to the grounds, together with details of internal road and footpath markings, shall be submitted to the P.A. for their written agreement (which may include the provision of removable bollards), together with details of road-side treatment along R697 and LP2630. The developer shall also provide set back of the overhead services along the R697. Reason: In the interest of traffic safety.
9. No surface water shall be permitted to discharge onto the public road from the facility. Reason; In the interest of traffic safety.
10. Urban waste<sup>3</sup>.
11. CMP1.
12. Lan1( 1<sup>st</sup>. sentence).
13. Waterdrain.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board noted the efforts to investigate alternative sites, the location of the development within the historic boundaries of St. Patrick's parish, the proposals to utilise the local road LP2630 for cyclists. The Board also had particular regard to the absence of any bar or social club facilities as part of the development, and that the building was subsidiary to the training needs of CLG Sheamuis Stiophain. Issue S.34(13) letter with Order.

Board Member: \_\_\_\_\_ Date: 21<sup>st</sup>. October 2010.  
BRIAN F. SWIFT.