



## Board Direction

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**Ref: 04.246138**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10<sup>th</sup>, June 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 existing sports facility use on the appeal site and the provisions of the Carrigaline Electoral Area Local Area Plan, 2011, where the appeal site is zoned '*Open Space / Sports Recreation / Amenity*' and to the existing character and pattern of development in the vicinity of the site it is considered that, subject to compliance with conditions set out below, the proposed development would not adversely impact on the amenities of the area or property in the vicinity of the site, would not result in a traffic hazard and would be in accordance with the proper planning and sustainable development of the area.

### CONDITIONS

1. Std. P and P and Reason
2. The all-weather playing pitch and hurling wall shall be for the exclusive use of Passage West Hurling and Football Club members only. It shall not be used as a multiple user commercial facility and shall not be rented out to other clubs or individuals.

**Reason;** In the interest of clarity, to control the volume of traffic and noise generated, in the interests of traffic safety and residential amenity.

3. The all-weather playing pitch and hurling wall shall only be used between the hours 9:00 – 21:00 Monday to Friday and between the hours 09:00 – 20:00 Saturday and Sunday.

**Reason;** In the interest of protecting adjoining residential amenities.

4. The internal access road, the footpath, roadside signage, to service the proposed development shall comply with the requirements of the planning authority and full details shall be submitted to the local authority for written agreement prior to the commencement of development.

**Reason:** To ensure a satisfactory standard of development.

5. Full details of the design and layout of the proposed car parking spaces shall be submitted to the Planning Authority, for written agreement, prior to the commencement of development.

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

6. 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. Prior to the commencement of development full details shall be submitted to the Planning Authority for written agreement.

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

7. No surface water shall be permitted to discharge onto the public road from the facility.

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

8. Prior to commencement of development, a comprehensive landscaping scheme shall be submitted to the planning authority for written agreement. This scheme shall include details of all existing trees and hedgerows on the site, specifying those proposed for retention, together with measures for their protection during the period in which the development is carried out. The site shall be landscaped in accordance with the agreed scheme, which shall also include a timescale for implementation.

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

9. All service cables associated with the proposed development shall be run underground within the site.

**Reason:** In the interest of orderly development and the visual amenities of the area.

Board Member: \_\_\_\_\_ Date: 13<sup>th</sup>, June 2016  
Paddy Keogh