



An
Bord
Pleanála

Board Order
ABP-314865-22

Planning and Development Acts 2000 to 2022

Planning Authority: Leitrim County Council

Planning Register Reference Number: 21261

Appeal by Joseph O'Connor and Charles Gibbons of Keenaghan, Carrick on Shannon, County Leitrim against the decision made on the 20th day of September, 2022 by Leitrim County Council to grant subject to conditions a permission to Carrick on Shannon Rugby Club care of Enda McKiernan Architects Limited of 11 Summerhill, Carrick on Shannon, County Leitrim in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of: (1) the proposed relocation of the existing site entrance and access roadway; (2) the proposed development of a training pitch to the south east of the existing pitch complete with training lights; (3) the proposed development of a clubhouse containing changing and ancillary facilities; (4) revised site boundaries and (5) associated site works and services at Keenaghan Townlands, Carrick on Shannon, County Leitrim. As amended by the further public notices received by the planning authority on the 24th day of August, 2022.

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 design and layout of the development, and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or the amenities of property in the vicinity, 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, as amended by the further plans and particulars submitted on the 11th day of August 2022, except as otherwise may 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 the 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 development shall be used for purposes and functions connected with the club only, and shall not be used, sold, let or leased for events and functions independent of the club, to include events and functions for club members or their families.

Reason: In the interest of residential amenity.

3. Prior to the commencement of development, details shall be submitted, for the written agreement of the planning authority, showing the provision of a screen on the northern end of the proposed balcony at first floor of the Clubhouse

Reason: In the interest of visual amenity.

4. Prior to the commencement of development, details shall be submitted for the written agreement of the planning authority, showing provision of 63 metres sightlines to the north of the proposed entrance to the site with appropriate lowering of roadside fencing, from a point three metres back from the road edge, for written agreement of the planning authority.

Reason: In the interest of traffic safety.

5. The proposed new entrance shall be used for all construction activity, including the importation of fill. The existing entrance shall be closed off once the new entrance is operational and the developer shall advise the planning authority of this. No other aspect of the development shall commence in advance of these works.

Reason: In the interest of traffic safety.

6. Prior to the commencement of development, a revised Traffic Management Plan shall be submitted to the planning authority for written agreement. This plan shall include details of proposed measures for traffic and crowd control during matches/tournaments/events. Traffic stewards shall be employed at events to patrol the site and nearby junctions on the public road network. Prior notice of large events shall be notified to the planning authority at least one week in advance.

Reason: In the interests of public and traffic safety.

7. Prior to the commencement of development, the following details shall be submitted for the written agreement of the planning authority:
- (a) details of arrangements in place on site to manage surface water arising from the existing playing pitch,
 - (b) details of proposed arrangements to manage surface water on the site as a whole, including the interface between existing and proposed systems,
 - (c) calculations prepared by a suitably qualified and experienced engineer to demonstrate the adequacy of the proposed soakaways to accommodate surface water arising from the development, and
 - (d) if required, further attenuation measures (sustainable urban drainage systems) to reduce the extent of water being directed to the soakaway.

Reason: To prevent flooding on the site or on adjoining lands.

8. Water supply and drainage arrangements shall comply with the requirements of the planning authority for such works and services. No surface water from the development shall discharge to the public road.

Reason: In the interest of traffic safety.

9. A mobility management strategy for the proposed development shall be implemented in full. This shall provide for incentives to encourage the use of mini-bus transport, cycling, walking and car-pooling by users of the development and to reduce and regulate the extent of traffic and parking. The mobility strategy shall be prepared and implemented by the developer, details of which shall be submitted to, and agreed in writing with, the planning authority within three months from the date of this Order.

Reason: In the interest of sustainable transportation.

10. The site shall be landscaped in accordance with a revised and comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:
- (a) Contoured drawings to scale of not less than 1:500 showing –
- (i) a survey of all existing trees and hedging plants on the site, their variety, size, age and condition, together with proposals for their conservation or removal,
 - (ii) detailed arrangements for fencing around the perimeter of the site,
 - (iii) detailed arrangements for perimeter hedge of indigenous species planted around the external boundary of the site,

- (iv) details of a substantial planting belt of native trees and hedgerow species along the boundary of the site between the main pitch and the training pitch and between the site and adjoining residential development, including species, variety, size, type, number and location of all trees and hedgerow planting, and
 - (v) arrangements for more formal planting in the area of the clubhouse and car park,
- (b) proposals for the protection of all existing and new planting for the duration of construction works on site, together with proposals for adequate protection of new planting from damage until established,
 - (c) a timescale for implementation which shall provide for the planting of the substantial landscaping belt between the pitches and adjoining residential development to be completed in the first planting season after the commencement of development, and
 - (d) arrangements for the management of landscaping in perpetuity and to provide for biodiversity.

Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

- 11. Use of the internal road to the east of the main pitch shall be restricted to use for emergency vehicles and maintenance only.

Reason: In the interest of residential amenity.

12. Floodlighting shall be angled and constructed so that no light is emitted above a horizontal plane through the fitting or such that there is no adverse effect on any of the three number adjoining residential dwellings, to the satisfaction of the planning authority. Positioning and design shall also ensure that no glare is caused to users of the public roads in the vicinity of the development. The operational hours of the floodlighting shall not extend beyond 2200 hours or before 0800 hours, with automatic cut-off of floodlighting outside of these times. Floodlights that are installed shall not be powered by a generator. All other lighting within the development to include street lighting to the access road and car park, shall be switched off where possible when the development is not in use.

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

13. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be located underground.

Reason: In the interests of orderly development and the visual amenities of the area.

14. 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 noise management measures, methodology for importation of fill and construction of training pitch, means to manage surface water on-site during construction, means to control dust and dirt on the public road and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety, residential amenity and protection of water quality.

15. A plan containing details for the management of litter and waste (and, in particular, recyclable materials) during construction and operational stages of the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities shall be submitted to, and agreed in writing with, the planning authority within three months from the date of this Order. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: In the interests of residential amenity and environmental protection.

16. Site development and building works shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays inclusive, between 0830 and 1400 hours on Saturdays and not at all on Sundays, Bank or 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 amenities of property in the vicinity.

17. During the operational phase of the development, the noise level arising from the development, as measured at the nearest dwelling shall not exceed: -
- (i) An LAeqT value of 55 dB(A) during the period 0800 to 2100 hours from Monday to Saturday inclusive. The T value shall be one hour.
 - (ii) An LAeqT value of 45 dB(A) at any other time. The T value shall be 15 minutes. The noise at such time shall not contain a tonal component.

Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority within three months from the date of this Order.

Reason: To protect the residential amenities of property in the vicinity of the site.

18. 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

19. All over ground tanks containing liquids (other than water) shall be contained in a waterproof bunded area, which shall be of sufficient volume to hold 110 per cent of the volume of the tanks within the bund.

Reason: In order to protect groundwater.

20. No signage, advertising structures/advertisements or other projecting elements, including flagpoles shall be erected within the site unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

21. Prior to the commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of landscaping required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of such landscaping. The form and amount of the security shall be agreed between the planning authority and the developer, or in default of the agreement, shall be referred to An Bord Pleanála for determination.

Reason: To protect the visual amenities of the area.



Liam Bergin

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

Dated this *15th* day of *December* 2023.