

An
Bord
Pleanála

Board Direction
BD-009340-21
ABP-309629-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/10/2021.

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 established recreational use of the site, to the zoning of the site as open space in the statutory development plan for the area, to the pattern of development in the area, and to nature, extent and design of the development proposed, 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, would be acceptable in terms of pedestrian and traffic safety and would be in keeping with the established character of the area. 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 11th day of January 2021, except as

may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed in writing 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 floodlighting shall be designed, orientated, maintained and operated in accordance with the details submitted with the application and with the further information submitted on the 11th day of January 2021. The floodlights shall not be operated or in use before 0900 hours and after 2100 hours, Monday to Saturday, and before 0900 hours and after 1900 hours, Sundays.

Reason: In the interest of residential amenity.

3. The general purpose room at first floor level of the extended clubhouse, shall be used for club based and related activities only. The general purpose room shall not be in use after 21.30 hours, Monday to Sunday.

Reason: In the interest of residential amenity.

4. The eight proposed parking spaces shall be omitted from the development. And the existing access/egress arrangement and roadside boundary shall not be altered.

Reason: In the interest of traffic safety.

5. The astro-turf playing area shall be bounded by a 2 metre high specific weldmesh fence, with a 2 metre ball stop net over same. Plans and particulars, detailing the fence structure shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of development.

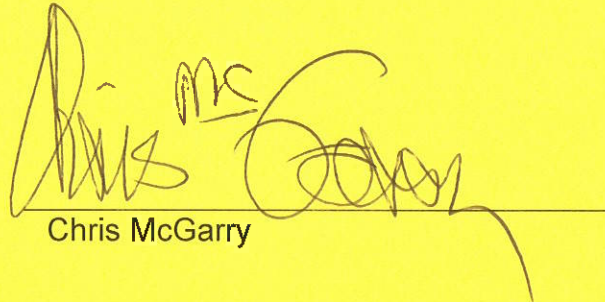
Reason: In the interest of residential and visual amenity.

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

Reason: In the interest of public health.

7. Site development and building works shall be carried out between the hours of 0800 and 1900, Mondays to Fridays inclusive, between the hours of 0800 to 1400 hours, 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.

Board Member



Chris McGarry

Date: 29/10/2021

