

An
Bord
Pleanála

Board Direction

BD-017562-24

ABP-319170-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/09/2024.

The Board decided to make a split decision, to

GRANT permission for the construction of ball wall, astro turf area, fencing, package wastewater treatment system and all ancillary services in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below and

REFUSE permission for six number lighting columns associated with astro turf pitch and ball wall based on the reasons and considerations marked (2) under.

Reasons and Considerations (1)

The proposed development adjacent to the existing GAA club facilities would be in accordance with SRA 1 Sport Recreation and Amenity policy objective of Galway County Development Plan 2022-2028 that encourage and support community facilities and other recreational and amenity resources, would provide valuable sports facilities for the community, would not unduly impact on the residential amenities of adjoining residents and 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, 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. Prior to the commencement of development, the applicant shall submit for the written agreement of the planning authority, revised drawings detailing the new location of the ball wall. The ball wall shall be located 4.5 metres northwards of its current location and two metres eastwards as set out in the applicant's submission to the Board submitted on the 28th day of March, 2024.

Reason: In the interest of clarity.

3. The height of the ball wall shall be a maximum height of 4.75 metres (not including netting). Revised elevations shall be submitted for the written agreement of the planning authority.

Reason: In the interest of clarity.

4. The hours of operation of the astro turf area shall be limited to between 0900 hours and 2100 hours Monday to Sunday including Bank Holidays.

Reason: To protect the amenities of the area.

5. (a) During the operational phase of the proposed development, the noise level arising from the development, result in an increase in noise level of more than 10 dB(A) above background levels at the boundary of the site.
- (b) All sound measurement shall be carried out in accordance with ISO Recommendation 1996:2007: Acoustics - Description and Measurement of Environmental Noise.

Reason: To protect the residential amenities of property in the vicinity of the site.

6. All surface water generated by the development shall be disposed if within the site and shall not be discharged to the public road or adjoining properties. 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.

7. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours 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.

8. The area between the ball wall and western boundary of 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.

Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

9. The construction of the development shall be managed in accordance with a 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:
- (a) location of the site and materials compound(s) including area(s) identified for the storage of construction refuse,
 - (b) measures to obviate queuing of construction traffic on the adjoining road network,
 - (c) measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network,
 - (d) details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels,
 - (e) off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil, and
 - (f) means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.

Reason: In the interests of amenities, public health and safety.

10. The existing septic tank system on site shall be decommissioned and fully removed from the site and disposed of in an authorised manner no later than one month following the installation of the proposed new wastewater treatment system on site.

Reason: In the interests of public health and proper planning and sustainable development.

11. The proposed wastewater treatment system and polishing filter/percolation area shall be located constructed and maintained in accordance with the plans


particulars received by the planning authority on the 30th day of November 2023 and shall be in accordance with the requirements of the "EPA Wastewater Treatment Manuals for Small Communities, Business, Leisure Centres, and Hotels". No other system shall be installed unless agreed in writing with the planning authority.

Reason: In the interest of public health.

Reasons and Considerations (2)

The installation of the proposed floodlighting would not be considered acceptable pending the outcome of a bat survey to determine the impact the proposed floodlighting may have on local bat populations and mitigation measures that may be required. In this regard, it is considered the proposal would not be in accordance with Policy Objective NHB 09 of the Galway County Development Plan 2022-2028 regarding the Protection of Bats and Bats Habitats. The proposed development would, therefore, conflict with the objectives of the development plan and would be contrary to the proper planning and sustainable development of the area.

Board Member:


Patricia Calleary

Date: 24/09/2024