

An
Bord
Pleanála

Board Direction
BD-010342-22
ABP-312049-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/03/2022.

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 Clare County Development Plan 2017-2023, and the nature and scale of the proposed development to serve the existing amenity and recreational facility, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or the ecology within or surrounding the subject site. 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 as amended by the further plans and particulars submitted on the 27th day of September, 2021, 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 lighting or any equivalent replacement lighting shall be directed onto the trail surface to be illuminated and shall be directed and cowled such as to reduce, as far as possible, the light scatter over adjacent property.

Reason: To protect the amenity of properties in the vicinity.

3. The operation of the lighting shall be restricted to between 1600 hours and 2200 hours daily, with automatic cut-off.

Reason: To protect the amenity of properties in the vicinity.

4.

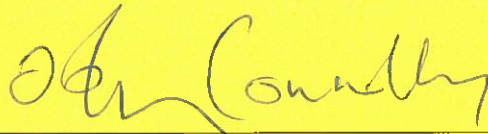
- a) Detailed measures as advised by a qualified ecologist in relation to the protection of bats shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. These measures shall be implemented as part of the development.
- b) Any trees to be removed on site to facilitate the development shall be felled in late summer or autumn.

Reason: In the interest of nature conservation and wildlife protection.

5. Site development and building works shall be carried out only between the hours of 0700 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 amenities of property in the vicinity.

Board Member



Date: 23/03/2022

John Connolly