

An
Bord
Pleanála

Board Direction
BD-014481-23
ABP-317615-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/11/2023.

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 of the proposed development on lands already developed and in use for sports purposes, the provisions of the Louth County Development Plan 2021-2027, and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the development as proposed ^{including retention element} would not seriously injure the residential or visual amenities of the area or of property in the vicinity, and would not represent a traffic hazard. The development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained/carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the plans and particulars submitted to the Planning Authority on the 1st June 2023, 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 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. Within one month of a final grant of permission/retention permission the applicant shall submit a landscape plan the Planning Authority for its written agreement, detailing satisfactory screen planting along the southern and eastern boundaries of the site at the locations indicated on Drawing StK/22/02/-A received by the Planning Authority on the 1st June 2023. All landscaping shall be carried out within the first planting reason following a grant of permission/retention permission.

Reason: In the interests of visual amenity.

3. The vehicular access on the eastern boundary of the site shall be used for emergency access only.

Reason: In the interests of traffic safety.

4. Details of the mounting of the luminaries on each of the lighting columns shall be agreed in writing with the Planning Authority prior to the commencement of development. The luminaries shall be mounted so as to minimise the potential of obtrusive light, glare and light pollution into neighbouring lands. The developer shall comply with all future site lighting requirements of the Planning Authority in relation to adjusting the lights by re-aiming, the addition of louvres, cowls and shields and/dimming.

Reason: In the interest of residential amenity.

5. The floodlights hereby permitted shall not operate between the hours of 2130 hours and 1000 hours Monday to Sunday.

Reason: In the interest of residential amenity.

6. Notwithstanding the provisions of the Planning and Development Regulations 2001, as amended, the proposed lighting poles shall not be used for the

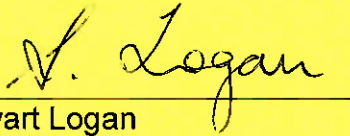
erection or placing thereon of any structures other than the luminaries proposed.

Reason: In order to allow the Planning Authority to assess the implications of the visual amenity of any further structures through the statutory planning processes.

7. 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.

Board Member


Stewart Logan

Date: 07/11/2023

