



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1065/19

Appeal by David Crampton care of Diarmuid Ó Gráda of 16 Louvain, Roebuck Road, Dublin and by Others against the decision made on the 31st day of May, 2019 by Dublin City Council to grant subject to conditions a permission to Gonzaga College care of Sports Labs Limited of 1 Adam Square, Livingston, West Lothian, Scotland in accordance with plans and particulars lodged with the said Council:

Proposed Development: The construction will consist of the installation of a new 3G artificial turf pitch capable of accommodating full size rugby and football over the site of an existing natural grass pitch within the playing fields at Gonzaga College. The development will comprise of a new 3G pitch, ball stop fencing system up to five metres in height, floodlighting in a 6/8 column system up to 18 metres in height, spectator hardstanding with 1.2 metre fencing and new three metres wide hardstanding access from existing car park accommodating maintenance vehicles, all at Gonzaga College, Sandford Road, Ranelagh, Dublin.

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 extant use of the lands within which the site is located, to the nature and design of the proposed development and to the zoning objective, 'Z15' "To protect and provide for institutional and community uses" and the associated provisions of the Dublin City Development Plan, 2016-2022, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely affect the integrity, setting and context of the adjoining properties to the west which are included on the record of protected structures or the architectural character, visual and residential amenities of Park Drive on which these properties are located and which is subject to the zoning objective: 'Z2': "To protect and/or improve the amenities of residential conservation areas". 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 16th day of May, 2019, 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 following requirements shall be provided for, and adhered to, in the development on an indefinite basis:
 - (a) Luminaires shall be designed and fitted in accordance with the specification details on 'Datasheet TLC-LED-1150 – Luminaire and Driver' and 'Preliminary Foundation and Pole Assembly Drawing' submitted to the planning authority on 13th day of February, 2019 and shall be fitted with bafflers. Lighting spillage, if any, from the proposed floodlighting system shall not exceed a maximum of five lux on the outer side of any site boundaries, as measured at any site boundary.
 - (b) Supplementary planting shall be carried out along the inner side of the western site boundary with Numbers 21 - 24 Park Drive inclusive, to the satisfaction of the planning authority.

Reason: In the interests of clarity and of the residential amenities of the surrounding area.

3. The use of the artificial pitch including the flood lighting system shall cease at or before 2130 hours on Mondays to Fridays and 1900 hours on Saturdays and Sundays.

Reason: In the interests of clarity and of the public and residential amenities of the surrounding area.

4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services and shall incorporate Sustainable Drainage Systems for management of surface water.

Reason: In the interest of public health.

5. Site development and building works shall be carried out only between the hours of 0700 and 1900 from Mondays to Fridays inclusive, between 0800 and 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.

6. The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall –

(a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,

(b) employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and

(c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: To conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

7. All necessary measures shall be taken to prevent spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the site works.

Reason: In the interests of public amenity orderly development and traffic safety.

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

Dated this day of 2019.