

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Fingal County

Planning Register Reference Number: F15A/0445

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APPEAL by Richard Skelton of “Gorse Lodge”, Old Castle Avenue, Sutton, Dublin, and by others against the decision made on the 18th day of November, 2015 by Fingal County Council to grant subject to conditions a permission to Howth Celtic Football Club care of Rory Ryan of 15 Seapoint Building, Clontarf, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Provision of an all-weather training surface on existing playing area. The pitch will be 42 metres by 22 metres with a 2.4 metre fence and 3.6 metre netting above this. The floodlighting will consist of four by eight metres poles with a one kilowatt light on each pole at Howth Celtic Football Club, Carrickbrack Road, Sutton, Dublin.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the zoning of the site, the planning history and existing land use, its location and the established pattern of development in the area, 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 not give rise to a traffic or flooding hazard 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. Floodlights shall not be lit in such a manner so as to cause excessive glare or distraction to road users or adjoining property owners. The floodlights shall be mounted in horizontal orientation. The developers shall comply, at their own expense, with any future requirement of the planning authority in relation to adjusting the floodlighting, aiming or fitting appropriate additional louvres to deal with remaining glare issues that may arise for road users/residents but may only become apparent when the installation is commissioned.

Reason: In the interest of the amenities of the area.

3. The floodlights shall only operate between 0800 hours and 2130 hours Mondays to Sundays. Any extension to these operating hours shall be the subject of a new planning application.

Reason: To protect the amenities of the area.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

Reason: To ensure adequate servicing of the development and to prevent pollution.

5. The developer shall liaise with the planning authority in respect of tree protection measures for the trees in proximity to the proposed pitch. Details in this regard shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of protecting the visual amenity of the area.

6. Site development and building works shall be carried out only between the hours of 0800 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 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.

7. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

Reason: In the interest of residential amenity.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.