



Board Direction

Ref: PL06S.245652

The submissions on this file and the Inspector's report were considered at a Board meeting held on 1st March 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the proposed lighting to serve an existing sports pitch, the planning history of the site, the pattern of development in the area, and the provisions of the South County Dublin Development Plan 2010–2016, including the Green Belt zoning objective for the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of protecting bats and their habitats, would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. PlansPartic, application and appeal
2. A bat survey shall be undertaken annually at the site of the proposed floodlights, for a period of three years following commencement of operation of the development. The survey shall be undertaken by an ecologist with appropriate qualifications, training and experience in bat surveys, and shall be undertaken in accordance with the provisions of the "Bat Mitigation Guidelines for Ireland - Irish Wildlife Manuals No. 25", issued by the Department of the Environment, Heritage and Local Government (2006) or any document that might supersede it. Surveys shall incorporate appropriate time periods during which the development is in operation and otherwise. The survey reports shall be submitted to and agreed in writing with the planning authority within three months of completion of each annual survey.

Reason: To monitor bat species in the area during times of activity.

3. The proposed floodlights shall not operate outside the hours of 16:00 to 21:30 on any day, and shall be confined to the months of October to March only.

Reason: To protect bats in the area during times of activity.

Note:

The Board noted that the Inspector had recommended that a temporary permission be granted; however, the Board was satisfied that sufficient information was available on file to allow it to make its decision, and did not consider that a review following further survey work would be necessary in this instance. The Board was satisfied that the amendments proposed by the applicants on appeal were adequate to address any concerns previously arising, in the context of the restricted hours and months of operation proposed, the availability of hours of darkness at the site of the proposed development, and the proximity of other foraging areas in the vicinity. Neither did the Board consider that further restrictions in operating hours would be necessary, for the same reasons. In coming to its decision, the Board also noted the provisions of "Bats and Lighting – Guidance Notes for Planners, Engineers, Architects and Developers" issued by Bat Conservation Ireland (2010) and to the "Bat Mitigation Guidelines for Ireland - Irish Wildlife Manuals No. 25", issued by the Department of the Environment, Heritage and Local Government (2006).

Board Member: _____ Date: 1st March 2016
Fionna O' Regan