



An  
Bord  
Pleanála

**Board Direction**  
**BD-001095-18**  
**ABP-301095-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/09/2018.

The Board decided, by a majority of 2 to 1, 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**

The proposed astro turf pitch will provide a valuable amenity for the community and it is considered that subject to the following conditions, the proposed development would accord with the County Development Plan, would not unduly impact on the residential amenities of the area or devalue property in the vicinity, and would accordingly be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 11th day of January 2018 except as may otherwise be required in order to comply with the following condition. 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. (a) Prior to the commencement of development the developer shall submit to and agree in writing with the Planning Authority revised proposals for the provision of an open drain running along the entire length of the southern boundary of the site taking into account the requirements of condition 3 hereunder.

(b) The bed of the drain shall be set at least 0.5m lower than the garden levels of the adjacent adjoining residential; sites to the south.

**Reason:** In the interests of orderly development, to provide for adequate drainage and to protect adjoining residential properties.

3. The finished level of the proposed astro turf pitch shall not be higher than 11.5m nearest the southern boundary (i.e. 0.5m lower than shown in the further information response) and shall not be higher than 11.95m at any other point (i.e. the north-eastern end).

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

4. Fencing around the astro turf pitch shall not exceed 3m in height. The fence shall be plastic coated and otherwise in accordance with details received by the planning authority on the 20<sup>th</sup> February 2017.

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

5. No advertising signs shall be displayed in the vicinity of the astro turf pitch, except in accordance with a further grant permission, whether or not they would otherwise constitute exempted development.

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

6. The astro turf pitch may be used only between the hours of 9.00 to 21.15. No mobile floodlighting shall be used.

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

**Board Member**

**Date:** 12/09/2018

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Terry Ó Niadh