



An
Bord
Pleanála

Board Direction
BD-006669-20
ABP-307361-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/10/2020.

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 provisions of the Carlow County Development Plan 2015 – 2021, to the location of the site and to the nature, scale and layout of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area, would be acceptable in terms of pedestrian and traffic safety and would constitute an appropriate use at this location. 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 on the 12th of July 2019 as amended by Further Information lodged on the 6th of March 2020, 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 operational hours of the floodlighting shall not extend beyond 21.30 hours (9.30 pm) with automatic cut-off of floodlighting at that time.

Reason: In the interest of residential amenity.

3. The floodlights shall be directed onto the playing surface of the pitch and away from adjacent housing and their associated lands. The floodlights shall be directed and cowled such as to reduce, as far as possible, the light scatter outside the playing pitch surface and outside the boundaries of the site.

Reason: In the interest of residential amenity and traffic safety.

4. No signage or advertisements or advertising structures shall be erected on the boundaries of the subject site, or along the public road, unless otherwise authorised by a subsequent planning permission.

Reason: In the interest of visual amenity and orderly development.

5. The landscaping scheme, including all planting and boundary treatment, shown on Drawing No. 0120NS-CarCoCoPP-01 prepared by Mahon Landscape Designs, as submitted to the Planning Authority on the 6th of March 2020 shall be carried out within the first planting season following substantial completion of the laying out of the football pitch.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

6. (a) the design and layout of the on-site car parking shall be in accordance with the requirements of the planning authority. Details of the parking layout including the delineation of all spaces and details on surfacing, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

(b) the use of the development shall not give rise to parking along the adjoining public road at any time. During periods of peak parking demand and/or at large events, stewards shall be utilised by the operator to ensure that vehicles are directed to the on-site parking facility.

Reason: In the interest of pedestrian and traffic safety and management.

7. Water supply and drainage arrangements, including the 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.

8. Prior to commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.

Reason: In the interest of public health.

9. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

Reason: In the interest of visual amenity.

10. 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.

11. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

Board Member

Date: 08/10/2020

Chris McGarry