



An
Bord
Pleanála

Inspector's Report

ABP-309629-21

Development	For the replacement of existing gravel surface with new astro-turf playing area and associated fencing, and lighting. A new extension to existing single storey clubhouse and new first floor extension and all ancillary works.
Location	Stucco Lane , Abbeyside, Dungarvan, Co Waterford
Planning Authority	Waterford City and County Council
Planning Authority Reg. Ref.	20361
Applicant(s)	Abbeyside United .AFC
Type of Application	Permission
Planning Authority Decision	Grant with Conditions
Type of Appeal	Third Party
Appellant(s)	Colette O'Mahony
Observer(s)	Click here to enter text.
Date of Site Inspection	26 th of August 2021
Inspector	Caryn Coogan

1.0 Site Location and Description

- 1.1. The subject site is an existing soccer club located within a residential and amenity area of Dungarvan town (Abbeyside) to the east of the town centre alongside the strand. Stucco Lane is a cul-de-sac to the strand/ walking area, and there is a public carparking area to the south of the site.
- 1.2. The site area is 0.87Ha and it enclosed by a palisade fence. To the south there is parking, to the west is Stucco Lane a public road, to the east are suburban detached dwellings backing onto the soccer club, and similarly along the northern site boundary.
- 1.3. The proposed development relates to the northern portion of the site which currently provides vehicular access/ parking to the club and the clubhouse.

2.0 Proposed Development

- 2.1. The proposed development involves :
 - Replacement of existing gravel surface with new Astro-playing area and associated fencing;
 - Replacement of lighting provision to Astro turf playing area;
 - Construction of new extension to single storey clubhouse, including rear dressing room extension and new first floor extension.

3.0 Planning Authority Decision

3.1. Decision

Waterford City and County Council were granted planning permission for the proposed development subject to 8No. conditions.

2. The proposed 8No. perpendicular parking spaces onto Stucco Lane immediately south west of the clubhouse/ changing rooms are expressly omitted and the existing access arrangement/ roadside boundary shall not be altered.

3. Fencing to be 2metre high with a sports specific weldmesh as per drawings of 11th of January 2021.
7. The floodlighting luminance levels shall provide for 125Lux level over the Astro pitch area. The floodlights shall not be operated between the hours of 21.00 and 9.00 hours, Monday to Saturday and between 19.00 and 09.00 hours on Sunday.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The relevant issues raised in the report can be summarised as follows:

- The development is pen for consideration under the zoning objective
- The existing lighting may be unauthorised
- The proposal should not generate excessive noise
- There will be a 4metre high perimeter fence with twin rigid rebound wire mesh panel system which reduces ball impact noise
- The existing grit pitch was erected in 1990 and the lights in 1994, there have been no complaints from residents.
- Any light spillage is fully mitigated
- The first floor extension is for club events, meetings, prize givings etc it will not be used for parties, smoking and drinking are both prohibited form the entire grounds.

3.2.2. Other Technical Reports

None

3.3. Prescribed Bodies

None

3.4. Third Party Observations

The following concerns were submitted by third parties to the planning authority:

- Validity of the application;
- Failed to mention previous applications
- Residential amenities;
- No intensification of use should be permitted;
- Parties
- Fencing

4.0 Planning History

Planning Reference 17/123

Abbeyside United AFC refused planning permission for a similar development to the current proposal for one reason. It was considered to represent an over intensification of the site beside dwelling houses would give rise to an unacceptable level of nuisance, noise and light pollution.

5.0 Policy Context

5.1. Development Plan

Dungarvan Town Development Plan 2012, as carried, the subject site is zoned **Open Space**. The objective is to preserve and enhance Open Space areas and amenity areas for passive and active recreational uses.

Policy CS13

It is the policy of the Council to promote and support the provision of share and multi-use sport and recreational facilities to meet with the requirements of all residents in the County especially target groups and those marginalised from society.

5.2. Natural Heritage Designations

The site is:

594m east of Colligan River

0.02Km from Dungarvan Harbour SPA

5.3. **EIA Screening**

Having regard to the nature of the development proposed, the **nature** of the receiving environment, and proximity to the nearest sensitive location, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

6.0 **The Appeal**

6.1. **Grounds of Appeal**

The third party appeal has been taken by a number of residents from the area who have signed a letter outlining their concerns to the Board.

- The appellants are not opposed to the soccer club improving their facilities.
- Certain concerns should have been covered in the planning authority's decision.

6.2. **Applicant Response**

-

6.3. **Planning Authority Response**

-

6.4. **Observations**

-

6.5. **Further Responses**

7.0 **Assessment**

7.1.

8.0 **Recommendation**

8.1.

9.0 **Reasons and Considerations**

10.0 **Conditions**

1.	Reason:
2.	

XXXXX XXXXXXXXX
Planning Inspector

XX XXXXXXXX 20XX