

An
Coimisiún
Pleanála

Commission Order
ABP-322667-25

Planning and Development Act 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 2460457

Appeal by Brian McElvaney of Ardclough, Straffan County Kildare against the decision made on the 6th day of May, 2025 by Kildare County Council to grant, subject to conditions, a permission to Ardclough GAA care of Donnachadh O'Brien and Associates of Unit 5C, Elm House, Millenium Park, Naas, County Kildare in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a new natural turf GAA field and gravel car park including all associated drainage, fencing and goal backstops at Tipperstown, Ardclough, County Kildare, as amended by the further public notices received by the planning authority on the 9th day of April, 2025.

Decision

GRANT permission/outline 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 nature, scale and layout of the proposed sports facility and its location relative to the rural settlement of Ardclough, it is considered that the proposed development, subject to compliance with the conditions set out below, would be in accordance with the provisions of the Kildare County Council Development Plan 2023-2029, would not seriously injure the visual or residential amenities of the area, would not be prejudicial to public health, would be acceptable in terms of the safety and convenience of pedestrians and road users and would not constitute a traffic hazard. 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 27th day of March 2025, 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 landscaping scheme shown on drawing number 4 (Combined Landscape and Arborist Plan) as submitted to the planning authority on the 27th day of March 2025 shall be carried out within the first planting season following commencement of development. In addition to the proposals on the submitted scheme the following shall be carried out:
- (a) the proposed 2.4 metres fence shall be omitted along the entirety of the southern boundary in order to minimise biodiversity loss of trees and hedgerow proposed to be retained at this location,
 - (b) additional planting of trees shall take place to replace the three trees required to be removed due to ash dieback along the southern boundary of the site. Details of tree planting shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In order to minimise biodiversity loss and in the interest of visual amenity.

3. A revised site layout shall be submitted to, agreed in writing with, the planning authority prior to commencement of development which shall provide for 15 number car parking spaces only in line with the requirements set out for car parking in Table 15.9 of the Development Plan. The revised site layout shall also provide for one number bus parking space.

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

4. A mobility management strategy for the proposed development shall be implemented in full. This shall provide for incentives to encourage the use of mini-bus transport, cycling, walking and car-pooling by users of the development and to reduce and regulate the extent of traffic and parking. The mobility strategy shall be prepared and implemented by the applicant, details of which shall be submitted to, and agreed in writing with, the planning authority within three months from the date of this order.

Reason: In the interest of sustainable transportation.

5. The developer shall ensure that:
 - (a) The services of the qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant are retained throughout the life of the construction works. The developer shall inform the planning authority of that appointment in writing prior to commencement of development. A Practical Completion Certificate shall be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the planning authority and in accordance with the permitted landscape proposals together with the amendments to the permitted design as set out in Condition number 2 above.

- (b) All landscaping works shall be completed, within the first planting season following commencement of development, in accordance with the submitted plans to the planning authority. Any trees and hedging which die, are removed or become seriously damaged or diseased, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority. Tree planting should be carried out to the British Standard, BS:8545:2014: Trees-From nursery to independence in the landscape.

Reason: To ensure the retention, protection and sustainability of trees/hedgerows during and after construction of the permitted development.

6. The 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.

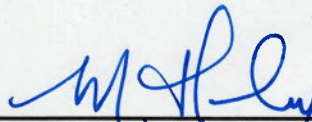
Reason: To prevent flooding and in the interest of sustainable drainage.

7. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a 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.

8. Site development and building works shall be carried out only between the hours of 0700 and 1900 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays, Bank or 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 amenities of property in the vicinity.



Mary Henchy

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 3rd day of October. 2025.