



An
Bord
Pleanála

Board Direction
PL06S.249384

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21st May 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.

Appropriate Assessment Screening

The Board completed an Appropriate Assessment Screening exercise in relation to the potential effects of the proposed development on European Sites, taking into account the nature, scale and location of the proposed development, the receiving environment, the Appropriate Assessment Screening Report submitted to the planning authority and the Inspector's report and submissions on file. In completing the screening exercise, the Board adopted the report of the Inspector and concluded that, by itself or in combination with other development in the vicinity, the proposed development would not be likely to have a significant effect on any European Site in view of the sites' conservation objectives.

Reasons and Considerations

Having regard to the provisions of the South County Dublin Development Plan 2016-2022; the location of the site, the existing use of the site and the pattern of existing development in the area; the zoning of the site and the nature, scale and design 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 or of property in the vicinity and would be acceptable in terms of traffic and pedestrian safety. 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 30th of August 2017, 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 interests of clarity

2. Details of the materials, colours and textures of all the external finishes to the proposed clubhouse development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity

3. The vehicular access serving the site and the internal road and circulation network serving the proposed development including parking areas, shall comply with the detailed standards and requirements of the planning authority for such road works.

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

4. All service cables associated with the proposed development (such as electrical and telecommunications) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

- 5 A comprehensive boundary treatment and landscaping scheme shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following: -
- (a) details of all proposed hard surface finishes 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 proposed boundary treatments at the perimeter of the site, and internally within the site, including heights, materials and finishes, with provision that any fencing provided along the public road shall be integrated into the overall landscaping which shall not obstruct, and shall be within, the required sightlines in both directions;
 - (d) details of a landscaped buffer zone of at least 10m in depth along the northern boundary to residential properties on Ballymana Lane;
 - (e) removal from site of the container adjacent to the northern boundary to residential properties on Ballymana Lane, as shown on drawing no. Ta.03-DR-201 submitted to the planning authority on 30th August 2017;
 - (f) a timescale for implementation.

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

Reason: In the interest of visual and residential amenity.

- 6 Revised proposals for water supply and drainage arrangements, including attenuation and disposal of surface water based on SUDS, shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development

Reason: In the interest of public health and orderly development

- 7 Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours 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 residential amenities of property in the vicinity.

- 8 Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

Reason: In the interest of sustainable waste management

- 9 A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of storage, separation and collection of the waste shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: To provide for the appropriateness management of waste and in particular recyclable materials in the interests of protecting the environment.

- 10 A plan and method statement for the safe eradication of invasive species, including Himalayan Balsam (*impatiens glandulifera*), shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The details of the plan shall provide for the avoidance of any spread of invasive species during construction works.

Reason: In the interest of the protection of habitats and biodiversity and the proper planning and sustainable development of the area.

Board Member

Date: 21st May 2018

John Connolly