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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2524/18**

**Appeal** by Saint Monica's GAA Club, care of Kevin J. Hamell and Associates of D5 Swords Enterprise Park, Feltrim Road, Swords, County Dublin against the decision made on the 9<sup>th</sup> day of May, 2018 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council:

**Proposed Development:**

Permission to construct a two storey extension (circa 290 square metres) comprising at ground floor a new disabled person's toilet, lift and a fitness/exercise room and at first floor new gents toilet, a balcony and a juvenile games room with frontage to Millwood Park at Saint Monica's GAA Club, Aras Naomh Moncha, Edenmore Park, Donaghmede, Dublin. The proposed development was revised by further public notices received by the Board on the 2nd day of November, 2018.

## **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 condition(s) 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 Z15 zoning objective, the design, layout and small scale of the development to an existing GAA club, and to the pattern of development in the area, it is considered that subject to compliance with the conditions below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity. 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 received by An Bord Pleanála on the 1st day of June, 2018, 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. The proposed development shall be amended as follows:

(a) The first floor balcony shall be omitted.

Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with the planning authority prior to commencement of development.

**Reason:** In the interests of residential amenity.

3. Gym opening hours shall be agreed in writing with the Planning Authority prior to commencement of development.

**Reason:** In the interests of clarity and residential amenity.

4. Details of the materials, colours and textures of all the external finishes

shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

5. Water supply and drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

6. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays.

Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

7. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining streets are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.

**Reason:** To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interest of orderly development.

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

**Dated this            day of            2018.**