

An
Bord
Pleanála

Board Order
ABP-320917-24

Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

Planning Register Reference Number: 20240685

Appeal by Michael Cloke of Rahale, Oylegate, Enniscorthy, County Wexford against the decision made on the 4th day of September 2024 by Wexford County Council to grant, subject to conditions, a permission to Oylegate-Glenbrien GAA Club care of Daithi O'Mahoney of Knockrathkyle, Glenbrien, Enniscorthy, County Wexford in accordance with plans and particulars lodged with the said Council:

Proposed Development: Permission for retention for the erection of a steel frame training gym, together with all associated and ancillary site works at Oylegate/Glenbrien GAA Club, Rahale, Oylegate, County Wexford.

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 location and character of the site and surrounding area in a rural area together with the provisions of the Wexford County Development Plan 2022-2028 including Objective SC34 (development of community facilities), it is considered that, subject to compliance with the conditions set out below, the scale and nature of the development proposed for retention would not seriously injure the visual or residential amenity of the area. The development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

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 received by the planning authority on the 15th day of August 2024, 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 gym shall not be used for human habitation or commercial purposes and shall remain ancillary to the enjoyment of the site as a community sports club by its members only.

Reason: In the interest of clarity.

3. The gym shall operate only between the hours of 0800 to 2100 Monday to Sunday. All lighting associated with the gym shall be extinguished outside of these hours.

Reason: In the interest of residential amenity.

4. During the operational phase of the development the noise level shall not exceed:

(a) 55 dB(A) rated sound level during the operational hours, and

(b) 45 dB(A) 15min and 60 dB LAfmax, 15 minutes at all other times,

(corrected for a tonal or impulsive component) as measured at any point along the boundary of the site. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

5. The disposal of surface water shall comply with drawing number 24-003-PL06 received by the planning authority on the 15th day of August 2024 such that no surface water discharges to any adjacent property.

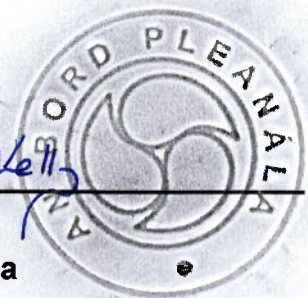
Reason: In the interest of proper planning and sustainable development.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this *1st* day of *April* . 2025.