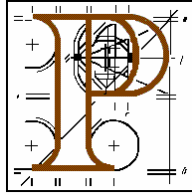


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2010

**Wexford County**

**Planning Register Reference Number: 20101260**

An Bord Pleanála Reference Number: PL 26.238515

**APPEAL** by Terry and Betty Morrissey of 17 Meadowlands, Enniscorthy, County Wexford against the decision made on the 2<sup>nd</sup> day of February, 2011 by Wexford County Council to grant subject to conditions a permission to Rapparees Starlights GAA Club, Enniscorthy care of Conroy Architects of 7 Glens Terrace, Spawell Road, Wexford in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** A seven year planning permission for the following new phased developments - Phase 1: east side spectator terrace, playing pitch (1) enclosure, east side public wc facilities, scoreboard, ball nets, flagpoles and dug outs, turnstiles A and B: Phase 2: playing pitches 2 and 3 and associated floodlighting and ball nets, Phase 3: north spectator terrace, north public wc facilities, medical station, turnstiles C and D: Phase 4: west side covered stand, west public wc facilities, improvement works to club house: and Phase 5: completion of site perimeter enclosures, hurling wall, access roads, car and coach park and site landscaping works, at Bellefield GAA Grounds, Bellefield Road, Enniscorthy Rural, County Wexford..

## **DECISION**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## REASONS AND CONSIDERATIONS

Having regard to the established use of the site as a sportsground, the pattern of development in the area and the nature and scale of the proposed improvement works, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities or depreciate the value of properties in the vicinity of the site, would not be prejudicial to public health, would be acceptable in terms of traffic safety and convenience and 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 to An Bord Pleanála on the 19<sup>th</sup> day of May, 2011, 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 in accordance with the agreed particulars.

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

2. This permission is for a period of seven years and shall be carried out in a phased manner as per the plans and particulars lodged with the planning application, or as otherwise agreed in writing with the planning authority.

**Reason:** Having regard to the phased nature of the development, the Board considers it appropriate to specify a period of validity of this permission in excess of five years.

3. The proposed water supply and drainage arrangements, including the attenuation and disposal of surface water, shall be in accordance with the drainage proposals submitted with the planning application and shall comply with the requirements of the planning authority for such works and services. All existing storm and land drainage pipes shall be connected to the proposed main site drainage system. The drainage system shall include a hydrocarbon interceptor for the parking area. Full details of the drainage arrangements, including ongoing inspection and maintenance, shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

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

4. The hurling wall shall be relocated 10 metres to the east and the car park layout amended accordingly. Revised drawings showing compliance with this requirement shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In order to protect the residential amenities of properties to the immediate west of the site.

5. A two metre wide footpath shall be provided along the public road where the existing boundary is altered. Details of the design of the footpath, its construction detail, gradient and provision for people with disabilities accessing the facility shall be submitted and agreed in writing with the planning authority prior to commencement of development. The proposals shall also identify any alterations to the roadside, roadside drainage and measures to incorporate any changes to the surface of the road. The development shall be carried out in accordance with the agreed scheme.

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

6. The existing hedgerow on the western site boundary shall be retained in full. Measures to protect the hedgerow from damage during construction works shall be submitted to and agreed in writing with the planning authority prior to commencement of development. The proposed fencing along this boundary shall be located inside the hedgerow.

**Reason:** In the interest of visual and residential amenities.

7. The landscaping scheme shown on the Landscape plan drawing number P.13, as submitted with the planning application, shall be carried out within the first planting season following substantial completion of external construction works. All planting shall be adequately protected from damage until established. 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 the interest of residential and visual amenity.

8. Advertising structures/devices erected within the site shall not be visible when viewed from outside the curtilage of the site.

**Reason:** In the interest of visual amenity.

9. Floodlighting levels and arrangements shall not be such as to cause excessive glare or distraction to road users or adjoining property owners. Measures to avoid glare and light spill to adjoining residential properties and onto the road network in the vicinity shall include the use of diffusers, cowls, canopies and protective baffles where appropriate. The extent and level of illumination and details of proposed floodlighting shall be submitted to and agreed in writing with the planning authority prior to commencement of the development. Compliance testing shall be carried out following installation and a report on this testing shall be submitted to and agreed in writing with the planning authority prior to full operation of the floodlights.

**Reason:** In the interest of traffic safety and to protect the amenities of the area.

10. The floodlighting shall be used only during periods when training or matches are taking place, and at all other times the floodlighting shall remain off. The operational hours of the floodlighting shall not extend beyond 2200 hours.

**Reason:** To protect the amenity of properties in the vicinity.

11. Site development and building works shall be carried out only between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 17.00 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 amenities of property in the vicinity.

12. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground.

**Reason:** In the interest of visual amenity.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                      day of                      2011.**