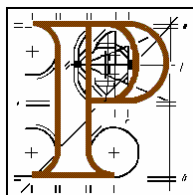


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2011

Donegal County

Planning Register Reference Number: 12/60122

An Bord Pleanála Reference Number: PL 05E.241520

APPEAL by Ciaran Neary care of Francis Harvey and Associates Limited of 9 Castle Street, Letterkenny, County Donegal against the decision made on the 13th day of December, 2012 by Donegal County Council to grant subject to conditions a permission to Raphoe Town Football Club care of M. H. Associates of Convent Road, Letterkenny, County Donegal in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: A football pitch, clubhouse with septic tank and percolation area together with associated car parking at Drumineney, Raphoe, County Donegal. A further public notice was received by the planning authority on the 27th day of November, 2012.

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 nature and limited scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not injure or interfere with any historic monument, would not 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 received by the planning authority on the 26th day of October, 2012, 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. Prior to commencement of development, the developer shall submit to, and agree in writing with, the planning authority a revised site layout indicating on-site car parking provision for 20 cars and one coach space.

Reason: In order to provide an adequate level of car parking to service the proposed development.

3. Prior to commencement of development, the developer shall submit to, and agree in writing with, the planning authority details of the materials, colours and textures of all the external finishes to the proposed clubhouse.

Reason: In the interest of visual amenity.

4. Save for modifications to facilitate vehicular access, the existing boundary hedgerows shall be retained. Prior to commencement of development, the developer shall submit details of the new boundary treatment to be provided along the eastern boundary.

Reason: In the interest of visual amenity.

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

Reason: In the interest of public health and to ensure a proper standard of development.

6. (a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

(b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.

Reason: In the interest of traffic safety and to prevent pollution.

7. (a) The proposed septic tank drainage system shall be in accordance with the standards set out in the document entitled “Wastewater Treatment Manual – Treatment Systems for Small Communities, Business, Leisure Centres and Hotels” – Environmental Protection Agency (current edition).
- (b) Treated effluent from the septic tank system shall be discharged to a raised percolation area which shall be provided in accordance with the standards set out in “Wastewater Treatment Manual – Treatment Systems for Small Communities, Business, Leisure Centres and Hotels” – Environmental Protection Agency (current edition).
- (c) Within three months of the use of the clubhouse, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the raised percolation area is constructed in accordance with the standards set out in the Environmental Protection Agency document.

Reason: In the interest of public health.

8. 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) employ a suitably-qualified archaeologist to monitor all ground works associated with the development,
 - (b) should archeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with archaeology. The developer shall be prepared to be advised by the Department of Arts, Heritage and the Gaeltacht with regard to any necessary mitigating action (for example preservation in situ, or excavation) and should facilitate the archaeologist in recording any materials found, and

- (c) the planning authority and the Department of Arts, Heritage and the Gaeltacht shall be furnished with a report describing the results of monitoring.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

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

Dated this day of 2013.