



An
Bord
Pleanála

Board Order
ABP-315345-22

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD22A/0298

Appeal by Sean and Geraldine Fitzgibbon care of James McNerney, Planning Consultant of 39 Kilheale Heights, Kilheale Manor, Kill, County Kildare against the decision made on the 24th day of November, 2022 by South Dublin County Council to grant subject to conditions a permission to Saint Finians GAA Club care of Kavanagh Burke Consulting Engineers of Unit 3, Calmount Park, Ballymount, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention permission is sought for 1,550 square metres unmetalled drop-off area/car park ancillary to the GAA pitch use and planning permission is sought for GAA pitch goal posts (two number standard eight metres high) coupled with eight metres high ballstop nets to the rear of each goal post. Entrance improvements from the existing Newcastle Road (R120) to the site including widening existing gate from 4.2 metres to six metres with setback gate arrangement to improve sightlines, at Rathcreedan, Newcastle, County Dublin.

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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.

Reasons and Considerations

Having regard to the provisions of South Dublin County Development Plan 2022-2028, the location of the proposed development abutting the settlement boundary of Newcastle, the small scale nature of the proposal and the prevailing pattern and character of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of traffic safety and convenience, and would not seriously injure the visual or residential amenities of the area or be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Board considered that due to the nature of the application it was not appropriate to include a condition limiting the hours of use of the playing field.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 28th day of October 2022, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The carpark shall be used solely in connection with the sports grounds.

Reason: In the interests of residential amenity.

3. Full visibility shall be made available for 49 metres on either side of the entrance from a point 2.4 metres back in from the edge of the road carriageway prior to commencement of development.

Reason: In the interest of traffic safety.

4. (a) A scheme indicating boundary treatments shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This boundary treatment scheme shall include a screen along the north-western and south-western boundaries, consisting predominantly of trees, shrubs and hedging of indigenous species, capable of growing to the height of three metres. The planting shall be carried out in accordance with the agreed scheme and shall be completed within the first planting season following the commencement of development.
- (b) 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, in the interest of residential amenity.

5. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no advertisement signs, advertisement structures, banners, canopies, flags, or other structures shall be displayed, erected or placed within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

6. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

Reason: In the interests of public health.

7. Noise due to the normal operation of the proposed development, expressed as LAeq over 15 minutes in a noise sensitive location, shall not exceed the background level for the nighttime.

Reason: In the interests of public health.



Mary Henchy

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

Dated this 12th day of February 2024.