

An
Bord
Pleanála

Board Order
ABP-317863-23

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 23624

Appeal by Jim Armstrong and others care of Mill Lane, Roseberry, Newbridge, County Kildare against the decision made on the 31st day of July, 2023 by Kildare County Council to grant, subject to conditions, a permission to The Board of Management of Newbridge College care of Fitzgibbon McGinley Architects Limited of Unit W9C, Ladytown Business Park, Naas, County Kildare in accordance with plans and particulars lodged with the said Council:

Proposed Development: Permission for the installation of new floodlights to serve the existing main all-weather hockey pitch, together with all associated site works, to the north-west of the existing school buildings at Newbridge College, Newbridge, County Kildare.

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.

Reasons and Considerations

Having regard to the provisions of the Kildare Development Plan 2023-2029, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area, nor have an adverse impact on the bat population in the vicinity of the appeal site. 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, 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 floodlights shall not be used between the hours of 2200 and 0700.

Reason: In the interest of protecting residential amenity.

3. The floodlights shall be so designed and orientated that no overspill of light reaches beyond the boundary of the site so as to impact upon surrounding residential units.

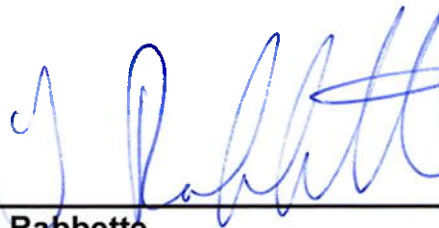
Reason: In the interest of protecting residential amenity.

4. Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.

Reason: In the interest of public health.

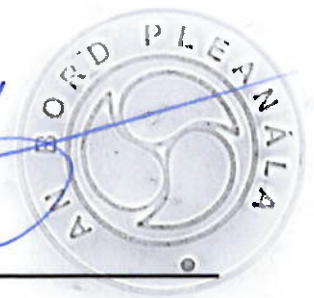
5. Site development and building works shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.



Tom Rabbette

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



Dated this 13th day of May 2024.