



An  
Bord  
Pleanála

**Board Order**  
**ABP-318479-23**

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F23A/0535**

**Appeal** by Patricia Brown of 5 Brookstone Road, Baldoyle, Dublin against the decision made on the 1<sup>st</sup> day of November, 2023 by Fingal County Council to grant, subject to conditions, a permission to Baldoyle United Football Club care of Groarke Works, The Gallery, 20A Mountpleasant Avenue Lower, Ranelagh, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Demolition of a small section of the boundary wall for new pedestrian gate and access route, construction of a front entrance porch, new first-floor extensions over the existing single storey bays to front and rear and new extension to the rear at ground floor level, minor alterations to high level obscure glazed side windows, proposed internal alterations to include two number additional locker rooms, two number stairways at front and rear, lift core and a new floor at first-floor level to accommodate club offices and recreation rooms, proposed ancillary works include: landscaping, boundary treatments, foul/surface drainage, refuse storage, and site works necessary to facilitate the development, all at Baldoyle United Football Club, Brookstone Road, Baldoyle, Dublin.

## **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 established use of the appeal site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously 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 carried out and completed 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 prior to 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 proposed development shall be amended as follows:

The proposed club gym room indicated as Number 13 on the Proposed First Floor Plan (Drawing Number 23116-2-DWG-003) shall be relocated to the opposite side of the floorplan by swapping positions with Team Analysis Room 1 and Team Analysis Room 2 indicated as Number 16 and 17 on the same drawing.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of residential amenity.

3. The permitted sports facility 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.

**Reason:** In the interest of clarity and to protect the amenity of surrounding residential properties.

4. The following operational limits shall be complied with in the development:

- (a) The proposed gym room and fitness/yoga room shall not be operated between 2200 and 0700 hours on any day; and
- (b) the proposed recreation/dining room shall not be operated between 2400 hours and 0800 hours on any day.

**Reason:** In the interest of residential amenity.

5. All windows on the south-east facing elevation of the permitted development shall be fitted, and thereafter permanently maintained, with obscure glazing.

**Reason:** In the interest of residential amenity.

6. A landscaping plan indicating proposals for the landscaping of the south-east boundary of the site shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. This landscaping plan shall indicate landscaping/screening proposals to protect the residential amenity of the adjoining residential property to the south-east of the site and may require amendments to the existing layout to facilitate the provision of a landscaped strip along this boundary.

**Reason:** In the interest of residential amenity.

7. A revised site layout plan indicating the provision of 33 number covered bicycle parking spaces shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

**Reason:** In the interests of sustainable transport and active travel.

8. Water supply and 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.

9. Details of the external finishes of 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.

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



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Joe Boland

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

Dated this 25<sup>TH</sup> day of June 2024.