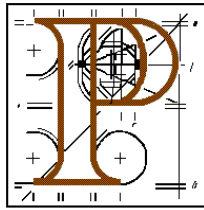


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

**South Dublin County**

**Planning Register Reference Number: SD17A/0290**

An Bord Pleanála Reference Number: ABP-300150-17

**APPEAL** by Julie Lind care of Currie and Brown (Ireland) Limited of Second Floor, Cathedral Court, New Street South, Dublin against the decision made on the 12<sup>th</sup> day of October, 2017 by South Dublin County Council to refuse permission to the said Julie Lind for the proposed development.

**PROPOSED DEVELOPMENT:** Erection of six lighting poles supporting sports pitch LED lighting at a height of 15 metres from the existing pitch levels, connected to an existing subterranean ducted electricity supply. Associated site landscaping works comprise of supplementary tree and hedgerow planting to the existing site boundary to the north of the site, adjacent to the Dodder Valley Greenway. Site signage to be erected on the Firhouse Road and on the Dodder Valley Greenway, all at Sports Pitch adjoining the Victory Centre, Firhouse Road, Dublin.

## **DECISION**

**GRANT** permission for the above proposed development in accordance with the plans and particulars lodged with the said council, 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 pattern of development in the area, and the provisions of the South Dublin County Development Plan 2016-2022, including the high amenity zoning objective for the area, with the stated objective to protect and enhance the outstanding natural character and amenity of the Dodder Valley, 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 detract from the outstanding natural character of the area and amenity of the Dodder Valley. 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, as amended by the further plans and particulars submitted to An Bord Pleanála on 8<sup>th</sup> day of November 2017, 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. This is for four floodlights only.

**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 methodology and timing shall be agreed in advance, in writing, with the planning authority. 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 Number 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 1600 and 2100 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.

4. Prior to commencement of development, a landscaping scheme shall be submitted to the planning authority for agreement. This scheme shall include details of all existing trees and hedgerows on the site, specifying those proposed for retention, together with measures for their protection during the period in which the development is carried out. The scheme shall include screen planting along and on either side of the boundary to the north west of the G.A.A. pitch.

**Reason:** In the interest of visual amenity.

5. Any further external signage proposed shall be the subject of a separate planning application.

**Reason:** In the interest of clarity.

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

**Dated this            day of            2018.**