



An  
Bord  
Pleanála

**Board Direction**  
**BD-003825-19**  
**ABP-304438-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/08/2019.

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 nature of the proposed development and the various policy statements contained in the Dublin City Development Plan 2016-2022 which seek to encourage the shared use of school or college grounds and facilities with the local community outside core hours, it is considered that subject to conditions set out below, the proposed development will not seriously injure the amenities of the area or of property in the vicinity and would generally be acceptable in terms of traffic safety and convenience. 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, 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. The floodlights shall not operate between the hours of 22.00 hours and 10.00 hours Monday to Friday and 19.00 hours to 10.00 hours Saturday and Sunday.

**Reason:** To protect the residential amenities of the area.

3. 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.

4. Details of the proposed mounting of the luminaries on each of the lighting columns shall be agreed in writing with the planning authority prior to the commencement of development. The luminaries shall be mounted so as to minimise the potential of obtrusive light, glare and light pollution into neighbouring lands.

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

5. Notwithstanding the provisions of the Planning and Development Regulations 2001, as amended, the proposed lighting poles shall not be used for the erection or placing thereon of any other structures other than the luminaries proposed.

**Reason:** In order to allow the Planning Authority to assess the implications on visual amenity of any further structures through the statutory planning process.

6. The existing gated access from the subject lands onto Merton Drive shall be closed during all times when the proposed floodlighting is in use,

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

**Plus** - Planning Authority conditions 3 & 4.

**Board Member**

**Date:** 20/08/2019

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Terry Ó Niadh