



The submissions on this file and the Inspector's report were considered at a Board meeting held on 1st June, 2017.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the location of the proposed development on lands already developed and in use for sports purposes and to the acceptable design of the floodlighting, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with 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, as amended by the further plans and particulars submitted on the 22nd day of November, 2016, 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 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. Within six months of the completion of the development, the developer shall submit results of the light meter surveys demonstrating no light spill at the windows of the neighbouring property to the south-east of the site for the written agreement of the planning authority. In the event of further mitigation measures being required by the planning authority these shall be implemented at the expense of the developer.

Reason: In the interests of residential amenity.

3. The floodlighting shall not be used after 22.00hrs at night time. The lighting shall only be used to facilitate training on site in line with existing permitted use.

Reason: In the interests of clarity and proper planning and sustainable development.

4. Landscaping shall be replanted along the boundaries with the residential site to the east, details in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the date of this order, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential amenity.

Board Member

Date: 2nd June, 2017

Paul Hyde

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