



## Board Direction

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**Ref: 20.237407**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18<sup>th</sup> November 2010. The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the following reasons, considerations and conditions.

### REASONS AND CONSIDERATIONS

It is considered that, subject to compliance with the conditions set out below, the proposed development, which is to have a county-wide function but is not to serve the general public, would not seriously injure the amenities of the area, including its archaeological heritage, or the amenities of property in the vicinity, would not give rise to an increased risk of flooding or be prejudicial to public health and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### 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 27<sup>th</sup> day of May, 2010, the 4<sup>th</sup> day of June, 2010, the 16<sup>th</sup> day of June, 2010 and the 1<sup>st</sup> day of July, 2010, 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 out in accordance with the agreed particulars.

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

2. The proposed effluent treatment and disposal system shall be located, constructed and maintained in accordance with the details submitted to the planning authority on the 23<sup>rd</sup> day of March, 2010 and in accordance with the Environmental Protection Agency Guidelines on Treatment Systems for Small Communities, Business, Leisure Centres and Hotels. Arrangements in relation to the ongoing maintenance of the system shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

3. Within three months of the first occupation of the Clubhouse, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying the proprietary effluent treatment system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner in accordance with the standards set out in the Environmental Protection Agency document.

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

4. Details of the front boundary set back along the road boundary of the site shall be agreed in writing with the planning authority prior to commencement of development.

**Reason:** In the interest of traffic safety.

5. External finishes standard condition.

6. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

**Reason:** To ensure adequate servicing of the development, and to prevent pollution.

7. The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

- (a) the establishment of a hedgerow along all side and rear boundaries of the site, and
- (b) the planting of trees at intervals to be agreed with the planning authority along the boundaries of the site.

Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

8. Prior to commencement of development, a Construction Management Plan shall be submitted to the planning authority for written agreement. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction waste.

**Reason:** In the interest of amenities and public safety.

9. The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall -

- (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,

- (b) employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and
- (c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

**Reason:** In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

- 10. (a) The proposed facility shall be used as a centre of excellence/training facility only, in accordance with the documents and details submitted;
- (b) members of the public, whether on payment of an entrance charge or otherwise, shall not be admitted and
- (c) no more than three pitches shall be in use at any one time;

**Reason:** To protect the amenities of this rural area and of property in the vicinity.

- 11. Details of flood lighting and any other public lighting arrangements, including details of cowling in order to avoid light spill shall be agreed in writing with the planning authority prior to commencement of development.

**Reason:** In the interests of residential amenity and to avoid light pollution.

- 12. Details of the proposed hurling wall, including the height and length of the wall shall be agreed in writing with the planning authority prior to commencement of development.

**Reason:** In the interest of orderly development.

- 13. The developer shall pay to the planning authority a financial contribution as a special contribution under section 48(2)(c) of the Planning and Development Act 2000 in respect of road improvements. The amount of the contribution shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board for determination. The contribution shall be paid prior to the commencement of the development or in such phased payments as the planning authority may facilitate and shall be updated at the time of payment in accordance with changes in the Wholesale Price Index – Building and Construction (Capital Goods), published by the Central Statistics Office.

**Reason:** It is considered reasonable that the developer should contribute towards the specific exceptional costs which are incurred by the planning authority which are not covered in the Development Contribution Scheme and which will benefit the proposed development.

Board Member: \_\_\_\_\_ Date: 22<sup>nd</sup> November 2010

Karl Kent