

An
Bord
Pleanála

Board Order
ABP-309629-21

Planning and Development Acts 2000 to 2020

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 20/361

Appeal by Colette and Jim O'Mahony and others care of 21 Meadowlands, Abbeyside, Dungarvan, County Waterford against the decision made on the 16th day of February, 2021 by Waterford City and County Council to grant subject to conditions a permission to Abbeyside United AFC care of John Kenneally of 4 Sheares Street, Abbeyside, Dungarvan, County Waterford in accordance with plans and particulars lodged with the said Council:

Proposed Development: The replacement of existing gravel surface with new astro-turf playing area and associated fencing. Replacement lighting provision to astro turf playing area. Construction of new extensions to existing single storey clubhouse, including new rear dressing room extension and new first floor extension and all ancillary works, all at Stucco Lane, Abbeyside, Dungarvan, County Waterford as amended by the revised public notice received by the planning authority on the 22nd day of January, 2021 providing for significant further information.

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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 established recreational use of the site, to the zoning of the site as open space in the current Development Plan for the area, to the pattern of development in the area, and to the nature, extent and design of the development proposed, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area, would be acceptable in terms of pedestrian and traffic safety, and convenience and would be in accordance with the established character of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

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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 to the planning authority on the 11th day of January, 2021 and the 22nd day of January, 2021, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed in writing 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 floodlighting shall be designed, orientated, maintained and operated in accordance with the details submitted with the application and with the further information received on the 11th day of January 2021. The floodlights shall not be operated or in use before 0900 hours and after 2100 hours, Monday to Saturday, and before 0900 hours and after 1900 hours on Sundays.

Reason: In the interest of residential amenity.

3. The general purpose room at first floor level of the extended clubhouse, shall be used for club based and related activities only and shall not be in use after 2130 hours, Monday to Sunday.

Reason: In the interest of residential amenity.

4. The eight proposed parking spaces shall be omitted from the development and the existing access/egress arrangement and roadside boundary shall not be altered.

Reason: In the interest of traffic safety.

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5. The astro-turf playing area shall be bounded by a two metre high specific weldmesh fence, with a two metre ball stop net over same. Plans and particulars detailing the fence structure shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

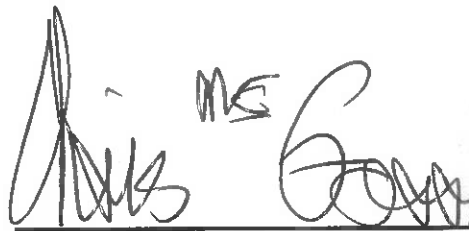
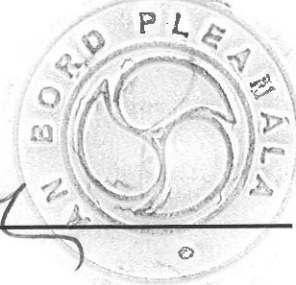
Reason: In the interest of residential and visual amenity.

6. Water supply and drainage arrangements, including the 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.

7. Site development and building works shall be carried out between the hours of 0800 and 1900, Mondays to Fridays inclusive, between the hours of 0800 to 1400 hours, 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.

Chris McGarry

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 3rd day of November 2021.