

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D15A/0659

An Bord Pleanála Reference Number: PL 06D.246670

APPEAL by Geraldine Tallon of 14 Allen Park Drive, Stillorgan, County Dublin against the decision made on the 5th day of May, 2016 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Kilmacud Crokes GAA Club care of Kieran O'Malley and Company Limited of Saint Heliers, Saint Helliers Copse, Stillorgan Park, Blackrock, County Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: (i) A replacement grass pitch re-aligned to a size of 140 metres by 85 metres with new surface drainage, ball stop netting (12 metres high by 40 metres in length) behind each goal and a new grass training area with drainage; (ii) six number 24.4 metres high floodlighting poles with high cut off lamps (delivering 300 lux at pitch level) plus four number lamps at 20 metres high delivering 250 lux (max) over a new grass training area, and a generator; (iii) the re-alignment of circa 140 metres of the access roadway into Glenalbyn from Lower Kilmacud Road including a footpath, lighting and new 2.4 metres high boundaries to the replacement pitch and the overflow car park; (iv) one number "Kilmacud Crokes GAA Club" granite wall mounted sign, and ancillary site development works at Kilmacud Crokes GAA Club, Glenalbyn, Stillorgan, County Dublin and part of the overflow car park to Stillorgan Shopping Centre, Lower Kilmacud Road, Stillorgan, County 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 planning history of the site, to the zoning of the site as open space in the Dún Laoghaire-Rathdown County Development Plan 2016 – 2022, to the established use of the site for sport and recreational purposes 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 be acceptable in terms of traffic safety and convenience and would be in keeping with the established character of the area. 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 further plans and particulars received by the planning authority on the 12th day of April, 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 out in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Prior to commencement of development, the developer shall submit to and agree in writing with the planning authority, accurately scaled and plotted elevation drawings (drawing number 114 Rev P1) and accurately scaled drawings of the proposed floodlighting poles (drawing number 167811P5).

Reason: In the interest of clarity.

3. Signage prohibiting the use of the south-eastern boundary wall for football and sliothar strikes shall be erected prior to first use of the replacement grass pitch.

Reason: In the interest of residential amenity.

4. The floodlights shall be directed to shine on the proposed pitch and training area only. The floodlighting shall be turned off on or before 2200 hours at night except with the prior written permission of the planning authority.

Reason: In the interest of residential amenity.

5. Prior to first use of the proposed replacement pitch, the continuous footpath, from Kilmacud Road Lower to Glenalbyrn Club House including linkage to Allen Park Drive, shall be accessible for public access use.

Reason: In the interest of pedestrian and traffic safety.

6. Details of the design of the proposed improvements to the access to the site from Allen Park Drive shall be submitted to and agreed in writing with the planning authority prior to commencement of development. The agreed opening shall not exceed two metres in width and shall be a pedestrian and bicycle entrance only.

Reason: In the interest of visual and residential amenity.

7. The proposed boundary treatment between the south entrance and the ballstop netting, as shown on drawing number 102 P2 submitted to the planning authority on 12th day of April, 2016, shall be revised to provide for a steel railing over a low granite random rubble wall incorporating the club sign and scaling to a combined height of 2.4 metres. Precise details of this boundary treatment shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

8. 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 hours of working, noise management measures and off-site disposal of construction and demolition waste.

Reason: In the interest 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.