

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Clare County

Planning Register Reference Number: P16/113

An Bord Pleanála Reference Number: PL 03.246562

APPEAL by John and Anne Ryan care of Brendan McGrath and Associates of Riverstown Cottage, Corrofin, County Clare against the decision made on the 13th day of April, 2016 by Clare County Council to grant subject to conditions a permission to Crusheen Community Centre Limited care of Richard Robinson of 33 Clondrina, Crusheen, County Clare in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: (1) Demolition of two number single storey flat roof extensions to the rear of the existing Crusheen Community Centre building, (2) the carrying out of upgrading works to the existing Crusheen Community Centre building and (3) construction of a new single storey extension and associated ancillary site works at Crusheen Community Centre, Crusheen, County Clare.

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 established community use of the site, to the zoning and other provisions of the North Clare Local Area Plan 2011 – 2017, and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area, would not lead to traffic or pedestrian hazard, 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. The proposed extension shall not commence until the car parking and access, to which planning permission register reference number 16/387 applies, shall have been provided, to the written satisfaction of the planning authority. The proposed demolition works, and upgrading works to the existing building, may be carried out in conjunction with, or prior to, the development of this car park and access.

Reason: In the interest of providing on-site car parking to service the proposed extension.

3. Details of the external wall and roof finishes of the proposed extension, shall be submitted to, and shall be agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. Water supply and drainage arrangements, including the 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 and to ensure a proper standard of development.

5. Site development and building works shall be carried out between the hours of 08.00 to 18.00 Monday to Fridays inclusive, between 08.00 to 14.00 hours on Saturdays and not at all on Sundays or Public Holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

6. 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 noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

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

Dated this day of 2016.