



An
Bord
Pleanála

Board Direction
BD-011083-22
ABP-311202-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/08/2022.

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 Waterford City and County Development Plan 2022 – 2028, and to the Community Infrastructure zoning objective for the site to “provide for and protect civic, educational, religious, community, health care and social infrastructure”, it is considered that the proposed development would be in accordance with the zoning objective for the site, would not seriously injure the residential amenities of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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| 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 1 st day of July 2021, 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 |
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	<p>planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Drainage arrangements shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health.</p>
3.	<p>Within 3 months of the date of this order, the applicant shall submit to, and agree in writing with, the planning authority a programme for the implementation of all recommendations set out the applicant's "Invasive Alien Plant Species: Site Assessment Report & Management Plan" dated 30th March 2021. All recommendations shall be completed prior to the commencement of construction of the proposed development on site.</p> <p>Reason: In the interest of the environment.</p>
4.	<p>The construction of the development shall be managed in accordance with a finalised 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.</p> <p>Reason: In the interests of public safety and residential amenity.</p>
5.	<p>The floodlighting for the all-weather pitch shall not be used between 22.00 hours and 08.00 hours daily.</p> <p>Reason: To protect the residential amenity of properties in the vicinity.</p>

Board Member

Maria Fitzgerald

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Date: 09/08/2022