



An
Bord
Pleanála

Board Order
ABP-317597M-23

Planning and Development Acts 2000 to 2022

Amendment of Board Order

Planning Authority: Wicklow County Council.

Planning Register Reference Number: 23/60020

Development Concerned: Change of use of the lands from a golf course to an adventure park consisting of a new zip line and adventure course facility; and the construction of a watersport pond for use as part of the adventure park; and the change of use of part of the former golf course clubhouse (293 square metres) to form a reception room, changing rooms at ground floor with storage at first floor level. The development will also include the installation of a new wastewater treatment plant as well as all ancillary and site development works at Ballinastoe Cross, Roundwood, Bray, County Wicklow.

WHEREAS the Board made a decision to grant, subject to conditions, in relation to the above-mentioned development by order dated the 22nd day of April, 2024:

AND WHEREAS it has come to the attention of the Board that amendments to condition number 4(d) and 4(e) are required in order to clarify the said permission,

AND WHEREAS the Board considered that the clarification of the above-mentioned matter would not result in a material alteration of the terms of the decision,

AND WHEREAS having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the matter the subject of this amendment,

NOW THEREFORE in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Board hereby amends the above-mentioned decision so that Condition 4(d) be replaced with Condition 9 and 4(e) be replaced with Condition 10 of its order and the reasons therefor shall be as follows:

4. Watersport Pond

Prior to the commencement of any works associated with the development hereby permitted:

- (a) Revised plans and particulars that provide a 0.5 metre increase in the depth of pond at its lower end from 1.2 metres to 1.7 metres, in accordance with details received by An Bord Pleanála on the 11th day of August 2023, shall be submitted to, and agreed in writing with, the planning authority.

- (b) A detailed Construction Environmental Management Plan (CEMP), which is informed by and separate to the Hydrology Report received by the planning authority on the 28th day of April 2023, incorporating details on the construction of the watersport pond and environmental management measures to be carried out during construction stage shall be submitted to, and agreed in writing with, the planning authority. No chemicals or other polluting matter shall be allowed enter the sports pond and its connecting drainage system. A record of daily checks that the construction works are being undertaken in accordance with the CEMP shall be kept at the construction site office for inspection by the planning authority. The agreed CEMP shall be implemented in full in the carrying out of the development.
- (c) A Management Plan which sets out the mechanisms to prevent any invasive species entering the watersport pond shall be submitted to, and agreed in writing with, the planning authority.

Reason: To ensure the protection of groundwaters and surface waters and the proper planning and sustainable development of the area.

9. A sample of the water flowing from the watersport pond once constructed on the site shall be analysed annually for E.Coli, BOD, orthophosphate, Total Ammonia and Dissolved Oxygen and shall be submitted to the planning authority for review.

Reason: To ensure the protection of groundwaters and surface waters and the proper planning and sustainable development of the area.

10. On-site water abstraction, when required in the maintenance of water volume of the watersport pond shall be solely sourced from PW1 private well located within the subject lands, in accordance with details received by An Bord Pleanála on the 11th day of August 2023, unless otherwise agreed in writing with the planning authority.

Reason: To ensure the protection of groundwaters and the proper planning and sustainable development of the area.



Tom Rabbette

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

Dated this 10th day of Sep 2024