



An  
Bord  
Pleanála

**Board Direction**

**PL92.246587**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on September 9<sup>th</sup> 2016.

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

### **Reasons and Considerations**

Having regard to the established sporting use of the site, to the zoning and other provisions of the Fethard Local Area Plan 2011, and to the nature and 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 residential or visual amenities of the area, would not lead to traffic or pedestrian hazard, and would not prejudice the heritage and tourism potential of the town, as set out in the Fethard Public Realm Plan 2008 and in the Fethard Historic Town Walls Conservation and Management Plan 2009. 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 submitted on the 30<sup>th</sup> day of March 2016, 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 multi-purpose room on the first floor of the proposed building shall be used solely for purposes indicated in the documentation submitted to the planning authority on the 30<sup>th</sup> day of March 2016, and shall not at any time be used for the holding of functions or parties. There shall be no live or amplified music played or provided in this building at any time.

**Reason:** In the interest of protecting the residential amenities of nearby properties.

3. Details of measures to prevent unauthorised access to the rear of the clubhouse building shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The agreed measures shall be implemented prior to first use of the clubhouse building.

**Reason:** In the interest of protecting the residential amenities of nearby properties.

4. Details of the external wall and roof finishes of the proposed clubhouse building shall be submitted to, and shall be agreed in writing with, the planning authority prior to commencement of development.

**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. The site and building works required to implement the development shall be carried out only between the hours of 08.00 to 18.00 Monday to Fridays, between 08.00 to 14.00 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 adjoining residential occupiers.

7. 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 noise management measures and off-site disposal of construction/demolition waste.

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

8. All service cables associated with the proposed development (such as electrical, telecommunications and street lighting cables) shall be run in underground ducts, to the written satisfaction of the planning authority.

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

9. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no advertisement signs, advertisement structures, banners, canopies, flags, or other projecting elements, shall be displayed or erected on the proposed building or within the curtilage of the site, unless authorised by a separate grant of planning permission.

**Reason:** To protect the visual amenities of the area, and to allow the planning authority to assess any such signage or structures through the statutory planning process.

**Note:** The Board noted the content of the unsolicited further information submitted to the planning authority on the 21<sup>st</sup> day of April 2016, but considered that this information did not serve to amend the proposed development. While concurring with the objective to secure the removal of the existing buildings from the line of the Town Wall, the Board did not consider that it was appropriate to require such removal as a requirement of granting planning permission for the proposed development.

[Please issue a copy of this Direction with the Board Order]

Board Member: \_\_\_\_\_  
Philip Jones

Date: 9<sup>th</sup> September 2016