



Planning and Development Acts 2000 to 2018

Planning Authority: Clare County Council

Planning Register Reference Number: P17/115

Appeal by Rowan View Residents care of 58 Rowan View, Sixmilebridge, County Clare against the decision made on the 7th day of February, 2018 by Clare County Council in relation to the application by Bridge United A.F.C. care of Cyril O'Reilly Design Limited of Parting Glass, Quin, County Clare for permission for development comprising (1) a new astro turf pitch including associated fencing and floodlighting; (2) new floodlighting to existing playing pitch and (3) all ancillary site works at Shannon Road, Sixmilebridge, County Clare. In accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for a new astro turf pitch including associated fencing and all ancillary site works and to refuse permission for new floodlighting to existing playing pitch and new floodlighting associated with the astro turf pitch at Shannon Road, Sixmilebridge, County Clare).

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

The proposed astro turf pitch will provide a valuable amenity for the community and it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the Clare County Development Plan 2017-2023, would not unduly impact on the residential amenities of the area or devalue 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 further plans and particulars submitted on the 11th day of January, 2018, 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 proposed development shall be amended as follows:
 - (a) Revised proposals for the provision of an open drain running along the entire length of the southern boundary of the site taking into account the requirements of Condition number 3 hereunder.
 - (b) The bed of the drain shall be set at least 0.5 metres lower than the garden levels of the adjacent adjoining residential sites to the south.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of orderly development, to provide for adequate drainage and to protect adjoining residential amenities.

3. The finished level of the proposed astro turf pitch shall not be higher than 11.5 metres nearest the southern boundary (that is 0.5 metres lower than the height as indicated in the further information submitted to the planning authority on the 11th day of January 2018) and shall not be higher than 11.95 metres at any other point (that is the north-eastern end).

Reason: In the interest of residential amenity.

4. Fencing around the astro turf pitch shall not exceed three metres in height. The fence shall be plastic coated and shall otherwise be in accordance with details received by the planning authority on the 20th day of February, 2017.

Reason: In the interest of residential amenity.

5. No advertising signs shall be displayed in the vicinity of the astro turf pitch, unless authorised by a further grant of planning permission.

Reason: In the interest of residential amenity.

6. The astro turf pitch may be used only between the hours of 09.00 to 21.15. No mobile floodlighting shall be used.

Reason: In the interest of residential amenity.

Terry Ó Niadh
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.