

**An  
Bord  
Pleanála**

**Board Direction  
BD-015066-24  
ABP-314621-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2024.

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:

- a) policies and objectives in the Tipperary County Development Plan 2022-2028.
- b) established uses and planning history on the site and the pattern of existing and permitted development in the area, and
- c) submissions received,

it is considered that, subject to compliance with the conditions set out below that the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The 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 28th July 2022, except as may otherwise be required in order to comply with the following conditions. Where such conditions require |
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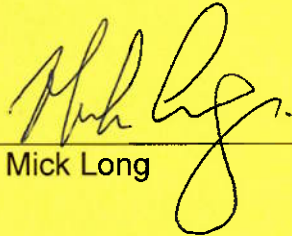
	<p>details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>Prior to commencement of development, the developer shall undertake a pre-construction invasive species survey and following same shall update the Invasive Species Management Plan for the development site and agree in writing with, the planning authority.</p> <p><b>Reason:</b> In the interest of protecting the environment and in the interest of public health.</p>
3.	<p>The construction of the development shall be managed in accordance with a Construction and Environmental Management Plan, which shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. This plan shall provide inter alia: details and location of proposed construction compounds, details of intended construction practice for the development, including hours of working, noise management measures, details of arrangements for routes for construction traffic, parking during the construction phase, and off-site disposal of construction/demolition waste and/or by-products.</p> <p><b>Reason:</b> In the interests of public safety and residential amenity.</p>
4.	<p>Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the Department of the Environment, Heritage and Local Government in July 2006. [The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.].</p> <p><b>Reason:</b> In the interest of sustainable waste management.</p>

5.	<p>The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall -</p> <p>(a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,</p> <p>(b) employ a suitably qualified archaeologist who shall monitor all site investigations and other excavation works, and</p> <p>(c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.</p> <p><b>Reason:</b> In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.</p>
6.	<p>The floodlights shall be directed onto the playing surface of the all-weather track and away from adjacent housing and public road. The floodlights shall be directed and cowled such as to reduce, as far as possible, the light scatter over adjacent houses and public road.</p> <p>The floodlighting shall not operate between the hours of 22.00 and 07.00.</p> <p><b>Reason:</b> In the interest of residential amenity and traffic safety.</p>
7.	<p>The existing entrance (labelled no.4 on the site plan drawing 11318-2035 -P02) shall be closed off by the erection of a fixed railing to height, profile and finish that matches the existing railing in place of the existing gate.</p> <p><b>Reason:</b> In the interest of traffic safety.</p>
8.	<p>Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p><b>Reason:</b> In the interest of public health and to ensure a satisfactory standard of development.</p>
9.	<p>The landscaping scheme as submitted to the planning authority on 5th June 2022, shall be carried out within the first planting season following substantial completion of external construction works.</p>

	<p>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.</p> <p><b>Reason:</b> In the interest of residential and visual amenity.</p>
10.	<p>Bat roosts shall be incorporated into the site, and the recommendation of the Ecological Impact Assessment report shall be carried out on the site to the written satisfaction of the planning authority and in accordance with the details submitted to the planning authority on 5th June, 2022</p> <p><b>Reason:</b> To ensure the protection of the natural heritage on the site.</p>
11.	<p>The recommendations contained in the Road Safety Audit report submitted with the planning application shall be implemented as part of the development. All costs arising from implementation of the recommendations that require works to the public road shall be undertaken at the applicant's expense.</p> <p>A schedule of works to be undertaken arising from the Road Safety Audit and a timescale for implementation shall be submitted for the written agreement of the Planning Authority and Roads Authority prior to the commencement of development.</p> <p>A Stage 3 Roads Safety Audit shall be carried out on completion of works and a copy of the same shall be forwarded to the Planning Authority on Completion.</p> <p><b>Reason:</b> In the interest of traffic safety.</p>
12.	<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 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.</p>

**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**



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Mick Long

**Date:** 16/01/2024