

**An  
Bord  
Pleanála**

**Board Direction  
BD-009062-21  
ABP-310209-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/09/2021.

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 Westmeath County Development Plan 2021-2027, and the 'Sporting Recreation' land use zoning objective for the site which is to "provide for, protect and improve the provision, attractiveness, accessibility and amenity value of sporting and recreational facilities", it is considered that, subject to compliance with the conditions set out below, that the proposed development would be in accordance with local planning policy, would not have an unacceptable impact on the residential amenities of the area, would be acceptable in terms of traffic safety, would be acceptable in terms of visual and biodiversity impacts. 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, 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. Unless otherwise agreed in writing with the Planning Authority, prior to the commencement of development, revised plans and particulars shall be submitted for the written approval of the planning authority for:

- (a) Full details of all design measures proposed to attenuate noise for the spectator stand, including its side elevations.

- (b) Full details of all external materials, finishes and colours for the spectator stand.

- (c) Full details of all lighting proposed for the spectator stand.

- (d) Full details of waste management for the spectator stand.

- (e) Access to the rear of the spectator stand shall be restricted to maintenance purposes only.

**Reason:** In order to protect residential amenity and to ensure the effective assimilation of this development into its surroundings.

3. (a) All uncontaminated surface water, including roof water, shall be separately collected, and discharged to drain or to on-site soakaway, and shall not in any circumstances be allowed to discharge to the septic tank or proprietary foul sewage treatment system.

- (b) Where the development land is higher than the public road, a linear drainage channel or gully shall be placed at the entrance to the development, connected back to an additional dedicated soakaway.

(c) No construction to take place over the existing drainage pipe which traverses the site. A 10-metre way leave is to be left around this existing pipe.

**Reason:** In the interests of public health and orderly development.

4. Prior to commencement of development, a landscaping and boundary scheme shall be submitted to the planning authority for agreement. This scheme shall include details of all screen planting, including existing trees and hedgerows to be retained, proposed for the southern and south western boundaries of the site adjacent to the artificial pitches, together with measures for their protection during the period in which the development is carried out.

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

5. Any further external signage proposed shall be the subject of a separate planning application.

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

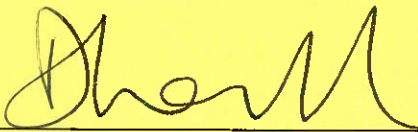
6. All public service cables associated with the proposed development (such as electrical and telecommunications) shall be located underground.

**Reason:** In the interest of orderly development and the visual amenities of the area.

7. 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 hours of working, noise management measures and off-site disposal of construction/demolition waste.

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

**Board Member**



**Date:** 10/09/2021

Dave Walsh