

An
Bord
Pleanála

Board Order
ABP-319831-24

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 231027

Appeal by Garry and Patrick Rowan of Easestown, Naas County Kildare and by Others against the decision made on the 3rd day of May 2024 by Kildare County Council to grant, subject to conditions, a permission to Eadestown GAA care of PDS and Associates of Lismard House, Tullow Street, County Carlow in accordance with plans and particulars lodged with the said Council:

Proposed Development: Change of use from an adjacent agricultural field to a natural grass playing pitch with internal access from existing car park area, additional car parking spaces, six number 18 metre high lighting units, a temporary construction access, ball stop netting, pitch fencing, perimeter walking track, a ball wall and scoreboard. Planning permission is also sought to upgrade the existing lighting system on the existing natural grass pitch, to include 6 no. 18m high lighting units and all associated site works, at Eadestown GAA, Eadestown, Naas, 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 planning history of the site, its established use for sport and recreational purposes, and given the nature, extent and design of the development proposed, it is considered that, subject to compliance with the conditions set out below, the proposed development would provide valuable sports facilities for the community, would not seriously injure the residential or visual amenities of the area or have a detrimental impact on biodiversity, would be acceptable in terms of road and traffic safety and would be in keeping with the established character of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 received by the planning authority on the 8th day of April 2024 and by An Bord Pleanála on the 24th day of June 2024, 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 existing access to the sports ground shall be used for construction related traffic and the temporary access for construction traffic shall be omitted.

Reason: In the interest of traffic safety and biodiversity.

3. The proposed additional 14 number car parking spaces shall be omitted.

Reason: In the interest of proper planning and sustainable transport.

4. Prior to the commencement of any development works on the site, including the removal of any building, landscape feature or vegetation, a survey to ascertain the presence of any bat activity on the site for roosting or foraging purposes and an assessment of any potential impact on the species arising from the proposed development shall be undertaken by a suitably qualified ecologist and the findings submitted

for written approval of the planning authority. Should the significant presence of bats be established on the site no development shall occur until the necessary permission/ derogation licence has been obtained from the appropriate statutory body.

Reason: In the interest of bat protection and to provide for the preservation and conservation of this species.

5. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interests of sustainable drainage.

6. (a) The lighting fixtures shall be designed, orientated and maintained in accordance with the lighting report, received by the planning authority on the 11th day of December 2023, which was revised in the applicants response received by An Bord Pleanála on the 24th day of June 2024.
- (b) The floodlights shall be directed onto the playing surface of the pitches and away from the adjacent housing, gardens and road. The floodlights shall be directed and cowled such as to reduce, as far as possible, the light scatter over adjacent houses, gardens and roads.
- (c) The existing lighting columns serving the existing playing pitch shall be removed in their entirety prior to the erection of the proposed six number replacement lighting columns hereby permitted.

Prior to commencement of development, the developer shall provide the planning authority with a copy of the revised lighting proposal, as submitted to An Bord Pleanála, in the interest of compliance and enforcement.

Reason: In the interest of residential amenity, traffic safety and biodiversity and the proper planning and development of the area.

7. The operational hours of floodlighting on this site shall not extend beyond 2200 hours with automatic cut-off of floodlighting at this time.

Reason: To protect the residential amenity of properties in the vicinity.

8. The Landscape Masterplan, as received by the planning authority on the 8th day of April 2024 shall be implemented in full no later than the first planting season following the substantial completion of development works except as may otherwise be required in order to comply with the following conditions.

- (a) All existing trees and hedgerow along the site's eastern (roadside) boundary shall be retained and maintained.
- (b) The trees on the northern boundary of the proposed new pitch shall be retained and maintained unless certified as unsafe by a qualified arborist.
- (c) Measures for the protection of those trees and planting which are required to be retained shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

- (d) Any planting which dies, is removed or becomes 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 and biodiversity.

9. Site development and building works shall be carried out only between the hours of 0700 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.

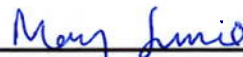
Reason: In order to safeguard the residential amenities of property in the vicinity.

10. Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the Environmental Protection Agency's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection on site at all times.

Reason: In the interest of reducing waste and encouraging recycling.

11. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, an updated Construction and Environmental Management Plan, which shall be adhered to during the construction stage. This plan shall provide details of intended construction practice for the development, including noise and dust management measures and off-site disposal of waste.

Reason: In the interest of public safety and the protection of amenities.



Mary Gurrie

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



Dated this *02* **day of** *December* **2024.**