



Board Direction

Ref: PL06F.245880

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 16th 2016.

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

REASONS AND CONSIDERATIONS

Having regard to the zoning of the site, the planning history and existing land use, its location and established pattern of development in the area, 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 property in the vicinity, would not give rise to a traffic, or flooding hazard and would not, therefore, be contrary to 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, except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail 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 interest of clarity.

2. Flood lights shall not be lit in such a manner so as to cause excessive glare or distraction to road users or adjoining property owners. The floodlights shall be mounted in horizontal orientation. The developer shall comply, at their own expense, with any future requirement of the Council in relation to adjusting the floodlighting, aiming or fitting appropriate additional louvres to deal with remaining glare issues that may arise for road users / residents but may only become apparent when the installation is commissioned.

Reason: In the interest of the amenities of the area.

3. The flood lights shall only operate between 08.00 hrs and 21.30 hrs Mondays – Sundays. Any extension to these operating hours shall be the subject of a new planning application.

Reason: To protect the amenities of the area.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

Reason: To ensure adequate servicing of the development and to prevent pollution.

5. The developer shall liaise with the planning authority in respect of tree protection measures for the trees in proximity to the proposed pitch. Written agreement of the planning authority, shall be obtained, in respect of tree protection measures, prior to the commencement of any development.

Reason: In the interest of protecting the visual amenity of the area.

6. Site development and building works shall be carried out only between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 on Saturdays 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.

Board Member: _____ Date: 16.05.16
Paul Hyde