



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2345/19

Appeal by Aileen Cashman of 2 Mountain View Road, Ranelagh, Dublin and by Others against the decision made on the 18th day of April, 2019 by Dublin City Council to grant subject to conditions permission to Sandford Park School (Designated Activity Company) care of Tom Phillips and Associates of 80 Harcourt Street, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: The development will consist of: the installation of new floodlights around the perimeter of an existing sports pitch (permitted under register reference number 3941/17) at Sandford Park School, comprising six number 15 metre (approximately) lighting columns (galvanised steel poles) with a total of 18 number pole top luminaires (three number luminaires for each lighting column), and electrical component enclosures (one on each lighting column), and associated site development and ancillary works above and below ground, all at Sandford Park School, Sandford Road, Ranelagh, Dublin and Protected Structures (Number 11 Sandford Road, Ranelagh, Dublin/Sandford Park Gate House - RPS Reference Number 7426 and Main House, Sandford Road, Ranelagh, Dublin - RPS Reference Number 7427).

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 nature of the proposed development and to the various policy statements contained in the Dublin City Development Plan 2016 - 2022 which seek to encourage the shared use of school or college grounds and facilities with the local community outside core hours, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would generally be acceptable in terms of traffic safety and convenience. 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, 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 floodlights shall not operate between the hours of 2200 and 1000 hours from Mondays to Fridays inclusive and between the hours of 1900 and 1000 on Saturdays and Sundays.

Reason: To protect the residential amenities of the area.

3. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

Reason: In the interest of sustainable waste management.

4. Details of the proposed mounting of the luminaires on each of the lighting columns shall be agreed in writing with the planning authority prior to the commencement of development. The luminaires shall be mounted so as to minimise the potential of obtrusive light, glare and light pollution into neighbouring lands.

Reason: In the interest of residential amenity.

5. Notwithstanding the provisions of the Planning and Development Regulations 2001, as amended, the proposed lighting poles shall not be used for the erection or placing thereon of any other structures other than the luminaires proposed.

Reason: In order to allow the planning authority to assess the implications on visual amenity of any further structures through the statutory planning process.

6. The existing gated access from the subject lands onto Merton Drive shall be closed during all times when the proposed floodlighting is in use.

Reason: In the interest of traffic safety.

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

8. During the construction and demolition phases, the proposed development shall comply with British Standard 5228 'Code of practice for noise and vibration control on construction and open sites - Part 1: Noise.

Reason: In order to ensure a satisfactory standard of development in the interest of residential amenity.

Terry Ó Niadh

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

Dated this day of 2019.