



## Board Direction

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**Ref: 03.245701**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16<sup>th</sup>, February 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 nature and scale of the proposed development and to the pattern of development in the vicinity of the site, the planning history of the public open space and to the open space zoning of the site within the Shannon Town and Environs Local Area Plan 2012 – 2018, it is considered that the proposed community playground/activity park would be an appropriate use of the site, would be of benefit to the local community, would not seriously injure the residential amenities of the area, would be acceptable in terms of traffic safety and convenience 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, as amended by the further plans and particulars submitted on the 10<sup>th</sup> day of September 2015, 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. The proposed development shall be amended as follows:

- (a) The 2m high, steel mesh, dark green fence along the northern boundary shall be set back by 500 mm from the nearside edge of the existing footpath.
- (b) The 2m high, steel mesh, dark green fence along the northern boundary shall be re-routed across the northernmost portion of the site so as to align with the existing east/west fence to the side of St, John's National School.
- (c) Details of the following items: the proposed access gates to the site, the proposed type of seating to be installed in the site, and the surface treatments to be laid down throughout the site.

Revised drawings at a scale of 1: 100 showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In order to safeguard the commodiousness of the footpath and in the interests of visual amenity and public safety.

3. The trees on the site shall be managed in accordance with the horticulturalist's report dated 15<sup>th</sup> February 2015 and the submitted site plans, unless any variations to this report and these plans are agreed in writing by the planning authority.

**Reason:** In the interests of orderly and well-planned development.

- 4. (a) Prior to commencement of development, all trees, groups of trees, hedging and shrubs which are to be retained shall be enclosed within stout fences not less than 1.5 metres in height. This protective fencing shall enclose an area covered by the crown spread of the branches, or at minimum a radius of 2 metres from the trunk of the tree or the centre of the shrub, and to a distance of 2 metres on each side of the hedge for its full length, and shall be maintained until the development has been completed.
- (b) No construction equipment, machinery or materials shall be brought onto the site for the purpose of the development until all the trees which are to be retained have been protected by this fencing. No work is shall be carried out within the area enclosed by the fencing and, in particular, there shall be no parking of vehicles, placing of site huts, storage compounds or topsoil heaps, storage of

oil, chemicals or other substances, and no lighting of fires, over the root spread of any tree to be retained.

**Reason:** To protect trees and planting during the construction period in the interest of visual amenity.

5. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. 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/demolition waste.

**Reason:** In the interests of public safety and residential amenity.

6. Prior to the commencement of use of the proposed community playground/activity park, the developer shall submit to the planning authority a management plan for the site, which shall include a scheme for the future maintenance of play equipment and features.

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

7. The proposed community playground/activity park shall only be used between the hours of 10.00 and 21.00 hours during the months of April to September (inclusive) and 10.00 and 18.00 hours during the months of October to March (inclusive).

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

8. Any proposals for the provision of lighting on the site shall be submitted to and agreed in writing with the planning authority prior to the installation of same.

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

Board Member: \_\_\_\_\_ Date: 17<sup>th</sup>, February 2016  
Paddy Keogh