



An
Bord
Pleanála

Board Order PL 92.249107

Planning and Development Acts 2000 to 2017

Planning Authority: Tipperary County Council

Planning Register Reference Number: 17/600653

Appeal by Patricia Loughnane and others of Ballydavid, Thurles Road, Littleton, County Tipperary against the decision made on the 25th day of July, 2017 by Tipperary County Council to grant subject to conditions a permission to Moycarkey Borris GAA Club care of Ryan Architectural Solutions Limited of Parkstown, Horse and Jockey, Thurles, County Tipperary in accordance with plans and particulars lodged with the said Council:

Proposed Development: Relocation of clubhouse previously granted permission under planning register reference number 15/600207 to new location within the confines of the existing site with all associated site works and connections to public services at Ballydavid, Littleton, Thurles, 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 provisions of the North Tipperary County Development Plan 2010, as varied, the nature and scale of the modifications proposed, the amenities zoning of the area which provides for such uses, and 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 amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted on the 16th day of September, 2015 under planning register reference number 15/600207, and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

2. A comprehensive boundary treatment and landscaping scheme shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of the clubhouse development. This scheme shall include the following:-

- (a) details of all proposed hard surface finishes, including samples of proposed materials for road surfaces within the development,
- (b) proposed locations of trees and other landscape planting in the development, including details of proposed species and settings,
- (c) details of proposed lighting fixtures, and
- (d) details of proposed boundary treatments at the perimeter of the site.

The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.

Reason: In the interest of residential and visual amenity.

3. Within six months of the completion of the development, the developer shall submit results of light meter surveys demonstrating no light spill at the windows of the neighbouring properties of the site for the written agreement of the planning authority. In the event of further mitigation measures being required by the planning authority, these shall be implemented at the expense of the developer.

Reason: In the interest of residential amenity.

4. The lighting shall only be in operation during periods when the pitches are in use and in any event the lighting shall be switched off during the period 2200 hours to 0700 hours.

Reason: In the interest of clarity, amenity and proper planning and sustainable development.

5. 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, dust management measures and off-site disposal of construction/demolition waste.

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

6. (1) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.
- (2) The car parking and entrances to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.

Reason: In the interest of traffic safety and to prevent pollution.

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

Dated this day of 2018