



Planning and Development Act 2000, as amended

Planning Authority: Meath County Council

Planning Register Reference Number: 2461070

Appeal by Roger Wheeler against the decision made on the 1st day of July 2025 by Meath County Council to grant, subject to conditions, a permission to Trim Tennis Club in accordance with plans and particulars lodged with the said Council.

Proposed Development: Planning permission to (a) realign/reorientate three existing tennis courts and develop one additional tennis court with full Class 1 professional court sports lighting at corners of each court (12 poles in total at 12 metres high), (b) develop one padel tennis court with six metres court sports lighting, (c) construct a young children's play area, (d) construct a new two-storey club house with associated single-storey equipment and service sheds, (e) construct a central elevated viewing area/canopy between courts, (f) erect new tennis court fencing and site perimeter fencing, (g) develop landscaping including paved areas, and (h) adjust and update car parking facilities and provide bicycle parking, and all associated works at Trim Tennis Club, Newhaggard Road, Trim, County Meath as revised by further public notices received by the planning authority on the 6th day of June, 2025.

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 and extent of the proposed development for realignment and construction of tennis and padel tennis courts, and construction of a children's play area, clubhouse, parking, and related works; to the nature of the site; to the existing and permitted pattern of development in the area, including neighbouring dwellings; it is considered that subject to compliance with the conditions set out below the proposed development generally accords with the Policies and Objectives of the Meath County Development Plan 2021-2027, including having regard to the 'C1 – Mixed Use' land use zoning objective for the area, and the provisions of the development plan including Policies SOCPOL32, SOCPOL34, SOCPOL34 in relation to light pollution, and Objective INFOBJ74 in relation to noise pollution, and would not impact unduly on the amenities of the area, or on the safety and efficiency of the road network, and would not set an undesirable precedent. The proposed development 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, as amended by the further plans and particulars received by the planning authority on the 15th day of May 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The following shall be complied with:

- (a) The floodlights shall not be used or otherwise be left switched on between the hours of 2200 and 0700 daily, unless otherwise agreed in writing with the planning authority.
- (b) All floodlights shall be cowled to divert light away from the public road and from residential properties in the vicinity. The floodlighting shall be directed/cowled onto the playing surface so as to minimise any light overspill upwards, sideways or in the direction of neighbouring dwellings and so as not to cause glare to public road users.

Reason: To protect residential amenities, in the interest of traffic safety and proper planning and sustainable development.

3. The landscaping shown on drawing number A.03.01.5, as submitted to the planning authority on the 15th day of May 2025, shall be carried out within the first planting season following substantial completion of external construction works. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the authority.

Reason: In the interest of residential and visual amenity.

4. The following shall be complied with:
- (a) Surface water discharge to the foul network shall not be permitted. Any existing surface water connections to the foul network shall be removed.
 - (b) Prior to the commencement of development, the developer shall agree a surface water outfall connection with the Area Engineer and incorporate it into a revised surface water layout which shall be SUDs compliant and shall be submitted for the written agreement of the planning authority.
 - (c) All surface water design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.
 - (d) All surface water design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.

Reason: To ensure orderly disposal of surface water and in the interests of road safety and environmental protection.

5. The following shall be complied with:
- (a) Tactile paving shall be used at pedestrian crossing points, in accordance with the "Traffic Management Guidelines".
 - (b) Disabled car parking spaces shall comply with Part M of the Building Regulations. In that regard there shall be a 1.2 metre wide marked access zone to the rear and sides of designated parking spaces clear of the driving aisle.

- (c) The developer shall include the provision of necessary infrastructure to be capable of accommodating future Electric Vehicle charging points, at a rate of 20% of total space numbers.

Reason: In the interest of orderly development.

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

Reason: In the interest of public safety and amenity.



M. Henchy

Mary Henchy

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

Dated this *26th* day of *March* 2026