



## Board Direction

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**Ref: 06D.246670**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26<sup>th</sup>, September 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, to the zoning of the site as open space in the DunLaoghaire-Rathdown County Development Plan 2016 – 2022, to the established use of the site for sport and recreational purposes 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 be acceptable in terms of traffic safety and convenience and would be in keeping with the established character of the area. 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 further plans and particulars received by the planning authority on the 12th day of April, 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 out in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Prior to commencement of development on site, the applicant shall submit for the written approval of the Planning Authority, accurately scaled and plotted elevation drawings (Drawing 114 Rev P1) and accurately scaled drawings of the proposed floodlighting poles (Drawing 167811P5).

**Reason:** In the interest of clarity.

3. Signage prohibiting the use of the south eastern boundary wall for football and sliothar strikes shall be erected prior to first use of the replacement grass pitch.

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

4. The floodlights shall be directed to shine on the proposed pitch and training area only. The floodlighting shall be turned off on or before 10.00pm at night except with the express written permission of the Planning Authority.

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

5. Prior to first use of the proposed replacement pitch the continuous footpath, from Kilmacud Road Lower to Glenalbyrn Club House including linkage to Allen Park Drive, shall be accessible for public access use.

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

6. Details of the design of the proposed improvements to the access to the site from Allen Park shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. The agreed opening shall not exceed 2m in width and shall be a pedestrian and bicycle entrance only.

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

7. The proposed boundary treatment between the south entrance and the ballstop netting, as shown on Drg. No. 102 P2 submitted to the planning authority on 12<sup>th</sup> day of April, 2016, shall be revised to provide for a steel railing over a low granite random rubble wall incorporating the club sign and scaling to a combined height of 2.4m. Precise details of this boundary treatment shall be submitted and agreed to in writing with the planning authority prior to the commencement of development.

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

8. 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 hours of working, noise management measures and off-site disposal of construction and demolition waste.

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

Board Member: \_\_\_\_\_ Date: 3<sup>rd</sup>, October 2016  
Paddy Keogh