



## Board Direction

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**Ref: 10.245421**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22<sup>nd</sup>, January 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the reasons and considerations and subject to the conditions as set out below.

### REASONS AND CONSIDERATIONS

Having regard to the planning history of the site and the location within an established GAA club facility it is considered that subject to the conditions set out below the proposed development would not seriously injure the amenities of the area and would 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, 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. Works shall not commence on site until the planning authority confirms in writing that all works required under conditions no. 5 and 6 of planning reference P09/120 have been completed to its satisfaction.

**Reason:** In the interest of orderly development and traffic safety.

3. The proposed ground levelling shall extend to a maximum of 80m in a south easterly direction from the existing north western boundary of the juvenile pitch. Beyond this point any regrading shall not result in an increase in existing ground level by more than 0.8m maximum. Details of the regrading of the south eastern portion of the pitch shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interests of the residential amenity of the adjacent dwelling to the south west.

4. Prior to the commencement of development the developer shall submit for the approval of the planning authority a construction management plan for the works. This shall include details for hours of work, control of run-off, storage of topsoil and other materials, protection measures for trees and the wastewater treatment plant on the site, arrangements for control of dirt on the highway from heavy vehicles, and other such matters as required by the planning authority to protect local amenities and prevent damage or congestion on the public highway.

**Reason:** In the interest of orderly development and the protection of amenities

Board Member: \_\_\_\_\_ Date: 29<sup>th</sup>, January 2016  
Paddy Keogh