



An
Coimisiún
Pleanála

Commission Order
ACP-322841-25

Planning and Development Act 2000, as amended

Planning Authority: Westmeath County Council

Planning Register Reference Number: 24/60187

Appeal by Ciara Smith and Declan Smith care of Andrew Hersey Planning of 3 Atlantic View, West End, Kilkee, County Clare and by Shelly and Warren Hodgkinson of Parsonstown, Knockdrin, County Westmeath against the decision made on the 27th day of May, 2025 by Westmeath County Council to grant, subject to conditions, a permission to Crookedwood GAA Hurling Club care of The Planning Partnership of The Bank Building, 52 Oliver Plunkett Street, Mullingar, County Westmeath in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a match pitch, training pitch and astro-turf pitch with hurling wall. Eight number 18-metre flood lights to main pitch, six number 18-metre flood lights to the training pitch and six number eight-metre light posts to astro-turf pitch and hurling wall. A part two-storey, part single storey sports hall, with ground floor consisting of a basketball and badminton court. W.C., meeting room, kitchen and team changing rooms and shower facilities and first floor consisting of a gym and viewing gallery. Public walking track, including low-level lighting. A maintenance depot for storage of equipment and machinery. Proposed entrance off the public road and 115 number car parking spaces, including four number disabled spaces and bus

drop-off zones and bus parking, including low-level lighting. The installation of a proprietary PE80 wastewater treatment system and seven number TER 3 Packaged Tertiary Units and attenuation layer and ancillary site works, and spectators stand, all at Parsonstown, Mullingar, County Westmeath.

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 nature, scale and layout of the proposed sports facility and its location relative within the rural village of Taghmon, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the provision of the Westmeath County Council Development Plan 2021-2027, would not seriously injure the visual or residential amenities of the area, would not be prejudicial to public health, would be acceptable in terms of the safety and convenience of pedestrians and road users, and would not constitute a traffic hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out 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 30th day of April, 2025, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of the materials, colours and textures of all the external finishes to the proposed development and any proposed signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate standard of development.

3. The developer shall address all safety concerns in the Road Safety Audit Stage 2. Upon completion of development, the developer shall complete a Stage 3 Road Safety Audit to be carried out by an independent, approved and certified auditor. The recommendations contained in the Road Safety Audit and agreed actions shall be signed off by the audit team and agreed in writing with the planning authority.

Reason: In the interest of pedestrian and traffic safety.

4. Prior to commencement of development, the developer shall submit for the written agreement of the planning authority design details of the ghost island junction and road markings on the Regional Road (R394) and the uncontrolled pedestrian crossing, corner radii and footpath on the entrance/exit to the proposed development. The works to the public road shall be carried out at the developer's expense, either by the applicant with the agreement of the planning authority or by the planning authority.

Reason: In the interest of pedestrian and traffic safety.

5. A mobility management strategy for the proposed development shall be implemented in full. This shall provide for incentives to encourage the use of mini-bus transport, cycling, walking and car-pooling by users of the development and to reduce and regulate the extent of traffic and parking. The mobility strategy shall be prepared and implemented by the developer, details of which shall be submitted to, and agreed in writing with, the planning authority within three months from the date of this Order.

Reason: In the interest of sustainable transportation.

6. Water supply and drainage arrangements, including the attenuation and disposal of surface water from the site, shall be in accordance with the requirements of the planning authority.

Reason: In the interest of public health.

7. Prior to commencement of development, the developer shall enter into water connection agreements with Uisce Éireann.

Reason: In the interest of public health.

8. The mitigation measures set out in Section 6 of the Ecological Impact Assessment Report shall be implemented in full.

Reason: To mitigate the loss of biodiversity on site.

9. The landscaping scheme shown on drawing number PP10 shall be implemented in full in the first planting season following commencement of development.

Reason: To ensure the satisfactory landscaping of the site in accordance with proper planning and sustainable development.

10. The following restrictions shall apply to the proposed development:

- (a) The pitches and sports hall shall only be used between the hours of 0900 to 2200 Mondays to Sunday.
- (b) No bar facilities shall be provided within the club house without a prior grant of planning permission.

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

11. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

12. The floodlighting shall operate only between 0900 and 2200 hours.

Reason: In the interest of orderly development and amenity of adjoining property.

13. Prior to commencement of development, proposals for lighting shall be submitted for the written agreement of the planning authority. Lighting proposals for the site shall be provided in accordance with the following:

- (a) Car park lighting, road lighting and walkway lighting shall be in accordance with the details submitted in the Ecological Impact Assessment.
- (b) Lighting shall consist of low energy LED lights.
- (c) Luminaries shall comply with I.S. EN 60598-2-3.

Details of same shall be agreed in writing with the planning authority prior to the erection of any such lighting and, thereafter, the agreed lighting shall be installed in strict conformity with the agreed details. No

neon lights or digital displays or similar illuminated streaming media shall be erected or displayed on the subject premises, structure or site.

Reason: To cater for orderly and sustainable development and in the interest of residential amenity and public safety.

13. (a) The proposed effluent treatment and disposal system shall be located, constructed and maintained in accordance with the details submitted to the planning authority, and in accordance with the requirements of Environmental Protection Agency (EPA) Code of Practice 2021 and the EPA Wastewater Treatment Manual; Treatment Systems for Small Communities, Business Leisure Centres and Hotels (1999). Arrangements in relation to the ongoing maintenance of the system shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
- (b) Within three months of the operation of the development, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the proprietary effluent treatment system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner in accordance with the standards set out in the EPA document.

Reason: In the interest of public health and to prevent water pollution.

14. All external signage shall be in accordance with details that shall be submitted to, and agreed in writing with, the planning authority prior to the use of the sports hall.

Reason: In the interest of visual amenity.

15. Prior to commencement of development, the developer shall submit to, and agree in writing with, the planning authority a Construction and Environmental Management Plan, which shall be adhered to during the construction stage. This plan shall provide details of intended construction practice for the proposed development, including noise and dust management measures and off-site disposal of waste.

Reason: In the interest of public safety and the protection of amenities.

16. Site development and building works shall be carried out only between the hours of 0700 and 1900 Mondays to Fridays, inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

17. (a) The developer shall engage a suitably qualified licence eligible archaeologist (licensed under the National Monuments Acts) to carry out predevelopment archaeological testing in areas of proposed ground disturbance and to submit an archaeological impact assessment report for the written agreement of the planning authority, following consultation with the National Monuments Service, in advance of any site preparation works or groundworks, including site investigation works/topsoil stripping/site clearance/dredging/underwater works and/or construction works. The report shall include an archaeological impact statement and mitigation strategy.

- (b) Where archaeological material is shown to be present, avoidance, preservation in-situ, preservation by record and/or monitoring shall be required. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer.
- (c) No site preparation and/or construction works shall be carried out on site until the archaeologist's report has been submitted to and approval to proceed is agreed in writing with the planning authority. The planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any necessary post-excavation work. All resulting and associated archaeological costs shall be borne by the developer.

Reason: To ensure the continued preservation either in situ or by record of places, caves, sites, features or other objects of archaeological interest.



Mary Henchy

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 23rd day of October 2025.