

An
Bord
Pleanála

Board Direction
BD-012238-23
ABP-315726-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/05/2023.

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

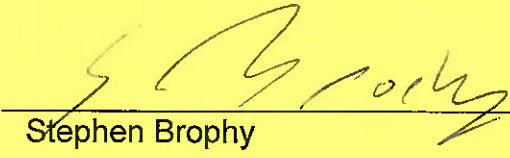
Having regard to the nature and extent of the proposed development, to the former use of the proposed development site, it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the residential or amenities of adjoining properties. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area. In deciding not to accept certain of the inspector's recommended conditions the board considered that these would not, in practice, serve to protect the residential amenity of adjoining properties.

Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on 11th October, 2022 as amended by the further plans and particulars submitted on the 12th December, 2022 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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>All equipment and surfacing installed shall comply with the requirements of the standards that apply to equipment used in publicly accessible areas (EN1176:2019 and EN1177:2018 or any other statutory provision amending or replacing them). An independent inspection report confirming compliance shall be undertaken following completion by RPII/RoPSA or other independent body confirming compliance with the above standards and a copy submitted to the Local Authority.</p> <p>Reason: In the interest of safety of users of the facility.</p>
3.	<p>Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, the use of the proposed development shall be restricted to a community recreational area as specified in the lodged documentation, unless otherwise authorised by a prior grant of planning permission.</p> <p>Reason: To protect the amenities of property in the vicinity.</p>

4.	<p>The hours of operation of the proposed development are 9am-9pm, except during the winter season (the beginning of December to the end of February), when the hours of operation are restricted to 9am-5pm only.</p> <p>Reason: In the interests of residential amenity.</p>
5..	<p>Other than for health and safety purposes only, no advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, shall be displayed or erected unless authorised by a further grant of planning permission.</p> <p>Reason: In the interest of orderly development</p>
6.	<p>Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health.</p>
7.	<p>A management scheme, providing adequate measures for the management and maintenance of the proposed development, including measures to control noise, and a system for logging and addressing complaints, shall be submitted to and agreed in writing with the planning authority, and available publicly, before the proposed development comes into operation.</p> <p>Reason: To provide for the future maintenance of the development in the interest of residential amenity and orderly development.</p>
8.	<p>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.</p> <p>Reason: In the interests of residential and visual amenities.</p>

Board Member


Stephen Brophy

Date: 22/05/2023