

An
Bord
Pleanála

Board Direction
BD-013818-23
ABP-317235-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/09/2023.

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:

- (1) the location of the development within a zoned 'G1' site, wherein recreational/sports facilities are permitted in principle,
- (2) planning policies and objectives under the Louth County Development Plan 2021-2027,
- (3) the nature, scale and design of the development,
- (4) the existing pattern of development in the vicinity, and
- (5) the planning history of the site,


it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously, or disproportionately, injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1.	<p>The development shall be retained 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 and complete in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>(a) This permission shall apply for a period of three years from the date of this Order. The structures (comprising changing facilities/store/wc) shall then be removed unless, prior to the end of the period, planning permission shall have been granted for their retention for a further period.</p> <p>(b) The site shall be reinstated on removal of the structures. Details relating to the removal and reinstatement shall be submitted to, and agreed in writing with, the planning authority at least one month before the date of expiry of this permission.</p> <p>Reason: In the interest of clarity having regard to the temporary consent.</p>
3.	<p>Within 3 months of the date of this Order, a scheme of landscaping to be submitted for written agreement with the Planning Authority, with the intention of screening views of the approved structures from adjoining residential streets. The landscaping as agreed with the Planning Authority shall be provided in the next planting season and any plant that fails within the first 3 years shall be replaced.</p> <p>Reason: In the interest of orderly development and amenities in the area.</p>
4.	<p>Drainage arrangements including the attenuation and 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 and surface water management</p>

5.	The developer shall enter into water and/or waste water connection agreement(s) with Irish Water. Reason: In the interest of public health.
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Board Member


Liam Bergin

Date: 20/09/2023

