



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 4190/18

Appeal by High Park Residents Association care of Michael Downey (Chairperson) of 43 High Park, Grace Park Road, Dublin against the decision made on the 3rd day of July, 2019 by Dublin City Council to grant subject to conditions a permission to Whitehall Colmcille Gaelic Athletic Association Club care of Demesne Architects of Desmond House, Main Street, Maynooth, County Kildare in accordance with plans and particulars lodged with the said Council.

Proposed Development: Installation of new floodlighting to east and west perimeters of the existing Gaelic Athletic Association pitch, consisting of six number 16 metre columns with a total of 40 number floodlight luminaires, as well as all associated site and landscaping works at Whitehall Colmcille Gaelic Athletic Association, Collins Avenue, Whitehall, 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 nature and scale of the proposed development and to the established use of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity and would be in accordance with the policies of the Dublin City Development Plan 2016-2022, including policies GI31 and SN19 supporting the improvement of sporting facilities and policies SI26 and SI27 requiring appropriately designed lighting proposals. 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 the 6th day of June, 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 floodlights or any equivalent replacement floodlights shall be of the asymmetrical down-light type, fitted with spill-lighting control louvres. The floodlights shall be directed onto the playing surface of the pitch and away from adjacent housing and gardens. The floodlights shall be directed and cowled such as to reduce, as far as possible, the light scatter over adjacent lands, houses and gardens.

Reason: In the interest of residential amenity.

3. The floodlights shall not be in operation between the hours of 2200 and 1000 Monday to Sunday.

Reason: To protect the residential amenities of the adjoining properties.

4. The development hereby approved shall adhere to the specifications and limitations for the type of floodlights and the operation of the floodlights set out within the report 'Lighting Report and Assessment associated with the proposed floodlighting of the pitch' received by the planning authority on the 6th day of June, 2019. The lamps to be used shall be maintained in good order to ensure compliance with the required Lux levels and to ensure the correct light angles are maintained on the pitch and do not create increased light spill to nearby properties.

Reason: To protect the residential amenities of the adjoining properties.

5. Drainage arrangements, including the attenuation and disposal 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. 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 measures to protect the Dublin Port Tunnel, the intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

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

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

John Connolly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2019.