



An  
Bord  
Pleanála

**Board Direction**  
**BD-004140-19**  
**ABP-304727-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/09/2019.

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 extant use of the lands within which the site is located, to the nature and design for the proposed development and to the zoning objective, 'Z15' *To protect and provide for institutional and community uses.*" and the associated provisions of the Dublin City Development Plan, 2016-2022, it is considered that subject to compliance with the conditions set out below, the proposed development would not adversely affect the integrity, setting and context of the adjoining properties to the west which are included on the record of protected structures or the architectural character, visual and residential amenities of Park Drive on which these properties are located and which is subject to the zoning objective: Z2: *"To protect and/or improve the amenities of residential conservation areas"*. 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 16<sup>th</sup> May, 2019 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 following requirements shall be provided for and adhered to in the development on an indefinite basis:
  - (a) Luminaires shall be designed and fitted in accordance with the specification details on '*Datasheet TLC-LED-1150 – Luminaire and Driver*' and '*Preliminary Foundation and Pole Assembly Drawing*' submitted to the planning authority on 13<sup>th</sup> February 2019 and shall be fitted with bafflers. Lighting spillage, if any from the proposed floodlighting system shall not exceed a maximum of 5 lux on the outer side of any site boundaries, as measured at any site boundary.
  - (b) Supplementary planting shall be carried out along the inner side of the western site boundary with Nos 21-24 Park Drive inclusive to the satisfaction of the planning authority.

**Reason** In the interest of clarity and the residential amenities of the surrounding area.

3. The use of the artificial pitch including the flood lighting system shall cease at or before 2130 hrs on Mondays to Fridays and 1900 hrs Saturdays and Sundays.

**Reason:** In the interest of clarity and the public and residential amenities of the surrounding area.

4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services and shall incorporate Sustainable Drainage Systems for management of surface water.

**Reason:** In the interest of public health.

5. Hours of work during the construction period shall be confined to 0700 to 1900 Mondays to Fridays inclusive, excluding bank holidays and 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 subject to the prior written agreement of the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

6. The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall -

(a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,

(b) employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and

(c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

**Reason:** To conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

7. All necessary measures shall be taken to prevent spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the site works.

**Reason:** In the interest of public amenity orderly development and traffic safety.

**Board Member**

**Date:** 30/09/2019

---

Stephen Bohan