

An
Bord
Pleanála

Board Order
ABP-313755-22

Planning and Development Acts, 2000 to 2021

Planning Authority: Donegal County Council

Application by Donegal County Council for approval under section 177AE of the Planning and Development Act 2000, as amended, in accordance with plans and particulars, including a Natura Impact Statement, lodged with An Bord Pleanála on the 6th day of June, 2022.

Proposed Development: Proposed recreational facility to include two sports pitches (one at 7,350 square metres, one at 2,400 square metres) with associated floodlighting, and car parking. Enabling infrastructure works to include a wastewater pumping station and 720 metres of access roadway. The roads infrastructure includes the provision of roadway, footpaths, cycleways, associated street lighting, storm drainage and a proposed new access onto the N14 National Primary Road, including the provision of a right-hand turning lane.

All located at Lifford Common, Lifford, County Donegal.

Decision

Approve the above proposed development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the provisions of:

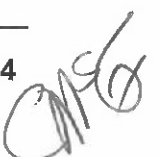
- (a) the EU Habitats Directive (92/43/EEC),
- (b) the European Communities (Birds and Natural Habitats) Regulations 2011,
- (c) the Planning and Development Act 2000, as amended, including section 177AE of that Act,
- (d) the provisions of the Donegal County Development Plan 2018-2024,
- (e) the nature, scale and location of the proposed works as set out in the application for approval,
- (f) the reports, submissions and observations made in connection with the proposed development , and
- (g) the report and recommendation of the inspector,

it is considered that, subject to compliance with the conditions set out below, the proposed development would not be likely to have a significant effect on any European site in view of the Site's conservation objectives, would not have significant effects on the environment and would otherwise be in accordance with the proper planning and sustainable development of the area.

Likely significant effects of the proposed development on a European site:

Appropriate Assessment: Stage 1:

The Board agreed with the appropriate assessment and conclusions contained in the Inspector's report that the River Finn Special Area of Conservation (Site Code: 002301), the River Foyle and Tributaries Special Area of Conservation (Site Code: UK 0030320), Lough Foyle Special Protection Area (Site Code: 004087), and Lough Foyle Special Protection Area (Site Code: UK9020031) are the European Sites for which there is a likelihood of significant effects.



Appropriate Assessment: Stage 2:

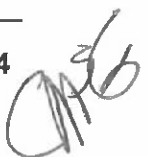
The Board considered the submitted Natura Impact Statement and all other relevant submissions and carried out an appropriate assessment in relation to the potential effects of the proposed development on the above referenced European Sites in the vicinity of the application site. The Board noted that the proposed development is not directly connected with or necessary for the management of a European Site and considered the nature, scale and location of the proposed development, as well as the report of the Inspector. In completing the appropriate assessment, the Board adopted the report of the Inspector and concluded that the proposed development, by itself, or in combination with other plans or projects in the vicinity, would not be likely to have a significant effect on any European Site in view of the Site's conservation objectives.

Likely Effects on the Environment:

Having regard to the proposed development, including its construction and operational phases, and to the application documentation and reports on file, it is considered that the proposed development, by reason of its nature, scale and the location of the subject site, would not be likely to have significant effects on the environment.

Likely Consequences for Proper Planning and Sustainable Development of the Area:

Having regard to the land use provisions clearly set out in the Masterplan and the Lifford Settlement Framework, which form part of the Donegal County Development Plan 2018-2024, and which expressly support the provision and accommodation of a development of the nature proposed, to the application documentation and submission on file and to the assessment of the Inspector, it is considered that the proposed development will be in accordance with the proper planning and sustainable development of this area.



Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 6th day of June 2022, except as may otherwise be required in order to comply with the following condition.


Reason: In the interest of clarity.

2. The local authority and any agent acting on its behalf shall implement in full the mitigation measures contained in the Natura Impact Statement submitted with the application.

Reason: In the interests of clarity and the proper planning and sustainable development of the area and to ensure the protection of European Sites.

3. Prior to the commencement of development, a finalised management plan for the control of alien invasive plant species, including detailed recommendations for short and long-term controls prior, during and following works, and a monitoring programme, shall be completed and placed on file and retained as part of the public record. This finalised management plan shall be implemented in full by the local authority and any agent acting on its behalf.

Reason: In the interest of visual amenity and to prevent the spread of alien plant species.



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



Dated this 6th day of July 2023