



An
Bord
Pleanála

Board Direction
BD-000482-18
ABP-300289-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/06/2018.

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 of the development, the existing use on the site and the planning history of the site 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 of property in the vicinity. 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 the 15th of February, 2017 and as amended on the 2nd of October 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.

Reason: In the interests of clarity.

- 2 The ball catch netting system shall be amended as follows;
 - (a) The netting at the northern end shall be relocated northwards to a position approximately 10 from the public road and shall be a minimum of 6 metres in height. The netting shall form part of and be integrated into an overall landscaping scheme for the site.
 - (b) The netting on the western boundary shall be relocated to a position approximately 5 metres from the common boundary with the residential property and shall be a minimum of 6 metres in height. The netting shall extend northwards to meet and join the netting to the north of the training pitch. The netting shall form part of and be integrated into an overall landscaping scheme for the site.
 - (c) Details to comply with this condition shall be submitted to and agreed with the planning authority prior to commencement of any development works on the site.

Reason: In the interests of the protection of existing residential amenities and to safeguard road users.

- 3 The site shall be landscaped in accordance with a landscaping scheme which shall address the entire site but in particular shall address the sections of the boundary adjoining the ball catch netting system. The landscaped scheme shall include details regarding the species to be planted together with a timescale of implementation and shall be submitted to and agreed with the planning authority within three months of the date of this order.

Reason: In the interests of visual amenity

- 4 The proposed floodlighting shall only be used between the 15th September and 1st April in any year. Within this period, the proposed floodlights shall not be operated or in use between 2200 and 0900 hours, Monday to Friday and 1900 to 0900 hours on Saturday and Sunday.

Reason: To protect the residential amenities of property in the vicinity of the site

5. The lighting scheme shall be amended to ensure that the maximum luminance or brightness of the floodlights at the boundary with the adjoining residential property to the west shall not exceed 5 Lux. Prior to the commencement of any development works on the site the applicant shall submit to and agree with the planning authority details to show compliance with the above limit requirements and for the ongoing maintenance of this limit.

Reason: To protect the residential amenities of property in the vicinity of the site and in the interest of orderly development.

6. Surface water drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and orderly development

7. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 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: 14/06/2018

Michelle Fagan