



An
Bord
Pleanála

Board Order
PL 11.249359

Planning and Development Acts 2000 to 2017

Planning Authority: Laois County Council

Planning Register Reference Number: 17/178

Appeal by Mary O'Rourke and others of Stillbrook, Mountrath, Portlaoise, County Laois against the decision made on the 25th day of September, 2017 by Laois County Council to grant subject to conditions a permission to Mountrath GAA care of BK Engineering Consultancy of Ringstown, Mountrath, County Laois in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention of (a) wall between car park and pitch two metres high, (b) storage shed, (c) scoreboard, (d) one metre high fence surrounding pitch, (e) dugouts on either side of pitch, (f) three flag poles, (g) ball wall, (h) drainage work on left hand side of pitch for development of a second pitch as a training/underage pitch at Russ Avenue, Mountrath, County Laois.

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 and zoning objectives pertaining to the site of the development, the pattern of development in the area, including the established playing fields on the subject site, and the design and layout of the subject development, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the amenities of the area or of property in the vicinity, would not lead to a risk of flooding, and would, therefore, not be contrary to the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 July, 2017 and the 1st day of September, 2017, 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 particular

Reason: In the interest of clarity.

2. The hours of operation of the ball wall shall be confined to the hours 9.00am to 10.00pm daily.

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

3. (a) Measures, including the provision of seating on the pitch-facing side of the ball wall, to prevent the use of the ball wall from the north, shall be agreed in writing with the planning authority within three months of the date of this order, and shall be implemented in accordance with a timescale that shall be determined by the planning authority as part of such agreement.
- (b) Tree shelter belts of at least two rows shall be planted along the southern boundary of the site in the first planting season following the date of this order. The trees shall consist solely of native or naturalised species and varieties. Any trees which die, are removed or become seriously damaged or diseased, within a period of five years from the date of planting, shall be replaced within the next planting season with others of similar species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development in the interest of visual amenity.

4. All surface water run-off from the project including from pitches, access road and parking areas shall be collected and discharged to the existing on-site surface water drainage network which shall be of adequate size, capacity and design to accommodate the loading. In particular, no surface water run-off shall be allowed to flow onto the public roadway or adjoining properties.

Reason: To prevent flooding and to protect the amenities of adjoining properties.

5. (a) Adequate on-site car parking facilities shall be provided, in accordance with Laois County Development Plan 2017-2023 standards, to accommodate all traffic generated by the proposed development.
- (b) No associated parking shall take place on the adjoining public thoroughfare.

Reason: In the interests of traffic safety and the proper planning and sustainable development of the area.

6. No advertisements, signs advertising apparatuses or mobile telephony antennae including that which may otherwise be considered exempted development under the provisions of the Planning and Development Regulations, 2001, as amended, shall be erected on the site or the adjoining public thoroughfare unless prior planning permission has been obtained for such development.

Reason: In the interests of visual and residential amenity and in the interest of traffic safety.

