



LOUTH COUNTY COUNCIL

Town Hall, Crowe Street, Dundalk, County Louth A91 W20C
Tel: 042/9335457 Fax: 0429392910

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

NOTIFICATION OF DECISION TO GRANT

TO: St Nicholas GFC
c/o Dessie McDonald (Chairman)
394 Ballsgrove
Drogheda
Co Louth

Date: 18/04/2024

Register Reference Number: 23385
Date Application Received: 31/08/2023
Type of Application: PERMISSION
Description of Development: Permission for floodlit all weather pitch, sports hall and all associated site works
Name of Applicant: St Nicholas GFC
Location of Development: Jimmy Pentony Park, Rathmullen Road, Drogheda, Co. Louth
Date of Decision: 18/04/2024

In pursuance of the powers conferred upon it by the above mentioned Acts, the Council of the County of Louth, being the Planning Authority for the County of Louth, has decided to **GRANT PERMISSION** for the development mentioned above, subject to the 7 condition(s) set out in the schedule attached.

An **appeal** against this decision may be made to An Bord Pleanála. The procedure for making an appeal is available on An Bord Pleanála's website (www.pleanala.ie).

If no appeal is taken against this decision, a grant of PERMISSION will be made on the expiration of the period for the making of an appeal. If an appeal or appeals is/are taken, the grant shall not be made unless the appeal, or, as the case may be, each appeal, is either:

- (a) withdrawn
- (b) dismissed by An Bord Pleanála or
- (c) is subject to a direction by An Bord Pleanála.

N.B. UNTIL THE GRANT IS MADE THE DEVELOPMENT IN QUESTION IS NOT AUTHORISED.

No development may be carried out on foot of an **outline** permission until a **grant of permission consequent on outline** has been obtained.


Anne D. Callan,
Administrative Officer

LOUTH COUNTY COUNCIL

REFERENCE NO. 23/385

CONDITIONS

1. The development shall be carried out in strict accordance with plans and particulars lodged with the Planning Authority on 31st August 2023 as amended by the revised plans and particulars received on 28th March 2024 except as may otherwise be required to comply with the following conditions.

Reason: To cater for orderly development and in the interests of sustainable development.

2. The entire sports hall hereby permitted as part of this development shall be used by members of St Nicholas GFC only. Any proposed change of use shall be the subject of a separate planning application or written agreement of the Planning Authority, whichever is appropriate.

Reason: In the interest of orderly development and to prevent unauthorised development

3. Site development and building works shall be carried out only between the hours of 0700 to 1900 hours Mondays to Saturdays inclusive and not at all on Sundays and 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 residential amenities of property in the vicinity.

4. Floodlighting shall be constructed so as to prevent light spill onto adjacent lands and shall not cause excessive glare. The flooding lighting shall not be operational after 10:00pm.

Reason: In the interest of residential amenity.

5. (a) Surface water shall be disposed of within the boundaries of the site and shall not discharge onto the public road or adjoining properties. Surface water attenuation shall be carried out as per the Surface Water Drainage Proposals prepared by Hydrocare Environmental Ltd as received by the Planning Authority on the 28th March 2024. The surface water proposals shall be connected to the existing network via a 1050mm pipeline and shall include a hydrobrake flow control device or similar to control flow.

(b) Any additional car parking to have a permeable surface.

(c) All necessary measures, as may be determined by the Planning Authority, shall be taken by the developer to prevent the spillage or deposit of clay, rubble or other debris on adjoining public roads or footpaths during the course of the development works. The developer shall ensure that all vehicles leaving the development are free from any material that would be likely to deposit on the road and in the event of any such deposition; immediate steps shall be taken to remove the material from the road surface. The developer shall be responsible for the full cost of carrying out of road and footpath cleaning work.

(d) The developer shall be responsible for the full cost of repair in respect of any damage caused to the adjoining public road and footpath arising from the construction work and shall either make good any such damage forthwith to the satisfaction of Louth County Council or pay to the Council the cost of making good any such damage on a demand thereof being issued by the Council.

Reason: In the orderly development and traffic safety.

6. Prior to the commencement of development, the developer or any agent acting on its behalf shall prepare a Resource and Waste Management Plan (RWMP) as set out in the Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the Planning Authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of proper planning and sustainable development.

7. (a) The developer shall, if directed by the Planning Authority, monitor and record noise levels – Leq's and any other levels which may be requested by the Planning Authority (L max etc) during construction.

(b) The number and locations of the monitoring and recording stations for sound necessary to comply with the requirements of Part (a) of this condition shall be in accordance with the requirements of the Planning Authority for such monitoring of sound.

(c) The Planning Authority shall be afforded access at all reasonable times in order to inspect, examine and check or to have inspected, examined and checked, all apparatus and equipment used or required to carry out monitoring of noise.

REFERENCE NO: 23/000

(d) The developer shall pay a sum of money to Louth County Council, if demanded, as a contribution towards the costs incurred by the said Council in carrying out, or in having carried out, check monitoring and recording of any, or all, of the matters required to be monitored and recorded by part (a) and (b) of this condition. The amount of contribution and the arrangements for payments of such contribution shall be as agreed between the developers and the Planning Authority.

Notes for Applicants

1. It should be clearly understood that the granting of Planning Permission does not relieve the developer of the responsibility of complying with any requirements under other Codes of legislation affecting the proposal.
2. A person shall not be entitled solely by reason of a grant of Planning Permission to carry out any development.
3. A grant of Planning Permission does not entitle a person to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner.
4. If so required, the developer shall liaise with statutory bodies and the Public Utility Authorities and carry out all diversions, re-routing, modifications etc as required during the construction of the works. The developer shall arrange to carry out any works required by statutory bodies and the Public Utility Authorities.
5. If so required, the developer shall make all necessary arrangements to apply for and obtain a Road Opening License(s) from Louth County Council in respect of all openings in public areas and shall pay Road Opening License Fees and road restoration costs. The developer shall abide by the conditions as set out in the said license(s).
6. The procedure for making an appeal is available on An Bord Pleanála's website. (www.pleanala.ie)

Uisce Éireann Standard Notes

REFERENCE NO: 23/385

1. Under the provisions of Section 55(1)(a) of the Water Services Act 2007 (the Act) it is an offence for a person to cause or permit the connection of a premises to the public water supply network, either directly or indirectly, or to otherwise take a water supply without the agreement of Uisce Éireann. Similarly under the provisions of Section 61(1) (a) of the Act, it is an offence for a person to cause or permit the connection of a premises to the public waste water collection network, either directly or indirectly, without the agreement of Uisce Éireann.
2. Where the applicant proposes to connect to a public water/wastewater network operated by Uisce Éireann, the applicant must sign a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
3. In the interest of Public Health and Environmental Sustainability, Uisce Éireann Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Uisce Éireann Capital Investment Programme.