



## Board Direction

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**Ref: 07.2147021**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6<sup>th</sup>, December 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 design and layout of the development as constructed and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The retention of the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### CONDITIONS

1. The development shall be retained, 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 16<sup>th</sup> day of June, 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars.

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

2. The following shall be complied with in the operation of the development:
  - (a) The all-weather pitch and ball wall shall not be used between the hours of 21.00 and 08.00 and the approved floodlighting shall not be operated within these hours.
  - (b) The floodlighting shall not be operated after 19.30 hours daily.
  - (c) Within three months of the date of this order, the floodlights installed shall be adjusted and fitted with light shields to accord with the recommendations of the O'Connor Sutton Cronin Consulting Engineers report received by An Bord Pleanála on the 12<sup>th</sup> day of September, 2016. The floodlights shall thereafter be the subject of ongoing maintenance to retain these revised settings.
  - (d) The all-weather pitch and ball wall shall be used solely for school purposes and shall not be rented or leased out to third parties.

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

3. The boundary of the site extending south from the far north west corner to take in the shared boundary with the four houses which back onto the site in this location shall be raised to a minimum height of two metres as measured from the existing ground level within the rear gardens of the houses. This raised boundary wall shall be constructed in stone to the agreement of the planning authority.

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

4. Within one month of the date of this order, the developer shall submit to and agree in writing with the planning authority a revised and accurate drawing of the following:
  - (a) the north-east facing façade of the PE hall.
  - (b) the all-weather pitch as retained indicating the correct location of the floodlighting pylons relative to the boundary of the pitch.

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

5. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties. The surface water drainage shall comply with the requirements of the planning authority for such works.

**Reason:** In the interests of public health and to prevent pollution.

Board Member: \_\_\_\_\_ Date: 6<sup>th</sup>, December 2016  
Paddy Keogh