

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD15A/0225

An Bord Pleanála Reference Number: PL 06S.245652

APPEAL by Saint Jude's Gaelic Athletic Association Club care of Cunnane Stratton Reynolds of 3 Molesworth Place, Dublin against the decision made on the 22nd day of September, 2015 by South Dublin County Council to refuse permission.

PROPOSED DEVELOPMENT: Erection and installation of six number floodlight columns each of 21.34 metres with associated floodlights on each column (with 10 number lighting fixtures on each of the four corner installations and 13 number lighting fixtures for the two remaining columns) on pre-cast foundations each of 1.07 metres approximately underground with 0.61 metres visible above ground of 400 millimetres diameter on each column to provide light levels of 500 lux horizontal, over a period of September through to April inclusive only, associated control gear to provide on/off control and monitoring of lighting system, electrical works, including connection to the national electricity supply network, low level lighting along an existing path adjacent to the floodlit pitch, and associated site works at Pitch 4, Tymon Park, Wellington Lane, Templeogue, Dublin.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the proposed lighting to serve an existing sports pitch, the planning history of the site, the pattern of development in the area, and the provisions of the South County Dublin Development Plan 2010–2016, including the Green Belt zoning objective for the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of protecting bats and their habitats, would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity, and 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, as amended by the plans and particulars received by An Bord Pleanála on the 19th day of October, 2015, 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. A bat survey shall be undertaken annually at the site of the proposed floodlights, for a period of three years following commencement of operation of the development. The survey shall be undertaken by an ecologist with appropriate qualifications, training and experience in bat surveys, and shall be undertaken in accordance with the provisions of the "Bat Mitigation Guidelines for Ireland - Irish Wildlife Manuals No. 25", issued by the Department of the Environment, Heritage and Local Government (2006) or any document that might supersede it. Surveys shall incorporate appropriate time periods during which the development is in operation and otherwise. The survey reports shall be submitted to, and agreed in writing with, the planning authority within three months of completion of each annual survey.

Reason: To monitor bat species in the area during times of activity.

3. The proposed floodlights shall not operate outside the hours of 16:00 to 21:30 on any day, and shall be confined to the months of October to March only.

Reason: To protect bats in the area during times of activity.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.