

An
Coimisiún
Pleanála

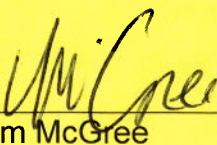
Direction
BD-019946-25
ABP-320782-24

The submissions on this file and the Inspector's report were considered at a meeting held on 12/06/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:


Liam McGree

Date: 18/06/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the policies as set out in the Sligo County Development Plan 2024-2030 and having regard to the nature and scale of the proposed development, as amended by the further plans and particulars submitted on the 24th July 2024, it is considered that subject to compliance with the conditions set out below, the proposed development would be acceptable and would not seriously injure the residential amenities of the area or of property in the vicinity. 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 on the 22nd February 2024 as amended by the further plans and particulars submitted on the 24th July 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. Prior to the commencement of development, the Developer shall submit revised proposals for the written agreement of the planning authority showing the vehicular and pedestrian access to the proposed facility set back to align with the rear boundary of the adjacent vehicle turning area serving the neighbouring national school.

Reason: In the interest of traffic and pedestrian safety.

3. The development approved by this permission (access road, area of car parking, lighting, astro-pitch fencing and ball stop netting), shall not become operational until the associated astro-turf pitch is fully constructed and operational.

Reason: In the interest of clarity.

4. a) The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall be presented at a scale of not less than [1:500] showing –
- i. Existing trees and hedgerows, specifying which are proposed for retention as features of the site landscaping
 - ii. The measures to be put in place for the protection of these landscape features during the construction period
 - iii. The species, variety, number, size and locations of all proposed trees and shrubs, which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alder and which shall not include prunus species.
- b) Proposed site landscaping shall include the following:
- i. the establishment of a hedgerow, to include tree planting, along the northern and eastern boundaries of the site.
 - ii. Planting of trees within the area of land between the western site boundary and the walking track, excluding areas where existing soak pits are located.
- c) The agreed landscaping plan shall be carried out within the first planting season following completion of the development and not later than 1 year following the commencement of the use of the development.
- d) 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.

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

5. a) Prior to the commencement of development, a revised lighting design plan shall be submitted to, and agreed in writing with, the planning authority, to show the location of low-level bollard lighting, the provision of which are referenced on the site layout plan submitted to the planning authority on the 24th July 2024.
- b) Apart from the requirement under part (a) above, the lighting shall be installed in accordance with the lighting design plan submitted to the Planning Authority on 22nd February 2024, as amended by plans submitted on the 24th July 2024.
- c) 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 & shields and / or dimming.
- d) All lighting associated the development (flood lighting, street lighting and low-level bollard lighting) shall not operate between the hours of 22.30hrs to 08.00hrs.

Reason: In the interests of public safety and residential amenity.

6. a) Prior to the commencement of any development associated with this grant of permission, a 1.8m high boundary treatment shall be constructed along the western boundary of the site.
- b) Prior to the commencement of development, drawings shall be submitted to, and agreed in writing with, the planning authority, providing details of existing and proposed boundary treatment along the western boundary.

Reason: In the interests of residential amenity.

7. The construction of the development shall be managed in accordance with a Construction Environmental Management Plan (CEMP), which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, traffic management measures, consultation measures with local residents, schools and businesses in relation to traffic disruption during construction works, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

8. Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.
- a) A Class 1 type oil interceptor of sufficient capacity shall be installed on the surface water drainage system/attenuation system serving the access road and car parking area in accordance with the plans and proposals submitted to the Planning Authority.
 - b) The applicant shall enter into a maintenance agreement for the maintenance and de-sludging of the oil interceptor, which shall be renewed on an annual basis. This maintenance contract shall be presented to the Planning Authority on request. Desludging of the oil interceptors shall be carried out in accordance with the recommendations of the manufacturer. Desludging shall be carried out by an Authorised Waste Disposal Contractor with a current, Valid, Waste Collection Permit for the collection and disposal of waste oils

Reason: In the interests of public health and waste management

9. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 0700 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. All service cables associated with the proposed development such as electrical and telecommunications shall be located underground.

Reason: In the interests of visual and residential amenity.