

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Meath County

Planning Register Reference Number: NA/160414

An Bord Pleanála Reference Number: PL 17.247567

APPEAL by Bronagh Mallon of Rose Cottage, Durhamstown, Bohermeen, Navan, County Meath against the decision made on the 19th day of October, 2016 by Meath County Council to grant subject to conditions a permission to Trustees of Bohermeen Celtic F.C. care of O'Daly Architects of 20 Proudstown, Navan, County Meath in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: The proposed development will consist of the provision of soccer pitches, construction of a single storey pavilion, wastewater treatment system, car parking and replacement of existing field entrance with new entrance to public road; all at Durhamstown, Bohermeen, Navan, County Meath as awarded by the revised public notice received by the planning authority on the 23rd day of September, 2016.

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 location of the site within the built up environs of Bohermeen which is defined as a Graig in the Meath County Development Plan 2013-2019, to the nature and scale of the development proposed and the sporting benefits it would bring to the community, and to the 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 residential or visual amenities of the area, would be acceptable in terms of traffic safety and convenience, would not be prejudicial to public health 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 as amended by the further plans and particulars submitted on the 13th day of September, 2016 and the 23rd day of September, 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. Details of the materials, colours and textures of all the external finishes to the proposed pavilion 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.

3. 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.

4. No flood lighting of the pitches or the site generally shall be provided without a further grant of planning permission.

Reason: In the interest of clarity.

5. The landscaping scheme shown on drawing number A-FI-001 and supported by the written schedule, as received by the planning authority on the 13th day of September, 2016 shall be carried out within the first planting season following substantial completion of external construction works. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

6.
 - (1) The wastewater treatment plant and sand polishing filter shall be located, constructed and maintained in accordance with the details submitted to the planning authority with the application on the 29th day of April, 2016 and on the 13th day of September, 2016, and in accordance with the requirements of the document entitled “Code of Practice – Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)” – Environmental Protection Agency, 2009. No system other than the type proposed in the submissions shall be installed unless agreed in writing with the planning authority.
 - (2) Within three months of the first operation of the facility, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the proprietary effluent treatment system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner and that the polishing filter is constructed in accordance with the standards set out in the EPA document.

- (3) A maintenance contract for the treatment system shall be entered into for a minimum period of five years from the first operation of the pavilion building/clubhouse and thereafter shall be kept in place at all times. Signed and dated copies of the contract shall be submitted to, and agreed in writing with, the planning authority within four weeks of the installation.

Reason: In the interest of public health and to ensure a proper standard of development.

7. Eight bicycle parking spaces shall be provided within the site. Details of the layout and marking demarcation of these spaces shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.

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 intended construction practice for the development, including hours of working, noise management measures, traffic plan and off-site disposal of construction/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 2017.