



An
Bord
Pleanála

**Board Direction
PL11.249359**

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 6th 2018.

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 and zoning objectives pertaining to the site of the development, the pattern of development in the area, including the established playing field facilities on the subject site, and the design and layout of the subject development, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the amenities of the area or of property in the vicinity, would not lead to a risk of flooding, and would, therefore, not be contrary to the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 13th day of July 2017 and the 1st day of September 2017 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 within three months of the date of this order and the development shall be carried out and completed in accordance with the agreed particular

Reason: In the interest of clarity.

2. As PA condition no. 5.

Reason: To protect the residential amenity of properties in the vicinity.

3. (a) Measures, including the provision of seating on the pitch-facing side of the ball wall, to prevent the use of the ball wall from the north, shall be agreed in writing with the planning authority within three months of the date of this order, and shall be implemented in accordance with a timescale that shall be determined by the planning authority as part of such agreement.

(b) Tree shelter belts of at least 2 rows shall be planted along the southern boundary of the site in the first planting season following the date of this order. The trees shall consist solely of native or naturalised species and varieties. Any trees which die, are removed or become seriously damaged or diseased, within a period of 5 years from the date of planting, shall be replaced within the next planting season with others of similar species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development in the interest of visual amenity.

4. As PA condition no. 4.

Reason: To prevent flooding and to protect the amenities of adjoining properties.

5. As PA condition number 3 (a) and (b), and reason

6. As PA condition number 6 (*omit the words “or attached to any floodlight support poles”*)

7. No floodlighting shall be erected without a separate planning permission.

Reason: In the interest of protecting the residential amenity of adjoining properties and to allow the planning authority to assess the suitability or acceptability of any such development through the statutory planning process.

Board Member

Date: 7th March 2018

Philip Jones