



An
Bord
Pleanála

Board Direction
BD-005859-20
ABP-306475-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/05/2020.

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 established use of the site, to the pattern of development in the area, and to the relevant provisions of the statutory development plan, the proposed development, subject to compliance with the conditions set out below, would accord with the open space zoning objective to encourage community facilities and other recreational and amenity resources, would not unduly impact on the residential amenities of adjoining residents, and would 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, 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. The proposed ball wall shall have a maximum length of 25 metres (excluding the wing elements at each end) and shall be centred on the position of the wall as shown on the plans submitted with the planning application. Revised drawings, showing the reduced wall, shall be submitted to and agreed in writing with, the planning authority prior to commencement of development.

Reason: to protect the amenities of property in the vicinity.

3. The development shall adhere to the specifications and limitations for the type of floodlights and the operation of the floodlights set out in the Lux report prepared by Signify and submitted with the application. The 4 no floodlights shall be fitted with spill-lighting control louvres. The floodlights shall be directed onto the playing surface of the all-weather pitch and away from adjoining properties.

Reason: In the interest of residential amenity.

4. The floodlights shall not be in operation between the hours of 2200 and 1000 Monday to Sunday.

Reason: To protect the amenities of the area.

5. The ball wall shall not be used between the hours of 2100 and 0800 Monday to Friday and 2100 and 0900 Saturdays, Sundays and Bank Holidays.

Reason: To protect the amenities of the area.

6. 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.

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: 29/05/2020

Chris McGarry