



An
Bord
Pleanála

Inspector's Report

ABP-305996-19

Development	Construction of single storey extension to clubhouse to include a meeting/community room, dressing rooms and other facilities, relocation of the septic tank and percolation area previously permitted under reg. ref. 97/1649.
Location	Drumrevagh , Knockmore , Co. Mayo
Planning Authority	Mayo County Council
Planning Authority Reg. Ref.	18811
Applicant	Conn Rangers AFC.
Type of Application	Permission.
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant	Carmel Tighe-Finnerty.
Observer	None.
Date of Site Inspection	23 rd January 2020.
Inspector	Mairead Kenny

1.0 Site Location and Description

- 1.1. The site is in a rural area at the edge of the settlement of Drumrevagh and close to Mount Falcon Estate where there is a high quality hotel and associated demesne lands. The area is served by a narrow local road network and is close to the N26.
- 1.2. The site is accessed by a private road which serves the sports club and pitches subject of this application and also a number of one-off houses to the north. The subject clubhouse on site is of stated area of 95.98m².
- 1.3. Photographs of the site and surrounding area which were taken by me at the time of my inspection are attached.

2.0 Proposed Development

- 2.1. Permission is sought to extend the existing club house and to relocate the previously permitted septic tank and percolation area. The stated floor area of the clubhouse extension is 124.1m². The application relates also to a proposed upgrade of the wastewater treatment.

3.0 Planning Authority Decision

3.1. Decision

The planning authority decided to grant permission subject to standard conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The proposed development is in keeping with the existing building. The wastewater treatment is to be upgraded to tertiary level.

Following consideration of further information received the planner recommends permission subject to conditions in accordance with the decision.

3.2.2. Other Technical Reports

Road Design – no issues.

National Roads Office – no issues.

3.3. Prescribed Bodies

TII – no observations.

3.4. Third Party Observations

The appellant's submissions to the planning authority were:

- By letter of 10th November 2018 concerns were expressed relating to surface water drainage, the need for ramps to slow traffic and the nuisance which would result from floodlighting.
- By letter dated 1st July 2019 issues relating to the site boundary defined were raised.

4.0 Planning History

Under reg. ref. P97/1649 permission was granted for construction of dressing rooms and a septic tank.

5.0 Policy Context

5.1. Development Plan

The provisions of the Mayo County Development Plan 2014-2020 apply.

5.2. Natural Heritage Designations

The River Moy SAC (Site Code 002298) is 200m to the east of the site.

6.0 The Appeal

6.1. Grounds of Appeal

The appeal raises legal issues relating to the location of the red line boundary noting that the appellant's lands extend to include the wall adjacent the soccer pitches.

6.2. Applicant Response

The applicant states:

- There will be no development outside the boundary.
- Roadside drainage will be addressed through reducing ground level at the entrance and installation of an aco drain. The club has agreed to these works including at the appellant's house entrance.
- Traffic management as required will be undertaken.
- The validity of the grounds of the appeal is questioned.

6.3. Planning Authority Response

None received.

6.4. Observations

None.

6.5. Further Responses

The appellant in further comments refers to:

- The applicant's submission demonstrates that the red line is inside the boundary wall.
- A condition requiring a Traffic Management Plan should be attached.
- A planning condition should include signage to ensure all parking is within the site.
- A condition should relate to ball netting.

7.0 Assessment

- 7.1. The grounds of the appeal relates solely to legal issues and the Board may wish to consider whether the appeal should be dismissed. The original letter of objection to

the planning authority did however raise planning issues. In the event that the Board decides not to dismiss the case my considerations on the planning issues follow.

- 7.2. In terms of the extent and aesthetics of the proposed extension I consider that it is acceptable. Site landscaping has been proposed as part of the response to the further information request of the planning authority. I conclude that the development is acceptable in terms of visual amenities.
- 7.3. There are no proposals for floodlights. I consider that the development would not give rise to a requirement for ball netting as there are no changes to the size of location of the pitches involved in the proposed development and a condition in this respect would not be reasonable, appropriate or relevant to the proposed development. I conclude that the development is acceptable in terms of residential amenities.
- 7.4. Regarding the roads and traffic issues the proposed extended clubhouse would be served by a total of 55 spaces including some minibus spaces. There is a right of way to Mount Falcon estate to the south of the site and this is not impacted by the parking layout. Having regard to the small scale of the club and clubhouse and the nature of the activity I consider that there can be no reasonable concerns in relation to parking or traffic. I note the proposal for traffic management which would be put into place on the very rare occasion and consider that this does not require to be addressed by planning condition.
- 7.5. Part of the purpose of the development is to provide separate changing rooms for male and females as the existing facilities are shared and for this reason the applicant notes that there will be no intensification of use. The application nevertheless includes a proposed upgrade of the wastewater treatment on site to provide for a tertiary system and a 30m² percolation area to be located in pitch 2 1.5m below ground. The proposed upgrade has been subject to a site suitability assessment and the upgrade constitutes a significant improvement over the existing. The percolation area will disperse the highly treated effluent. I consider that the proposals for wastewater treatment are acceptable.
- 7.6. In relation to surface water drainage I note the applicant's comments relating to the undertaking of works outside the site in order to appease the appellant. I consider that there are no particular requirements relating to surface water drainage which

would be relevant to the development and I recommend that the Board attach a standard condition that the surface water be in accordance with the requirements of the planning authority.

7.7. **Appropriate Assessment**

- 7.7.1. Having regard to the nature and scale of the proposed development, the nature of the receiving environment and the likely emissions arising from the proposed development, I am satisfied that no appropriate assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

8.0 **Recommendation**

- 8.1. In the event that the Board considers that the appeal is valid then permission should be granted in accordance with the reasons and considerations and subject to the conditions below.

9.0 **Reasons and Considerations**

Having regard to the nature and scale of the clubhouse extension and the proposals for upgrading of the existing wastewater facilities 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 public health and would, therefore, be in accordance with the proper planning and sustainable development of the area.

10.0 **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 submitted on the 19 th of October 2018, the 10 th of September 2019, the 8 th of October 2019, 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
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	<p>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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Water supply and drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: To ensure a proper standard of development.</p>
3.	<p>The existing on-site effluent treatment and disposal system serving the clubhouse shall be upgraded.</p> <p>The effluent treatment and disposal system shall be designed, installed and maintained in accordance with the requirements of the EPA Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses 2009.</p> <p>The new tertiary treatment unit and associated percolation area shall be in accordance with the detailed recommendations of the Site Assessment Report received by the planning authority on 10th of September 2019, save where alternations are needed in order to comply with the above.</p> <p>Reason: In the interest of public health.</p>
4.	<p>The external finishes and materials of the clubhouse extension shall match those of the existing clubhouse building.</p> <p>Reason : In the interest of visual amenity.</p>

Mairead Kenny
Senior Planning Inspector

21st of February 2020