

An
Bord
Pleanála

Board Direction
BD-016627-24
ABP-318479-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2024.

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 use of the appeal site and its Objective C1 zoning as per the Fingal County Development Plan 2023-2029, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would not, therefore, be contrary to 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 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 proposed development shall be amended as follows:

- (a) The proposed club gym room indicated as No.13 on the Proposed First Floor Plan (Drg No. 23116-2-DWG-003) shall be relocated to the opposite side of the floorplan by swapping positions with Team Analysis Room 1 and Team Analysis Room 2 indicated as Nos 16 and 17 on the same drawing.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development.

Reason: In the interests of residential amenity.

3. The permitted sports facility shall be used for purposes and functions connected with the club only and not be used, sold, let or leased for events and functions independent of the club.

Reason: In the interests of clarity and to protect the amenity of surrounding residential properties.

4. The following operational limits shall be complied with in the development:

- (a) The proposed gym room and fitness / yoga room shall not be operated between 22.00 and 07.00 hours on any day, and
- (b) The proposed recreation / dining room shall not be operated between 24.00 hours and 08.00 hours on any day.

Reason: In the interest of residential amenity.

5. All windows on the south east facing elevation of the permitted development shall be fitted, and thereafter permanently maintained, with obscure glazing.

Reason: In the interest of residential amenity.

6. A landscaping plan indicating proposals for the landscaping of the southeast boundary of the site shall be submitted to and agreed in writing with the Planning Authority prior to the commencement of development. This landscaping plan shall indicate landscaping / screening proposals to protect the residential amenity of the adjoining residential property to the south east of the site and may require amendments to the existing layout to facilitate the provision of a landscaped strip along this boundary.

Reason: In the interests of residential amenity.

7. A revised Site layout Plan indicating the provision of 33 no. covered bicycle parking spaces shall be submitted to and agreed in writing with the Planning Authority prior to the commencement of development.

Reason: In the interest of sustainable transport and active travel.

8. Water supply and drainage arrangements, including the attenuation and 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.

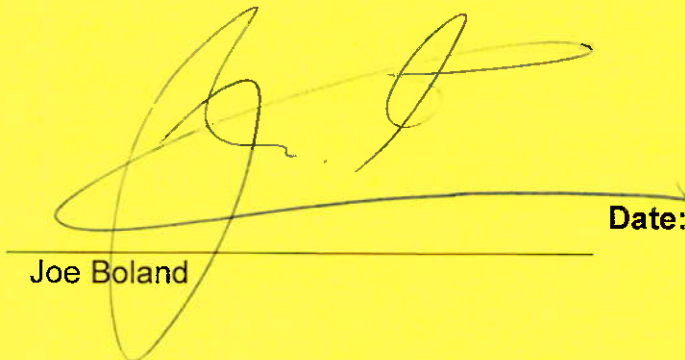
9. Details of the external finishes of the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

10. Site development and building works shall be carried out only between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 on 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



Joe Boland

Date: 18/06/2024