



An  
Bord  
Pleanála

Board Order  
ABP-311202-21

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Waterford City and County Council**

**Planning Register Reference Number: 21/23**

**Appeal** by Kathleen and Thomas Hallinan of Greenan Cottage, Greenan, Dungarvan Road, Clonmel, County Waterford against the decision made on the 27<sup>th</sup> day of July, 2021 by Waterford City and County Council to grant subject to conditions a permission to Board of Management Presentation Sisters care of W.O. Morrissey and Son Architects of Thomas Street, Clonmel, County Tipperary in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Redevelopment of the all-weather pitch, including excavation, filling and regrading, fencing and lighting and new all-weather surface at Presentation Sisters Lands, Greenan, Dungarvan Road, Clonmel, County Waterford.

## **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.**

### **Reasons and Considerations**

Having regard to the provisions of the Waterford City and County Development Plan 2022 - 2028, and to the Community Infrastructure zoning objective for the site to 'provide for and protect civic, educational, religious, community, health care and social infrastructure', it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the zoning objective for the site, would not seriously injure the residential amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The proposed 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 received by the planning authority on the 1<sup>st</sup> day of July, 2021, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Drainage arrangements shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

3. Within three months of the date of this Order, the developer shall submit to, and agree in writing with, the planning authority a programme for the implementation of all recommendations set out the developer's 'Invasive Alien Plant Species: Site Assessment Report & Management Plan' dated the 30<sup>th</sup> day of March 2021. All recommendations shall be completed prior to the commencement of development.

**Reason:** In the interest of protecting the environment.

4. The construction of the proposed development shall be managed in accordance with a finalised 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 proposed development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interest of public safety and residential amenity.

5. The floodlighting for the all-weather pitch shall not be used between 2200 hours and 0800 hours daily.

**Reason:** To protect the residential amenity of properties in the vicinity.

*DR. Maria FitzGerald*

**Maria FitzGerald**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this *12<sup>th</sup>* day of *Aug.* 2022.

