

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Tipperary County

Planning Register Reference Number: 15/600755

An Bord Pleanála Reference Number: PL 92.246587

APPEAL by Joseph Keane of 72 Saint Patrick's Place, Fethard, County Tipperary against the decision made on the 21st day of April, 2016 by Tipperary County Council to grant subject to conditions a permission to Fethard GAA Club care of Bryan McCarthy and Associates of 9A Durand's Court, Parnell Street, Waterford in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Construction of a new two-storey clubhouse facility comprising of two number changing rooms with adjoining showers and toilet facilities, a referee's room, medical room and a general purpose room to the first floor along with all associated site development works at Fethard GAA Park, Fethard, County Tipperary.

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 sporting use of the site, to the zoning and other provisions of the Fethard Local Area Plan 2011, 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 not prejudice the heritage and tourism potential of the town, as set out in the Fethard Public Realm Plan 2008 and in the Fethard Historic Town Walls Conservation and Management Plan 2009. 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 submitted on the 30th day of March 2016, 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 multi-purpose room on the first floor of the proposed building shall be used solely for purposes indicated in the documentation submitted to the planning authority on the 30th day of March 2016, and shall not at any time be used for the holding of functions or parties. There shall be no live or amplified music played or provided in this building at any time.

Reason: In the interest of protecting the residential amenities of nearby properties.

3. Details of measures to prevent unauthorised access to the rear of the clubhouse building shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The agreed measures shall be implemented prior to first use of the clubhouse building.

Reason: In the interest of protecting the residential amenities of nearby properties.

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

Reason: In the interest of visual amenity.

5. 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.

6. The site and building works required to implement the development shall be carried out only between the hours of 0800 to 1800 Monday 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 amenities of adjoining residential occupiers.

7. 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.

8. All service cables associated with the proposed development (such as electrical, telecommunications and street lighting cables) shall be run in underground ducts, to the written satisfaction of the planning authority.

Reason: In the interest of visual amenity.

9. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no advertisement signs, advertisement structures, banners, canopies, flags, or other projecting elements, shall be displayed or erected on the proposed building or within the curtilage of the site, unless authorised by a separate grant of planning permission.

Reason: To protect the visual amenities of the area, and to allow the planning authority to assess any such signage or structures through the statutory planning process.

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

Dated this day of 2016.