



An
Bord
Pleanála

Board Direction
BD-002163-19
ABP-302208-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/01/2019.

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 provisions of the Drogheda Borough Development Plan 2011-2017, which is the current development plan for the area, and the nature, scale, extent of the development for which retention is sought, subject to compliance with the conditions set out below, the development to be retained would not seriously injure the visual or residential amenities of the area. The development to be retained 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 on the 28th day of May 2018, 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 and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The all-weather pitch shall only be used between 09.00 hours and 22.00 hours on Monday to Friday inclusive (excluding public holidays) and only between 10.00 hours and 20.00 hours on Saturday and Sundays. An automatic cut-off mechanism which shall not allow for a manual over-ride of the floodlighting shall be provided to ensure this.

Reason: In the interests of residential amenities.

3. The all-weather pitch shall be used solely as detailed in the public notices and the site shall not be used in connection with concerts or other similar events, except with a prior grant of planning permission.

Reason: To protect residential amenity.

4. All service cables associated with the proposed development shall be run in underground ducts, to the written satisfaction of the planning authority.

Reason: In the interests of visual amenity.

5. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no advertisement signs, advertisement structures, banners, canopies, flags, or other projecting elements, shall be displayed or erected on the proposed fencing or within the curtilage of the site, unless authorised by a separate grant of planning permission.

Reason: To protect the visual amenities of the area, and to allow the planning authority to assess any such signage or structures through the statutory planning process.

Note: The Board noted the Inspector's recommended omission of the two floodlights from this granting of retention permission but concurred with the Planning Authority that the floodlights to be retained will not impact any more significantly on the residential amenity of property in the vicinity than the floodlights previously permitted in 2012, having regard to separation distances from neighbouring properties, the directional design of the floodlighting and the use restrictions being imposed on the facility.

Board Member

Date: 18/01/2019

Dave Walsh