

An
Coimisiún
Pleanála

Commission Order
PL-500223-WW-25

Planning and Development Act 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 2560386

Appeal by Louis McCall against the decision made on the 17th day of October 2025 by Wicklow County Council to grant, subject to conditions, a permission to Saint Patricks Gaelic Athletic Association in accordance with plans and particulars lodged with the said Council.

Proposed Development: Completion of works on site for that previously granted permission file reference 18/1405 for which the following was applied for: 1) proposed new clubhouse building which will provide four number dressing rooms and ancillary rooms to facilitate the development, 2) a new car parking area, 3) one number new playing pitch circa 137 by 85 metres including six number floodlights to pitch, 4) proposed new fencing to pitch, 5) a proposed secondary treatment system to current Environmental Protection Agency guidelines and new percolation area, 6) new well and all associated site works at Dunbur Lower, Wicklow Town, County Wicklow.

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 previous planning history on the subject site, and in particular planning permission granted under Reg. Ref. 18/1405, which established the principle of the proposed GAA facility at this location, and having regard to the nature, scale and layout of the proposed development and its location relative to Wicklow Town, and to the clarification provided in response to the Commission's Direction dated 24th February 2026 (CD-000138), it is considered that the proposed development, subject to compliance with the conditions set out below, would be in accordance with the provisions of the Wicklow County Development Plan 2022 to 2028, would not seriously injure the visual or residential amenities of the area, would not be prejudicial to public health, would not give rise to serious flood risk, and would be acceptable in terms of surface water treatment and disposal.

In relation to the Special Development Contribution of €40,000 attached under Condition No. 2 of the Notification of Decision to Grant permission, the Commission had regard to the clarification provided by Wicklow County Council to the effect that this contribution mirrors, in amount and purpose, the Special Development Contribution already attached under Condition No. 2 of the extant permission granted under planning authority register reference 18/1405 in respect of the same road improvement/widening works at Greenhills Road (L-5103), and that a special contribution levied under section 48(2)(c) of the Planning and Development Act 2000 (as amended) is not

subject to the exemptions and reductions available under Section 5.0 and Table 5.1 of the Wicklow County Council Development Contribution Scheme 2015 (as updated). As this obligation already exists and is enforceable as a condition of the extant permission planning authority register reference 18/1405, the Commission considers that it would be unnecessary and inappropriate to re-impose or otherwise adjudicate upon the same financial obligation as a condition of the current permission, and that compliance with, and enforcement of, Condition number 2 of planning authority register reference 18/1405 is a matter for the planning authority. Accordingly, no separate Special Development Contribution condition is attached to this permission.

In relation to public health and the protection of water quality, the Commission is satisfied, having regard to the information on file and the clarification received from the Applicant, that the wastewater treatment system, designed and sited in accordance with the Code of Practice – Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10) (EPA, 2021), would not be prejudicial to public health and would be acceptable having regard to the objectives of the Water Framework Directive (2000/60/EC). The Commission is further satisfied that, subject to the well serving the development being sited, constructed, registered and risk-assessed as a Small Private Supply in accordance with the European Union (Drinking Water) Regulations 2023 (S.I. No. 99 of 2023, as amended) and the associated source-protection guidance, and rationalised, where more onerous, against the standards set out in the said Code of Practice, the proposed development would safeguard public health and the quality of the water supply to the development. It is considered that, subject to compliance with the conditions set out below, the proposed development would 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 22nd day of September 2025, and the further information received by An Coimisiún Pleanála on the 18th day of March and 20th day of April 2026 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 interests of clarity.

2. Prior to the operation of the development, all boundary and road improvement works along the road frontage at Greenhills Road, shall be carried out, in full, to the written satisfaction of the planning authority. Adequate sightlines shall be maintained at all times.

Reason: In the interests of pedestrian and traffic safety.

3. Within three months of the date of this Order, the developer shall submit details, including a suitably detailed revised site plan drawing of the proposed Finished Floor Level (FFL) of the clubhouse building and car parking area, to the planning authority for prior written agreement. All works associated with the installation of the clubhouse floor slab, the ground works to the proposed car parking and the proposed works along all site borders shall be certified by a suitably qualified, indemnified and Chartered Engineer, Architect or other suitably qualified person, prior to

the advancement of any further stages and subject to the prior written agreement of the planning authority.

Reason: In the interests of visual amenity and surface water management.

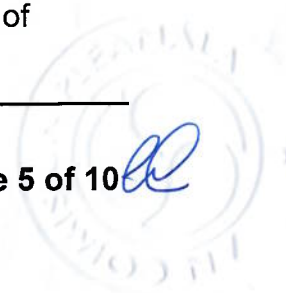
4. The gradient of the proposed access driveway shall not exceed one in 40 for a minimum distance of six metres from its junction with the public road.

Reason: In the interest of traffic safety.

5. Within three months of the date of this Order, the developer shall submit full details of the proposed surface water run-off from the subject site. This shall include, inter alia:

- (a) All hydraulic calculations for all surface-water systems.
- (b) Infiltration/percolation test results and soakaway sizing.
- (c) Boundary cut-off drains or swales ensuring runoff is fully contained within the site.
- (d) Confirmation of culvert capacity and outfall levels.
- (e) A Sustainable Urban Drainage Systems (SuDS) compliance statement addressing water quantity, water quality, amenity and biodiversity.

All surface water run-off from this facility shall be collected and disposed of within the site to soakpits, drains or adjacent watercourses as outlined in the details received by the planning authority on the 22nd day of



September 2025. Appropriately designed petrol interceptors and grease traps, as appropriate, shall be clearly indicated. No surface water run-off shall flow onto the public road or adjoining properties. A SuDs compliant surface water management plan for the clubhouse and car parking area, including a permeable surface plan for all hard surfaces shall be provided for the prior written agreement of the planning authority. Compliance with this condition shall be subject to the prior written agreement of the planning authority.

Reason: To ensure satisfactory storm water drainage in the interest of proper planning and development.

6. The wastewater treatment system hereby permitted shall be installed, maintained and operated in accordance with the following requirements:
 - (a) The septic tank/wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the Site Characterisation Report received by the planning authority on the 23rd day of May 2025 and shall be in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021.
 - (b) Treated effluent from the septic tank/ wastewater treatment system shall be discharged to a percolation area/ polishing filter which shall be provided in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021.

- (c) Within three months of the first occupation of the Clubhouse Building, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the septic tank/ wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.
- (d) The developer shall enter into an annual maintenance and servicing contract with regard to the sewage treatment system. This contract shall also include for a guarantee of continual effective treatment of the effluent and for periodic de-sludging. Any malfunction of the system shall be immediately rectified.

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

- 7. The proposed water supply (bored well) serving the development shall be sited, constructed and brought into use in accordance with the following requirements:
 - (a) The proposed bored well shall be sited, constructed and completed in accordance with the location and minimum separation distances shown on the site layout drawing(s) submitted in response to the Commission's Direction dated 24th day of February 2026 (CD-000138).
 - (b) Having regard to the nature of the use to be served by the well (being ancillary to a clubhouse building providing dressing room and sanitary facilities for club members, visiting teams and the public), the water supply shall be treated as a 'Small Private Supply' for the purposes of the European Union (Drinking Water) Regulations 2023 (S.I. No. 99 of 2023, as amended). Prior to the

commencement of use of the well, the developer shall register the supply with the Water Services Authority.

Reason: In the interests of public health and to protect groundwater and drinking water quality, having regard to the use of the water supply in connection with a public/community sports facility. developer shall comply with the requirements of the planning authority in relation to water supply.

8. The developer shall comply with the requirements of the planning authority in relation to the proposed car parking design, use and layout. Prior to the commencement of the clubhouse, the developer shall submit a detailed revised car parking layout which includes proposals for a minimum of five number mobility impaired car parking spaces and proposals for EV parking and associated ducting.

Reason: In the interest of traffic safety.

9. Details of the materials, colours and textures of all the external finishes to the proposed clubhouse building shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of the clubhouse building.

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

10. The developer shall submit details of all floodlighting arrangements to the planning authority for written agreement prior to the first operation of same. The floodlighting system shall operate between the hours of 0900 and 2100 on any day. No floodlighting shall operate outside those hours.

Reason: In the interests of traffic safety and residential amenities.

11. Prior to the commencement of development of the clubhouse, the developer shall submit details of all proposed lighting arrangements for the overall site to the planning authority for written agreement.

Reason: In the interests of traffic safety and residential amenities.

12. Within three months of the date of this Order, 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 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.

13. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this Order.

Reason: In the interest of residential and visual amenity.

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

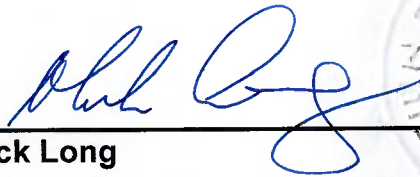
Reason: In order to safeguard the amenities of property in the vicinity.

15. No advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001 (as amended), shall be displayed or erected on the site without a prior grant of planning permission.

Reason: In the interest of visual amenity.

16. The developer shall ensure the public road fronting the subject site is kept clean and free of debris at all times, to the satisfaction of the planning authority.

Reason: In the interest of traffic safety and amenity.



Mick Long

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this

7th day of **August** 2026

