



An
Coimisiún
Pleanála

Direction
CD-022026-26
ACP-323139-25

The submissions on this file and the Inspector's report were considered at a meeting held on 19/03/2026.

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:


Mary Henchy

Date: 19/03/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature and extent of the proposed development for realignment and construction of tennis and padel tennis courts, and construction of a children's play area, clubhouse, parking, and related works; to the nature of the site; to the existing and permitted pattern of development in the area, including neighbouring dwellings; it is considered that subject to compliance with the conditions set out below the proposed development generally accords with the Policies and Objectives of the Meath County Development Plan 2021-2027, including having regard to the 'C1 – Mixed Use' land use zoning objective for the area, and the provisions of the

development plan including Policies SOCPOL32, SOCPOL34, SOCPOL34 in relation to light pollution, and Objective INFOBJ74 in relation to noise pollution, and would not impact unduly on the amenities of the area, or on the safety and efficiency of the road network, and would not set an undesirable precedent. The proposed development 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, as amended by the further plans and particulars received by the planning authority on the 15th day of May 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 following shall be complied with:
 - (a) The floodlights shall not be used or otherwise be left switched on between the hours of 2200 and 0700 daily, unless otherwise agreed in writing with the planning authority.
 - (b) All floodlights shall be cowled to divert light away from the public road and from residential properties in the vicinity. The floodlighting shall be directed/cowled onto the playing surface so as to minimise any light overspill upwards, sideways or in the direction of neighbouring dwellings and so as not to cause glare to public road users.

Reason: To protect residential amenities, in the interest of traffic safety and proper planning and sustainable development.

3. The landscaping shown on drawing number A.03.01.5, as submitted to the planning authority on the 15th day of May 2025 shall be carried out within the first planting season following substantial completion of external construction works. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the authority.

Reason: In the interest of residential and visual amenity.

4. The following shall be complied with:
 - (a) Surface water discharge to the foul network shall not be permitted. Any existing surface water connections to the foul network shall be removed.
 - (b) Prior to the commencement of development, the developer shall agree a surface water outfall connection with the Area Engineer and incorporate it into a revised surface water layout which shall be SUDs compliant and shall be submitted for the written agreement of the planning authority.
 - (c) All surface water design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.
 - (d) All surface water design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.

Reason: To ensure orderly disposal of surface water and in the interests of road safety and environmental protection.

5. The following shall be complied with:

- (a) Tactile paving shall be used at pedestrian crossing points, in accordance with the "Traffic Management Guidelines".
- (b) Disabled car parking spaces shall comply with Part M of the Building Regulations. In that regard there shall be a 1.2 metre wide marked access zone to the rear and sides of designated parking spaces clear of the driving aisle.
- (c) The developer shall include the provision of necessary infrastructure to be capable of accommodating future Electric Vehicle charging points, at a rate of 20% of total space numbers.

Reason: In the interest of orderly development.

- 6. 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 hours of working, noise, traffic management, dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

- 7. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún

Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.