

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Limerick City and County Council

Planning Register Reference Number: 16/451

An Bord Pleanála Reference Number: PL 91.248039

APPEAL by Monaleen Gaelic Athletic Association Club care of HRA Planning Limited of 3 Hartstonge Street, Limerick and by others against the decision made on the 26th day of January, 2017 by Limerick City and County Council to grant subject to conditions a permission to the said Monaleen Gaelic Athletic Association Club care of Dennehy Reidy Associates of The Park, Lord Edward Street, Limerick in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: The installation of flood lighting to existing hurling wall and tennis courts, located to the south (rear) of the club house and associated site works at Monaleen Gaelic Athletic Association Club, Old School House Road, Monaleen, County Limerick.

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 neighbourhood parkland and recreational open space set out in the Castletroy Local Area Plan 2009-2019, the location and use of the site for sport and recreational purposes and to the nature, extent and design of the development proposed, 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 the further plans and particulars submitted on the 21st day of December, 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. (a) The lighting fixtures shall be designed, orientated, maintained and of a lighting level such that light spillage outside the site boundaries shall not exceed a maximum of 10 Lux, as measured at the boundary of the dwellinghouses to the immediate east of the tennis courts in accordance with the Lighting Assessment Report submitted to the planning authority on the 21st day of December, 2016.
- (b) The use of mobile electric generators on the site for the purpose of powering floodlights is not permitted, unless authorised by a further grant of planning permission.

Reason: In the interest of protecting the residential amenities of the area.

3. The operational hours of the floodlighting shall not extend outside the period of 0900 to 2100 hours with automatic cut-off of mechanisms for floodlighting at 2100 hours.

Reason: To protect the residential amenity of properties in the vicinity.

4. The floodlights or any equivalent replacement floodlights shall consist as specified in the planning application. The floodlights shall be directed onto the playing surface of the tennis courts and hurling wall and away from adjacent housing and gardens. The floodlights shall be directed and cowled such as to reduce, as far as possible, the light scatter over adjacent houses and gardens.

Reason: In the interest of residential amenity.

5. Prior to commencement of development on site, the developer shall submit for the written agreement of the planning authority, accurately scaled elevation drawings of the proposed floodlighting poles and luminaires, including a layout drawing to show locations.

Reason: In the interest of clarity.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Dated this day of 2017.