



An
Bord
Pleanála

Board Direction
BD-001267-18
ABP-300693-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/10/2018.

The Board decided to grant permission by a 2:1 majority vote, 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 nature of the proposed development, its location close to the village of Glenealy, and the details submitted for wastewater treatment system and site drainage, it is considered that the proposed development would not injure local amenities, would not constitute a traffic hazard or cause water pollution, and would otherwise be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment

The Board agreed with the screening assessment and conclusion carried out in the Inspector's report that the Murrough Wetlands SAC (Site Code 002249) and Murrough SPA (Site Code 004186) are the European sites for which there is a likelihood of significant effects.

The Board considered the Natura Impact Statement and all other relevant submissions and carried out an Appropriate Assessment of the implications of the proposed development for nearby European Sites in view of the site's Conservation Objectives (Murrough Wetlands SAC - Site Code 002249 and

Murrough SPA - Site Code 004186). The Board considered that the information before it was adequate to allow the carrying out of an Appropriate Assessment.

In completing the assessment the Board considered, in particular, the

- i) likely direct and indirect impacts arising from the proposed development both individually or in combination with other plans or projects,
- ii) mitigation measures which are included as part of the current proposal,
- iii) Conservation Objectives for these European Sites,

In completing the Appropriate Assessment, the Board accepted and adopted the Appropriate Assessment carried out in the Inspector's report in respect of the potential effects of the proposed development on the aforementioned European Sites, having regard to the site's Conservation Objectives.

In the overall conclusion, the Board was satisfied that the proposed development would not adversely affect the integrity of European sites in view of the site's Conservation Objectives.

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 1st day of December 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 interest of clarity.

2. Prior to the commencement of development, the developer shall submit to the planning authority details of a scheme of drainage based on Sustainable Urban Drainage Systems (SUDS) system. The drainage

system shall be designed such that run-off from the site in volume terms shall not exceed that of a grassed agricultural field.

Reason: In the interest of environmental protection.

3. The facility shall be used solely in connection with events associated with the club and shall not be used for commercial activities. The site shall not be used in connection with concerts or other similar events, except with a prior grant of planning permission.

Reason: To protect residential amenity.

4. The clubhouse shall be used between 0800 hours and 2200 hours on Mondays to Saturdays inclusive (excluding public holidays), and between 0900 hours and 2100 hours on Sundays and public holidays.

Reason: In the interest of residential amenity.

5. Details of traffic calming measures to be submitted to and agreed in writing with the Planning Authority, prior to commencement of the works.

Reason: In the interest of pedestrian and traffic safety.

6. Water supply and drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services. In this regard-

(a) uncontaminated surface water run-off shall be disposed of directly in a sealed system, and

(b) all soiled waters shall be directed to a storage tank. Drainage details shall be submitted to and agreed in writing with the planning authority, prior to commencement of development.

Reason: In the interest of environmental protection and public health.

7. The floodlights or any equivalent replacement floodlights shall be as specified in the application. The floodlights shall be directed onto the playing surface of the pitch and away from adjacent housing and roads.

The floodlights shall be directed and cowled such as to reduce, as far as

possible, the light scatter over adjacent houses and roads.

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

8. The operational hours of the floodlighting shall only be used between 0800 hours and 2200 hours on Mondays to Saturdays inclusive (excluding public holidays), and only between the 0900 hours and 2100 hours on Sundays and public holidays with automatic cut-off of floodlighting at that time.

Reason: To protect the residential amenity of properties in the vicinity.

9. Advertising structures/devices erected within the site shall not be visible when viewed from outside the curtilage of the site.

Reason: In the interest of visual amenity.

10. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

(a) A plan to scale of not less than 1:500 showing –

(i) Existing trees and hedgerows, specifying which are proposed for retention as features of the site landscaping.

(ii) The measures to be put in place for the protection of these landscape features during the construction period.

(iii) The species, variety, number, size and locations of all proposed trees and shrubs, which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alder.

(iv) Details of screen and roadside/street planting, which shall not include cupressus x leylandii or prunus species.

(vi) Hard landscaping works, specifying surfacing materials, furniture [and finished levels.

(b) Specifications for mounding, levelling, cultivation and other operations associated with plant and grass establishment.

(c) A timescale for implementation.

All planting shall be adequately protected from damage until established.

Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

11. A flow meter shall be installed prior to the sand polishing filter becoming operational and daily flow volumes of effluent discharge shall be recorded over a representative period. A proposed period shall be submitted to and agreed in writing with the Planning Authority and records shall be maintained for inspection on request by the Planning Authority.

Reason: In the interest of public health and in determining whether daily discharge levels are within the limits required for licensing.

12. (a) A proprietary effluent treatment and disposal system shall be provided. This shall be designed, constructed and maintained in accordance with the requirements of the planning authority. Details of the system to be used, and arrangements in relation to the ongoing maintenance of the system, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

(b) Within three months of the first occupation of the facility, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the proprietary effluent treatment system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner.

Reason: In the interest of public health.

13. 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 and off-site disposal of construction/demolition waste.

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

Board Member

Date: 04/10/2018

Michelle Fagan