



An  
Bord  
Pleanála

**Board Direction**  
**BD-000295-18**  
**ABP-300150-17**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/05/2018.

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 nature and scale of the proposed lighting to serve an existing sports pitch, the pattern of development in the area, and the provisions of the South County Development Plan 2016-2022, including the high amenity zoning objective for the area, with the stated objective to protect and enhance the outstanding natural character and amenity of the Dodder Valley, 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 detract from the outstanding natural character of the area and amenity of the Dodder Valley. 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 to An Bord Pleanála on 8<sup>th</sup> of November 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars. This is for four floodlights only.

**Reason:** In the interest of clarity.

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 methodology and timing shall be agreed in advance, in writing, with the Planning Authority. 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 21:00 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.

4. Prior to commencement of development, a landscaping scheme shall be submitted to the planning authority for agreement. This scheme shall include details of all existing trees and hedgerows on the site, specifying those proposed for retention, together with measures for their protection during the period in which the development is carried out. The scheme shall include screen planting along and on either side of the boundary to the north west of the G.A.A. pitch.

**Reason:** In the interest of visual amenity.

5. Any further external signage proposed shall be the subject of a separate planning application.

**Reason:** In the interests of clarity.

**Board Member**

**Date:** 10/05/2018

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Terry Ó Niadh