

An
Coimisiún
Pleanála

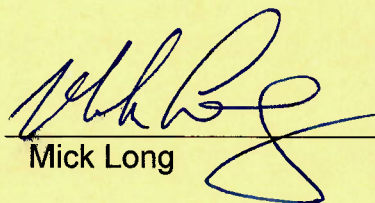
Direction
CD-020685-25
ABP-322651-25

The submissions on this file and the Inspector's report were considered at a meeting held on 16/09/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:


Mick Long

Date: 16/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the existing use of the site for educational purposes and to the nature, scale and layout of the proposed all weather pitch and gravel walking track, it is considered that the proposed development, subject to compliance with the conditions set out below, would be compatible with the Zoning Objective 'Sustainable Neighbourhood Infrastructure (SNI)' and Development Management Standard 12.3.2.1 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, which seeks 'to protect, improve and encourage the provision of sustainable neighbourhood infrastructure', would not injure the visual or residential amenities of the area and would be acceptable in terms of traffic safety and convenience. The

proposed development would, therefore, be in accordance 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, as amended by the further plans and particulars submitted on the 9th day of April 2025, 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 use of the proposed all-weather pitch shall be restricted to between 0900 to 2200 hours Monday to Friday and between 0900 to 1800 hours on Saturdays and Sundays, unless otherwise agreed in writing with the planning authority.

Reason: To protect residential amenity.

3. During the operation of the all-weather pitch, the existing school staff car park shall be made available for parking of users' vehicles.

Reason: In the interest of traffic safety.

4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interests of sustainable drainage.

(a) The developer shall engage the services of a qualified Arborist to supervise the implementation of all the recommendations in the Arboricultural Report (April 2025) and the Tree Removals and Protection Plan, submitted to the planning authority as part of the further information response on the 9th day of April 2025.

(b) Prior to commencement of development, all trees, groups of trees, hedging and shrubs which are to be retained shall be enclosed within stout fences not less than 1.5 metres in height, in accordance with the submitted Tree Removals and Protection Plan. This protective fencing shall enclose an area covered by the crown spread of the branches, or at minimum radius of two metres from the trunk of the tree or centre of the shrub, and to a distance of two metres on each side of the hedge for its full length and shall be maintained until the development has been completed.

(c) No construction equipment, machinery or materials shall be brought onto the site for the purpose of the development until all the trees which are to be retained have been protected by this fencing. No work shall be carried out within the area enclosed by the fencing and, in particular, there shall be no parking of vehicles, placing of site huts, storage compounds or topsoil heaps, storage of oil, chemicals or other substances, and no lighting of fires, over the root spread of any tree to be retained.

Reason: In the interest of visual amenity and to protect trees and planting during the construction period.

6. Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

7. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including traffic management, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.