

An
Bord
Pleanála

Board Direction
BD-012472-23
ABP-312495-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/06/2023.

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 location and planning history of the site, the established use of the site for sport and recreational purposes and the nature, extent and design of the development proposed, it is considered that subject to compliance with the conditions set out below, the existing and proposed development would not seriously injure the residential or visual amenities of the area and would not have unacceptable impacts on ecology. The existing and proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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| 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 30th day of November 2021 |
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	<p>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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Prior to the commencement of any further development on site the 2m footpath and public lighting from the subject site to Newtown village (as conditioned under 11/629) shall be fully constructed in compliance with the technical requirements and completed to the written satisfaction of the Planning Authority. In this regard, the developer shall liaise with the Maynooth Municipal District regarding design and construction of same.</p> <p>Reason: In the interest of public safety and the proper planning and sustainable development of the area</p>
3.	<p>a. Within six months of the date of this grant of permission, all lighting shall be fitted with cowls and directed to the ground and away from adjacent housing, roads, and water courses.</p> <p>b. All lighting shall be switched off at 10:00pm and not switched on before dawn.</p> <p>c. Flood lighting shall only be in operation during periods when the pitches are in use.</p> <p>Reason: In the interests of proper planning and sustainable development, visual and residential amenity, traffic and the protection of biodiversity</p>
4.	<p>Details of the materials, colours and textures of all the external finishes to the proposed gym and spectators stand shall be submitted to, and agreed</p>

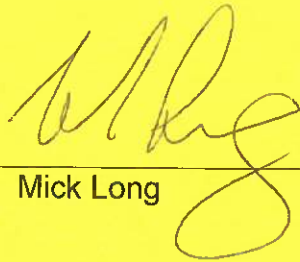
	<p>in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity.</p>
5.	<p>Within six months of the date of this permission grant of permission, the following mitigation measures shall be carried out in accordance with the recommendations of the Bat Assessment submitted to the planning authority on the 30th day of November 2021,</p> <ul style="list-style-type: none"> (a) Compensatory hedging consisting of native hedging and native trees shall be planted along the entire length of the western and southern site boundaries. (b) Additional planting of native trees and hedgerow species shall be planting along the north-eastern boundary of the site. (c) All safety netting shall be fitted with an opaque fabric or mesh, unless, a suitable alternative bat protection measure, clearly specified and identified by a suitably qualified ecologist, is agreed in writing with the planning authority (d) A screen, which can either include an 8ft timber fence or a mix of trees to include coniferous trees shall be planted along the pathways at least 15 meters each side of the main floodlights and 5 meters each side of the smaller floodlights at the northern pitch (e) Screening in the form of an opaque membrane or willow planting shall be installed in areas where the water course that extends along the southeast boundary of the site is exposed <p>Reason: To ensure the protection of the natural heritage on the site</p>
6.	<p>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.</p> <p>Reason: In the interest of public health.</p>

7.	<p>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, measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network and the off-site disposal of construction/demolition waste</p> <p>Reason: In the interests of public safety and residential amenity</p>
8.	<p>Prior to commencement Notice Stage, the developer shall submit to and for the written agreement of the planning authority, a Construction Phase Surface Water Management Plan in accordance with IFI Publication 2016 'Guidelines on Protection of Fisheries During Construction Works in and adjacent to Waters'.</p> <p>This plan shall address the management of any surface water run-off from the site, to prevent any polluting matter, suspended solids and silt, being discharged to any receiving water. The plan shall include, inter alia,</p> <ul style="list-style-type: none"> (a) Site layout plan identifying any potential surface water and / or ground water receptors (b) The location and design of any proposed mitigation measures (c) Proposals for a surface water and / or ground water monitoring programme, as appropriate <p>Reason: In the interest of public health and to avoid pollution.</p>
9.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the</p>

planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member



Mick Long

Date: 16/06/2023

