

An
Bord
Pleanála

Board Direction
BD-018235-24
ABP-319831-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/11/2024.

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 planning history of the site and its established use for sport and recreational purposes and given the nature, extent and design of the development proposed, it is considered that subject to compliance with the conditions set out below, that the proposed development would provide valuable sports facilities for the community, would not seriously injure the residential or visual amenities of the area or have a detrimental impact on biodiversity, it would be acceptable in terms of road and traffic safety and would be in keeping with the established character of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Notes:

- (i) The Board considered that it had not been adequately demonstrated, in the absence of details on sightlines, that a temporary access for construction traffic was safe for road traffic, was necessary in order to avoid safety issues associated

with the primary access to the sports ground or, justified in terms of the removal of 12 meters of hedgerow.

- (ii) The Board also considered that the number of existing car parking spaces already exceeds the maximum quantities set out in the development plan and did not consider that further car parking spaces were warranted where no intensification of traffic is anticipated by the applicant.
- (iii) The Board further considered that the removal of the ash trees on the northern boundary of the proposed new pitch on the basis of a 'potential' for ash dieback was not suitable justified or supported by evidence.

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 information received by the planning authority on the 8th day of April 2024 and by An Bord Pleanála on the 24th day of June 2024, 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 existing access to the sports ground shall be used for construction related traffic and the temporary access for construction traffic shall be omitted.

Reason: In the interest of traffic safety and biodiversity.

3. The proposed additional 14(no.) car parking spaces shall be omitted.

Reason: In the interest of proper planning and sustainable transport.

4. (a) Prior to the commencement of any development works on the site, including the removal of any building, landscape feature or vegetation, a survey to ascertain the presence of any bat activity on the site for roosting or foraging purposes and an assessment of any potential impact on the species arising from the proposed development shall be undertaken by a suitably qualified ecologist and the findings submitted for written approval of the planning authority. Should the significant presence of bats be established on the site no development shall occur until the necessary permission/derogation licence has been obtained from the appropriate statutory body.
- Reason:** In the interest of bat protection and to provide for the preservation and conservation of this species.

5. The attenuation and disposal of surface water shall comply with the requirements of the Planning Authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the Planning Authority.

Reason: To prevent flooding and in the interests of sustainable drainage.

6. (a) The lighting fixtures shall be designed, orientated and maintained in accordance with the lighting report, received by the planning authority on the 11th day of December 2023, which was revised in the applicants response received by An Bord Pleanála on the 24th day of June 2024.

(b) The floodlights shall be directed onto the playing surface of the pitches and away from the adjacent housing, gardens and road. The floodlights shall be directed and cowled such as to reduce, as far as possible, the light scatter over adjacent houses, gardens and roads.

(c) The existing lighting columns serving the existing playing pitch shall be removed in their entirety prior to the erection of the proposed six number replacement lighting columns hereby permitted.

(d) Prior to the commencement of development, the developer shall provide the planning authority with a copy of the revised lighting proposal, as submitted to An Bord Pleanála, in the interest of compliance and enforcement.

Reason: In the interest of residential amenity, traffic safety and biodiversity and the proper planning and development of the area.

7. The operational hours of floodlighting on this site shall not extend beyond 2200 hours with automatic cut-off of floodlighting at this time.

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

8. The Landscape Masterplan, as received by the Planning Authority on the 8th day of April 2024 shall be implemented in full no later than the first planting season following the substantial completion of development works except as may otherwise be required in order to comply with the following conditions.

- a) All existing trees and hedgerow along the site's eastern (roadside) boundary shall be retained and maintained.
- b) The trees on the northern boundary of the proposed new pitch shall be retained and maintained unless certified as unsafe by a qualified arborist.
- c) Measures for the protection of those trees and planting which are required to be retained shall be submitted to, and agreed in writing with, the Planning Authority prior to the commencement of development.
- d) Any planting which dies, is removed or becomes 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/

Reason: In the interest of residential and visual amenity and biodiversity.

9. 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 residential amenities of property in the vicinity.


10. Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection on site at all times.

Reason: In the interest of reducing waste and encouraging recycling.

11. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, an updated Construction and Environmental Management Plan, which shall be adhered to during the construction stage. This plan shall provide details of intended construction practice for the development, including noise and dust management measures and off-site disposal of waste.

Reason: In the interest of public safety and the protection of amenities.

Board Member


Mary Currie

Date: 27/11/2024