



Planning and Development Acts 2000 to 2020

Planning Authority: Carlow County Council

Planning Register Reference Number: 19/274

Appeal by Michael White care of Peter Thomson Planning Solutions of 4 Priory Grove, Kells, County Kilkenny against the decision made on the 14th day of April, 2020 by Carlow County Council to grant subject to conditions a permission to Nurney Sporting Grounds Company Limited care of Peter Bolger Consulting Limited of Newton House, Bachelors Walk, Bagenalstown, County Carlow in accordance with plans and particulars lodged with the said Council:

Proposed Development: The development of a playing pitch, walking track, flood lights, splayed entrance, access road, car parking, site fencing and all associated site development works, all at Augha Road, Nurney, County Carlow as amended by the revised public notice received by the planning authority on the 19th day of March, 2020.

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 provisions of the Carlow County Development Plan 2015 – 2021, to the location of the site and to the nature, scale and layout of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area, would be acceptable in terms of pedestrian and traffic safety and would constitute an appropriate use at this location. 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 the planning authority on the 6th of March 2020 and the 19th day of March, 2020, 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 operational hours of the floodlighting shall not extend beyond 2130 hours (9.30 pm) with automatic cut-off of floodlighting at that time.

Reason: In the interest of residential amenity.

3. The floodlights shall be directed onto the playing surface of the pitch and away from adjacent housing and their associated lands. The floodlights shall be directed and cowled such as to reduce, as far as possible, the light scatter outside the playing pitch surface and outside the boundaries of the site.

Reason: In the interest of residential amenity and traffic safety.

4. No signage or advertisements or advertising structures shall be erected on the boundaries of the subject site, or along the public road, unless otherwise authorised by a subsequent planning permission.

Reason: In the interest of visual amenity and orderly development.

5. The landscaping scheme, including all planting and boundary treatment, shown on Drawing number 0120NS-CarCoCoPP-01 prepared by Mahon Landscape Designs, as submitted to the planning authority on the 6th day of March, 2020 shall be carried out within the first planting season following substantial completion of the laying out of the football pitch.

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.

6.
 - (1) The design and layout of the on-site car parking shall be in accordance with the requirements of the planning authority. Details of the parking layout, including the delineation of all spaces and details on surfacing, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
 - (2) The use of the development shall not give rise to parking along the adjoining public road at any time. During periods of peak parking demand and/or at large events, stewards shall be utilised by the operator to ensure that vehicles are directed to the on-site parking facility.

Reason: In the interest of pedestrian and traffic safety and management.

7. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

8. Prior to commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.

Reason: In the interest of public health.

9. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

Reason: In the interest of visual amenity.

10. Site development and building works shall be carried out only between the hours of 0800 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.

11. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including, noise management measures and off-site disposal of construction/demolition waste.

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

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

Dated this day of 2020.