

Planning and Development Acts 2000 to 2021

Planning Authority: Meath County Council

Planning Register Reference Number: 21/590

Appeal by Anthony Nulty care of David Mooney, Town Planning Consultant of 14 Old Farm Road, Cloughjordan, County Tipperary against the decision made on the 20th day of May, 2021 by Meath County Council to grant subject to conditions a permission to Wolfe Tones GAA Club care of Yoarch Limited of Castletown, Dunleer, County Louth in accordance with plans and particulars lodged with the said Council:

Proposed Development: Construction of a new two-storey detached community centre, roof mounted photovoltaic solar panel array, running/walking track to site perimeter including low level bollard lighting, 1.28 metre high mesh fence to pitch perimeter, replacement 1.8 metre high mesh fence boundary to road side, modification of existing car parking including six metre high lighting columns, bicycle parking, modification of existing entrance, new pedestrian entrance, notice board to entrance, provision of uncontrolled crossing point on the R152, provision of footpath along the north side of the R152 to crossing point, connection to existing public services and all associated site works at Platin Road, Legavoureen, Drogheda, County Meath.

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 zoning and established use of the site, and to the pattern of development in the area, it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area, would not be prejudicial to public health, and would 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. Prior to the commencement of development, the developer shall submit to, and agree in writing with, the planning authority the following:
 - (a) details of the proposed pedestrian crossing point on the R152, and
 - (b) details of the entrance to the proposed development in compliance with the Design Manual for Urban Roads and Streets.

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

3. 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.



4. Prior to commencement of development, the developer shall enter into water and/or waste water connection agreement(s) with Irish Water.

Reason: In the interest of public health.

5. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

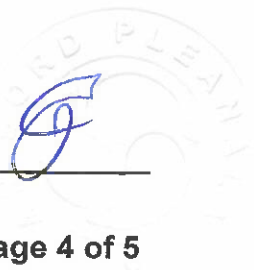
Reason: In the interest of visual amenity.

6. Details of all external signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the amenities of the area/visual amenity.

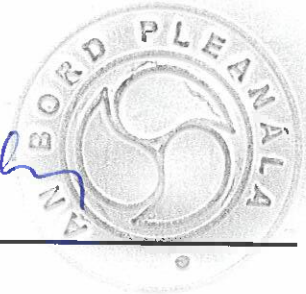
7. Floodlighting shall be angled and constructed so that no light is emitted above a horizontal plane through the fitting. Positioning and design shall also ensure that no glare is caused to users of the public roads in the vicinity of the development.

Reason: In the interest of residential amenity and traffic safety.



8. 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 intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

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



John Connolly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this **31st** day of **JANUARY** 2022