

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Galway County

Planning Register Reference Number: 15/1599

An Bord Pleanála Reference Number: PL 07.246346

APPEAL by Jim Hughes care of Stephen Dowds Associates Town Planning Consultants of 5 Mary Street, Galway and by Prior Park Assets Ireland Limited of 2 Friar's Lock, Leighlinbridge, County Carlow against the decision made on the 25th day of February, 2016 by Galway County Council to grant subject to conditions a permission to Baswal Limited care of McCarthy Keville O'Sullivan Limited of Block 1, G.F.S.C., Moneenageisha Road, Galway in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of a practice putting green and 12 number additional driving range bays to existing driving range and associated floodlighting, all at Glenlo Abbey Hotel, Kentfield, Galway.

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 scale and nature of the development proposed to be retained, and the location to the north of the existing driving range and relative to the established Glenlo Abbey golf complex, it is considered that the development proposed to be retained, subject to compliance with the conditions set out below, would not unduly affect the appearance of the residential area, would not seriously injure the amenities of the area or of property in the vicinity and would not be prejudicial to public health. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

- 1 (1) The development shall be retained 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.
 - (2) The development proposed to be retained relates solely to the practice putting green and 12 number additional driving range bays to the existing driving range and associated floodlighting as applied for.

Reason: In the interest of clarity and to ensure that this permission only relates to those works proposed for retention in this application.

2. (1) The hours of operation shall be between 0800 to 2000 Monday to Sunday. The activity or floodlighting shall not operate outside these hours without the prior written agreement of the planning authority.
 - (2) The operational hours of the floodlighting shall not extend beyond 2000 hours with automatic cut-off of floodlighting at that time.

(3) The floodlights shall be directed onto the playing surface of the driving range and away from adjacent housing. The floodlights shall be directed and cowled such as to reduce, as far as possible, the light scatter over adjacent houses.

(4) There shall be no floodlighting adjacent to or on the putting green.

Reason: In the interest of residential amenity.

3. No advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, shall be displayed or erected within the site unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity and in order to allow the planning authority to assesses the impact of any such advertisement or structure on the amenities of the area.

4. 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.

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

Dated this day of 2016.