



An
Bord
Pleanála

Board Direction
BD-005260-20
ABP-304940-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/02/2020.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the following:

- The location of the site within the town, and in a predominantly residential area,
- The zoning of the site and the provisions of the Kilcullen Local Area Plan 2014-2020
- The character of the area,
- The nature, extent and design of the proposed development,
- Submissions and observations received
- The report of the Inspector

The Board considered that, subject to the conditions set out below, the proposed development would provide an accessible town centre amenity, would improve an existing sports amenity within the town, would not seriously injure the residential amenities of the area, and would be acceptable in terms of traffic and pedestrian safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the impact of the proposed floodlighting while in use would not

result in an unacceptable impact on residential amenity, by reason of its directional only design and height, which would result in focused lighting with less overspill.

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 on the 27th day of May 2019, 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 interest of clarity.

2. PA Condition 2

3. PA Condition 3

4. PA Condition 4

5. Water supply and 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.

6. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the Department of the Environment, Heritage and Local Government in July 2006.

Reason: In the interest of sustainable waste management.

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 hours 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: 27/02/2020

Michelle Fagan