



An
Bord
Pleanála

Board Order
ABP-317235-23

Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

Planning Register Reference Number: 23157

Appeal by Paty Grimes of 32 Fatima Park, Dundalk, County Louth against the decision made on the 12th day of May, 2023 by Louth County Council to grant subject to conditions a permission to Shamrocks Football Club care of Bernard Dowdall Architects of Carrickredmond, Kilcurry, Dundalk, County Louth in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention of existing club dressing rooms/changing facility and all associated site development works at Scoil Eoin Baiste Park, Bellewsbridge Road, Castletown, Dundalk, County Louth.

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:

- (1) the location of the development within a zoned 'G1' site, wherein recreational/sports facilities are permitted in principle,
- (2) the planning policies and objectives under the Louth County Development Plan 2021-2027,
- (3) the nature, scale and design of the development,
- (4) the existing pattern of development in the vicinity, and
- (5) the planning history of the site,

it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously, or disproportionately, injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) This permission shall apply for a period of three years from the date of this Order. The structures (comprising changing facilities/store/wc) shall then be removed unless, prior to the end of the period, planning permission shall have been granted for their retention for a further period.
- (b) The site shall be reinstated on removal of the structures. Details relating to the removal and reinstatement shall be submitted to, and agreed in writing with, the planning authority at least one month before the date of expiry of this permission.

Reason: In the interest of clarity having regard to the temporary consent.

3. Within three months of the date of this Order, a scheme of landscaping to be submitted for written agreement with the planning authority, with the intention of screening views of the approved structures from adjoining residential streets. The landscaping as agreed with the planning authority shall be provided in the next planting season and any plant that fails within the first three years shall be replaced.

Reason: In the interest of orderly development and amenities in the area.

4. Drainage arrangements including the attenuation and 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 and surface water management.

5. The developer shall enter into water and/or wastewater connection agreement(s) with Uisce Eireann.

Reason: In the interest of public health.



Liam Bergin

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

Dated this 25 day of September 2023.