



An  
Bord  
Pleanála

**Board Direction**  
**PL92.249107**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 9<sup>th</sup> March 2018.

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 provisions of the North Tipperary County Development Plan 2010 as varied, the nature and scale of the modifications proposed, the amenities zoning of the area which provides for such uses, and the pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the proposal would not seriously injure the residential amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted on 16/09/2015 under planning register reference number 15/600207, and any agreements entered into thereunder.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

2. A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of the clubhouse development. This scheme shall include the following:-

(a) details of all proposed hard surface finishes, including samples of proposed materials for road surfaces and parking bays within the development;

(b) proposed locations of trees and other landscape planting in the development, including details of proposed species and settings;

(c) details of existing and proposed lighting fixtures;

(d) details of proposed boundary treatments at the perimeter of the site.

The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.

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

3. Within six months of the completion of the development, the developer shall submit results of light meter surveys demonstrating no light spill at the windows of the neighbouring properties of the site for the written agreement of the planning authority. In the event of further mitigation measures being required by the planning authority these shall be implemented at the expense of the developer.

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

4. The lighting shall only be in operation during periods when the pitches are in use and in any event the lighting shall be switched off during the period 2200 hours to 0700 hours.

**Reason:** In the interests of clarity, amenity and proper planning and sustainable development.

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, dust management measures and off-site disposal of construction/demolition waste.

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

6. (a) 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.

(b) The car parking and entrances to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.

**Reason:** In the interest of traffic safety and to prevent pollution

**Board Member**

**Date:** 9<sup>th</sup> March 2018

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John Connolly