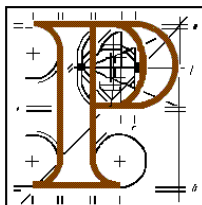


An Bord Pleanála



Inspector's Report

Development: 6No. Floodlight Columns with associated low level lighting along path adjacent to pitch and associated works at Pitch 4, Tymon Park, Wellington Lane, Templeogue

Planning Application

Planning Authority:	South Dublin County Council
Planning Authority Reg.	SD15A/0225
Applicant:	St. Judes GAA Club.
Type of Application:	Permission
Planning Authority Decision:	Refuse

Planning Appeal

Appellant(s):	St. Judes GAA Club
Type of Appeal:	1 st Party – V- Decision
Observers:	None

Date of Site Inspection: 26/01/2016

1.0 SITE LOCATION AND DESCRIPTION

- 1.1 The subject site is situated east of the M50 within Tymon Park just to the north of the Tallaght (no. 11) Interchange. Tymon Park has the name suggests is a large public park which includes walkways, trees and a number of playing pitches. To the south east of the subject site there is a large national school, two GGA clubs and a soccer club.
- 1.2 The subject site is an existing grassed playing pitch, No. 4, surrounded by tree planting. There is a tarmac path leading from the pitch to the St. Jude's Club house at the south east end of Tymon Park which is accessed from Wellington Lane. Further east from the site are residential estates Kennington Road and Kennington Close but these estates and houses are not clearly visible from the site due to tree planting along the eastern axis of the site.

2.0 PROPOSED DEVELOPMENT

- 2.1 To erect and install 6No. floodlight columns each of 21.34m with associated floodlights in each column (10No. lighting columns in each of the four corner installations and 13No. lighting fixtures for the two remaining columns) on pre-cast foundations each of 1.07m approximately underground with 0.61m visible above ground of 400mm diameter on each column to provide light levels of 500 lux horizontal, over a period from September to April inclusive, associated control gear to provide on/off control and monitoring of lighting system, electrical works, including connect to the national electricity supply network, low level lighting along existing path adjacent to the floodlit pitch and associated site works.

3.0 SUBMISSIONS RECIEVED

There were objections received from residents of the area. Their concerns included:

- Light pollution
- Noise pollution
- Reduce residential amenities
- Lights are too tall
- Lights will be visible during winter months when leaves are off trees
- There is more consideration given to wildlife than humans by the applicant
- The lights from the all-weather pitch are visible from houses
- The lighting will have an adverse impact on wildlife
- The proposed lighting is too close to residential properties and there are more appropriate alternative sites within Tymon Park
- 11pm is too late and will cause excessive noise

4.0 TECHNICAL REPORTS

There were no objections raised to the proposed development from the internal reports on the planning file.

Roads: No objection

EHO: Objections subject to conditions

Parks and Landscape: No objections subject to conditions relating to a floodlight agreement and revised landscape plan.

Heritage Officer: A refusal is recommended relating to protection of biodiversity, in particular bats.

Planning: The main issues assessed were Zoning and Council Policy, Design and visual impact, impact on Wildlife, Environmental Services and Public Health. Essentially the recommendation to refused was based on the findings of the Heritage Officer's report.

5.0 PLANNING AUTHORITY'S DECISION

South Dublin Co. Co. refused the proposed development for two reasons:

1. Having regard to the Green Belt zoning of the site in the current development plan, policy LHA19, Flora and Fauna, the height, location and scale of floodlighting to existing residential properties within a public park, the planning authority is not satisfied the proposed development would minimise the cumulative effects of external lighting on the environmental amenity of the area nor would it add to the conservation of the existing wide range of flora and fauna through the protection of wildlife habitats and corridors.
2. The proposed development would have a detrimental consequence on protected species and raises the likelihood of conflict with the implementation of the EU Habitats Directive and the Wildlife Act due to the location and timing of the lighting in a green corridor for bats and the potential disturbance to the species, and it would create a precedent for other sports clubs within Tymon Park to develop additional flood lighting which would result in the piecemeal and incremental loss of dark habitat in a park which currently supports good bat populations

6.0 APPEAL GROUNDS

The following is a summary of the grounds of appeal as presented by Cunnane Stratton Reynolds on behalf of the applicant.

- 6.1 **The proposed development is appropriate within Green Belt designated lands**

The site, Pitch No. 4 Tymon Park, is located within GB zoned lands i.e. green belt designation under the current development plan for the area. Sports facilities promoting recreational activity are generally appropriate within green belt areas. Floodlights are considered a relatively minor physical intrusion into greenbelt lands. The six columns proposed with between 10-12 luminaires will not affect the visual break between the urban area and Tymon Park.

Under policy LHA32 the proposed floodlights will have no effect whatsoever on the individual physical character of towns and development areas. The functions of the green belt as referred to in Policy LHA32 states the greenbelt is to protect special amenity value of countryside by protecting a visual break between areas and the floodlighting will in no way compromise the policy.

The impact on bats, Policy LA19 (Flora and Fauna) will not be significant, and the proposal is supported by policies SCR44 which seeks to development more intensive recreational facilities within local authority parks.

South Dublin Draft County Development Plan came off public display on 24/09/2015, and this removed the green belt designation entirely across the entire county, including the appeal site. The green belt zoning on Tymon Park is unwarranted and is effectively a mis-use of the purpose of greenbelt and that the replacement zoning for Tymon Park as Open Space is more appropriate. Under the open space zoning a sport facility including flood lights would be permitted in principle.

6.2 Flooding of pitches are appropriate in public parks especially of parks of regional status

Parks should meet a broad range of uses and activities. The larger parks in Dublin are floodlit, Marley Park, St. Annes and Malahide Castle. A floodlit synthetic pitch was opened close to Marley Park recently and includes two full sized GAA pitches, and there is a pitch flood lit within Malahide Park.

Of relevance and supportive to the provision of floodlighting is section 1.3.32.v1 of the adopted County Plan which includes Policy SCR44 (Future Improvements in Open Space) . the floodlight will enhance and improve recreational facilities which is the essence of the proposal. There has been planning permission granted for a sand based pitch on the subject site. The future pitch will be a state of the art facility. Policy SCR44 would imply the local authority are trying to improve sports facilities and this would appeal to regional parks such as Tymon Park.

The goal posts and the nets approved at this location are of standard size for adult games and provide a precedent for other sports infrastructure. The absence of the lights will devalue the state of the art pitch, the infrastructure is required to ensure its optimum use.

The visibility of the columns will be constrained to users of the park and is relatively intermittent and partial and would be perceived as part of the infrastructure of a quality regional park. There is the opportunity should it be considered necessary for additional tree planting to supplement the existing hedgerow to the north of the appeal site or along the existing tree row to the south.

6.3 There is no adverse impact form the proposed floodlights upon residential amenity by way of (a) light spill, (b) visual impact and (c) noise and disturbance.

The concerns of the local residents has been taken into consideration during the planning application. The applicant is a community based club consisting of adults and children from the local community.

The subject site of the lighting is separated from the house estate Kennington Close by 50metres and there is a dense woodland between both landuses, with the nearest column been No. 4 which is 100metres from nearest dwelling. Kennington Crescent is 70metres from subject floodlighting with an intervening woodland. The lighting will be focused at an obtuse angle and there will be no impact on any resident near or far.

(a) Light Spill

There have been a number of reports presented by experts with the planning application in particular Musco lighting which state the baseline spillage is from "*Guidance Notes for the Reduction of Obtrusive Light*" British Institute of Lighting Engineers identifies the threshold for light intrusion or spill onto to residential properties is 10lux. The proposed light readings are comfortably below that figure for ground and first floor rooms. The proposed months and times the floodlights will be used is very restricted.

The deciduous trees include sufficient coverage to ensure screening onto adjacent properties form light spillage.

The cowing, height and directing of Luminaries has been clearly considered and can be seen in Drawing 17402X4.

There are no issues of glare or skyglow, and there is no justifiable reason to refuse the development due to light pollution.

(b) Visual Impact

The concerns expressed regarding visual impact relate to the height, scale and location of the development. The lowering of the height will increase the spill and this would be an undesirable scenario. The height at 21metres is the optimum arrangement balancing the lighting requirements for players/ spectators. The lights at the top of the poles are not incongruous with a parkland setting, and do not appear as a solid structure but appear as a permeable cluster of small distinct components. The pitch and the area around the pitch is framed by trees on three sides by a dense woodland and a number of trees within the woodland are taller than the proposed columns. The visual

envelop in which the lights can be seen is very small. The lights can be painted grey to assimilate the predominant colour of Irish skies.

(c) Noise and Disturbance

There will be no noise or disturbance over and above the existing use of the pitch. The lights shall cease use at 9.30pm during October-march inclusive.

6.4 There is no adverse impact on flora and fauna other than bats

There is no comment from the Heritage Officer on the planning file nor is there any comment in the Ecology report prepared by Scott Cawley to suggest there is any potential unacceptable impact on flora and fauna other than on bats.

6.5 The impact on bats will be within acceptable levels given the (a) the nature and location of the proposed development; (b) the intended monthly period of use and (c) revised evening extent of use

The Scott Cawley report indicates the impact on the bats will be slight and temporal. The operation of the lights has been revised to meet the planning authority's concerns regarding bat activity. There is no removal of any bat habitats and the main issue of concern is the potential disturbance of feeding areas caused by light spill. There will be no use of light around dawn when bats are most active. It is reasonable to assume the flight paths will remain to the east and west of the light spill footprint. The applicant will adopt any additional screening planting requirements to ensure the dark corridor is maintained.

6.6 There will be no unacceptable precedent set for other clubs using pitches at Tymon Park

Each planning application is considered on its own merits. The local authority can control flood lighting of the park through a licencing system. The cumulative impact with of the proposed lights with existing operators does not exit. There is only one small floodlit facility which is unsuitable for GAA matches and only suitable for training under age groups.

6.7 Compliance with planning policy and Policy LHA19

The proposed revised times will limit negative impacts in the context of Policy LHA19. The proposal is also consistent with Policy ES24 which seeks to assess and minimise the effects of all new external lighting on environmental amenity. There are other policies in the plan which could be applied to the development. Section 1.3.36x refers to SCR58.

6.8 Other Material Considerations

Proposals have been accepted by the Board in the most sensitive rural and visual amenity settings for floodlighting. PL15.236781 was permitted within an Area of High Scenic Quality. Fingal Co. Co. have also granted planning permission for flooding lighting on sports grounds in areas

zoned High Amenity, FA/13A/0093 and F14A/0480 within Greenbelt zoned lands. Clontarf GAA floodlights was granted by the Board under PL29N.206268. The proposed facility is badly needed to meet the needs of the membership and the future of the club.

7.0 RESPONSES

7.1 The planning authority confirms its decision and had no further comment.

8.0 PLANNING HISTORY

8.1 SD14A/0036

Planning permission for the alterations to the existing pitch surface to give a fall across the pitch of 2% from north to south; the erection of ball stop nets at both ends and the provision of low sectional perimeter fencing. (This development has not commenced)

9.0 DEVELOPMENT PLAN

South County Dublin Development Plan 2010-2016

The site is zoned **GB** which seeks *To preserve a green belt between development areas. New development will be strictly controlled in this zone as set out in the zoning objective.*

Recreational and sports facilities are *Open for Consideration.*

4.3.9.viii GreenBelts

The function of the zoning is to protect the special amenity value of countryside which provide a visual break between urban areas. New development will be strictly controlled in this zone as previously mentioned in the zoning objective.

Policy SCR52

Sporting Facilities. It is the policy of the Council to provide the required sporting and recreational facilities, including pitches for clubs in the County that are endeavouring to sport sporting opportunities.

Policy SCR58

Additional Capacity in Playing Pitches.

Policy ES24 Light Pollution

It is the policy of the Council to seek to assess and minimise the effects of all new external lighting on environmental amenity.

Policy LHA19 Flora and Fauna

It is the policy of the Council to protect natural resources of the county and conserve the existing wide range of flora and fauna in the county through the protection of habitats and wildlife corridors wherever possible.

12.0 ASSESSMENT

12.1 INTRODUCTION

Tymon Park is a large public park which includes walkways and a number of playing pitches associated with adjoining GAA and soccer clubs. There are pockets of trees and mature planting throughout the park, especially around the subject site which is 1.6Ha, and referred to as Pitch No. 4 within Tymon Park. An ecology report was submitted with the planning application regarding the potential impact on bats a protected species and this issue formed the crux of the planning authority's assessment and decision to refuse.

12.2 St. Jude's GAA club was established in 1978. There are adult teams playing Gaelic football, hurling, camogie and ladies football at different levels, and they compete with each other for the same pitches within the club. There are other clubs within the community that use pitches in Tymon Park such as the Faughs GAA, Templeogue United Soccer Club. The clubs lease the pitches from South Dublin Co. Co.

12.3 The proposed flood lighting consists of 6No. installations at 21.34metres in height and to focus the light where it is needed to enable the pitch to be used during the winter months during evening times. The proposed lights have been designed to avoid glare and shadowing on the playing surface. The lights are required to increase pitch capacity during midweek (evenings) to avoid pitch congestion and to reduce the pressure on the existing pitches from clubs. The provision of 500 lux is the minimum lighting requirement in this case.

12.3 The Board should be aware the applicant, St. Jude's GAA Club has an outstanding planning permission granted in 2014 to alter the subject pitch surface to provide a fall of 2% across the pitch from south to north and to erect ball stop nets at both ends and the provision of low sectional perimeter fencing (Planning Ref: SD14A/0036). This permission has not been implemented to date.

12.4 There were objections to the proposed development from residents to the east of the pitch. Their concerns were mainly associated with light pollution, noise and general disturbance along with other ecological issues. The internal departments of the planning authority such as Roads and the Environmental Officer had no objection to the proposed development. The Heritage Officer did recommend a Refusal.

12.5 The basis of the planning authority's decision to refuse planning permission stems from the Heritage Officer's report dated 21st of September 2015. A brief summary includes:

- Tymon Park slopes away from the glare of the M50 towards the east. The buffering is provided by trees and hedgerows. There

are four species of bat within Tymon Park and you cannot interfere with or disturb the roosting or feeding places of the bats. The lights will attract moths and insects resulting in a decreased feeding potential for light sensitive bats.

- The proposed lighting would have negative implications for the protection of the Green Infrastructure Link that is vital for the movement of bats between Tymon Park and the Dodder valley. These two bodies of parkland are mostly in darkness at night and are the primary source of open space and biodiversity in this built up part of the county.
- The applicants propose to limit the use of the lights. Sufficient foods during September/ October is essential for the bats to survive during hibernation. Therefore, as timing of sundown becomes earlier during September/ October the potential for high level lighting as early as 7pm onwards poses potential for negative impacts.
- If the development is granted there will be a precedence for other clubs to avail of floodlighting in Tymon Park. The piecemeal and incremental loss of the dark habitat will have a detrimental impact on the protected species and raises the likelihood of conflict with the implementation of the EU Habitats Directive and the Wildlife Act.

12.6 PLANNING POLICY

The current development plan governing the area is South County Dublin Development Plan 2010-2016. The site lies within a **Green Belt** zoning objective, and **Recreational Facilities/ Sports Club** are Open for Consideration under this zoning objective. Reason 1 of the planning authority's decision to refuse reads as follows:

Having regard to the Green Belt zoning of the site in the current development plan, policy LHA19, Flora and Fauna, the height, location and scale of floodlighting to existing residential properties within a public park, the planning authority is not satisfied the proposed development would minimise the cumulative effects of external lighting on the environmental amenity of the area nor would it add to the conservation of the existing wide range of flora and fauna through the protection of wildlife habitats and corridors.

The Green Belt zoning objective is cited in the reason for the refusal. However I do not believe the principle of floodlighting of a playing pitch is contrary to the zoning objective. In fact the illumination of recreational facilities and parks provides security and enables more intensive use of the greenbelt areas for active and passive recreational purposes. Therefore I consider the context of the proposed floodlighting, to facilitate the greater and extended use of the planning pitch is in line with the green belt zoning.

12.7 The reason for refusal also cites policy **LHA19** which reads as follows:

LHA 19 Flora and Fauna

It is the policy of the Council to protect the natural resources of the county and conserve the existing wild range of flora and fauna in the County through the protection of wildlife habitats and wildlife corridors wherever possible.

- 12.8 Firstly I note that the proposed development does not involve the removal of the habitat used by the four species of bats within Tymon Park. The main concern of the Council's Heritage Officer, which is not supported by any technical data or national governing bodies, is that the light spillage will result in disturbance to the bat's feeding areas. I note that of particular concern is that the bats may not have collected sufficient food before hibernation during the months of September/ October. The floodlighting may attract moths and insects which is a food source to the bats. According to the appeal file, both parties acknowledge that the bats are very active foraging near to dawn when the lighting will not be in operation. Therefore the applicant has reduced the hours of operation of the floodlighting from 22.30 to 21.30 September – April.
- 12.9 I note the content of the Bat Survey report prepared by Scott Cawley and submitted with the planning application. I note the bat survey was carried out on 10th of June 2015 which is not exactly relevant to the pre-hibernating time of September-October. I note the species of bats found on and immediately adjacent to the subject site during the survey and I note there was a high concentration of activity associated with the grove of mature trees to the east of the subject site and to the pond further east of the tree coppice.
- 12.10 The proposed floodlighting will be on during the winter months only (September-April) when bats are principally hibernating and inactive. There is an overlap of active periods during the Autumn and Spring. I believe the proposal would not be detrimental to the bat's foraging areas if the hours of floodlighting are restricted severely during the critical months, with longer hours permissible during the hibernating period. I would also consider a temporary permission for the floodlights would be advisable to assess the status of the bats in the area over a three year period in conjunction with the requirements of the planning authority. In the event the floodlighting proves to be detrimental to the bats species within Tymon Park, then the continuation of the use of the floodlighting could be refused in three years from the date of the decision.
- 12.11 I consider it prudent to restrict the hours of floodlighting during September, October, March and April to 20.00hours and during November, December, January and February to 21.30 hours. I have consulted Figure 8 page 24 of the *Bat Mitigation Guidelines for Ireland* DOEHLG 2006 in this regard. The Parks and Landscape Department of the County Council had no objection to the proposed development providing additional evergreen trees were planted between the site and the residential areas.
- 12.12 The applicant raised the issue on appeal that the Green Belt zoning objective has been omitted from the new Draft South County Dublin

County Development Plan 2016-2022 which according to the submission was put on public display from July - September 2015. I note the public consultation process is complete however, I am unaware of the legal status of the new plan, and the omission of the green belt zoning objective has been noted but it does not have a significant bearing on the assessment of this current appeal.

12.13 Impact on Residential Amenity

There was a number of objections to the proposed received from residents within Kennington Close, Kennington Crescent and Kennington Road. The residents expressed concerns about glare, glow and spillage creating light pollution and intrusion onto their properties, the trees will be bare during winter months, excessive height, noise and disturbance, the habitats, precedence and enforcement were issues in detail by the residents of the area.

12.14 The subject site is 50metres from the closest residential cul de sac Kennington Close and there is a dense coppice of trees between the pitch and the dwellings. Kennington Crescent is 70metres from the pitch and Kennington Road is 120metres away with mature trees positioned between the dwellings and the pitch. Given the separation distance and screening between the subject site and dwellings to the east and north-east I do not consider there will be a material impact on the residential properties in terms of glare or spillage from the floodlighting. In addition, given the restrictive hours of operation imposed by the conditions of the permission, I do believe the residential amenities and enjoyment of the respective homes and garden areas will not be impacted upon by the floodlighting. Musco Lighting Limited, designers of the proposed lighting, indicated that the levels of light intrusion and spillage onto residential properties is well below the 10 lux threshold indicated in the *Guidance Notes for the Reduction of Obtrusive Light* published by the British Institute of Lighting Engineers. I inspected the site during winter time and noted the trees were bare, however, the planting is dense between the site and the dwellings, and I am confident the potential impact of the floodlighting on the residents will be minimal. The lights are pointing downwards therefore reducing the upward spread of light. The height of the proposed 6No. columns ensures the reduction of light spill and glare onto surrounding areas by ensuring the beam angles are directed onto the pitch. The lowering of the columns would increase the incidence of glare and spillage. The floodlighting will not appear incongruous within a parkland setting and the pitch is a small area within a large park, and the scale of the development is small scale in the context of expanse of Tymon Park.

12.15 It should be noted the applicant is a GAA Club that is supported by different age groups across the local community. Unfortunately the weather and seasons in Ireland imply general activities associated with the club are unpredictable and basically restricted to the summer months. The planning authority has permitted an upgrading of the subject pitch to

enable it to be utilised during the winter months, and the floodlighting, in my opinion, is an essential infrastructure, to support the year round activities associated with the club. In my opinion, within populated areas it is vital to maintain and encourage active recreational activities for the community, especially the younger fractions of the population during the winter months to maintain a healthy lifestyle all year round and not just during the summer months. I did observe an all-weather pitch in close proximity to the subject site at Tymon Park, however it was a very small facility, and would not cater for the needs of the club members and all the clubs associated with Tymon Park.

12.16 Precedent and Loss of the Dark Corridor

The second reason for refusal again relates to the bat species and states:

The proposed development would have a detrimental consequence on protected species and raises the likelihood of conflict with the implementation of the EU Habitats Directive and the Wildlife Act due to the location and timing of the lighting in a green corridor for bats and the potential disturbance to the species, and it would create a precedent for other sports clubs within Tymon Park to develop additional flood lighting which would result in the piecemeal and incremental loss of dark habitat in a park which currently supports good bat populations.

12.17 There are a number of other clubs contiguous to Tymon Park and St. Jude's GAA Club, namely a soccer club and the Faughs GAA club. I noted from my inspection, Tymon Park consisted of a multitude of playing fields and netting behind the goalposts on each pitch, however there were no floodlighting columns visible to me within the parkland. I can understand the concern regarding precedent, as it is most likely, in the event of permission been granted to the applicant for floodlighting, that the other clubs within Tymon Park may seek planning permission for floodlighting also. However, there is no planning history to assume such an outcome will occur. The applicant has obtained planning permission to upgrade the pitch and it makes sense this investment would warrant an intensified use of the pitch by way of floodlighting. There is also an option for the applicant to share/ rent the facility with the adjoining clubs which is common practice where clubs are grouped together and one club has a state of the art facility. The granting of the permission does not imply all of the clubs will have state of the art facilities or can afford such.

12.18 The Heritage Officer in her report also stated that Tymon Park acts as a green corridor link to the River Dodder which is located south of the park. The Dodder Valley also supports populations of bats and it is expected that some of the bats commute and forage in both locations. The report also stated, the loss of the dark corridor at Tymon Park which currently supports good bat populations will have a detrimental consequence on the protected species and raises the likelihood of conflict with the implementation of the EU Habitats Directive and the Wildlife Act. There was no report from the National Parks and Wildlife Service on file to support this theory. I note the Board did refer the appeal to Department of Arts, Heritage and The Gaeltacht and there was no response received.

12.17 I note the Guidelines published by the Department of the Environment, Heritage and Local Government – *Bat Mitigation Guidelines for Ireland Irish Wildlife Manual No. 25*. I consider a temporary permission is appropriate in this instance to enable the applicant to survey the bat population in line with Chapter 5 of the Guidelines. This will give an informed decision on a follow up planning application. In the event the impact on the bat habitat proves to be negligible, then a permanent permission could be considered or an extension of the operating hours could be considered. However baseline studies must be carried out from the time of the installation of the proposed lighting and this is reflected in the conditions I have attached below.

13.0 RECOMMENDATION

I recommend the Board overturn the planning authority's decision to refuse and grant a temporary permission for the following reasons and considerations. Whilst I am concerned about the bats in the vicinity of the site, I do believe there is insufficient evidence on the planning file to determine the proposed floodlighting will have a detrimental impact on the bat population in the vicinity of the site. I believe the conditions recommended address my concerns. I also consider the upgrading of the pitch and the provision of flood lighting is a planning gain for the area and the community and it should be permitted on a temporary basis and during the permitted period baseline studies of the bats and the impact of the floodlighting on same, if any, can be established and assessed.

REASONS AND CONSIDERATIONS

Having regard to the provisions of the South County Dublin Development Plan 2010–2016, the Green Belt zoning objective associated with the subject site and the content of the appeal file, it is considered that by reason of its design and layout, the provision of floodlighting at the subject pitch within Tymon Park, subject to compliance with the conditions set out below, would be acceptable in terms of protecting bat habitats in the area and the would not cause injury to the residential amenity of the area 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 on the 31st of July 2015 and by An Bord Pleanála on 19th of October 2015, 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. This grant of permission is for a three year period only from the commencement of the floodlights i.e. not the commencement of the installation of the floodlighting, but the commencement of the operation of the floodlighting. The applicant shall inform the planning authority in writing the commencement date of the floodlighting.

Reason: In order to ensure a reasonable timeframe for the applicant to install bat survey techniques on site for the duration of the permission.

3. The applicant shall provide an annual bat survey to the planning authority in writing indicating
 - (a) evidence of the number and species of bats in the vicinity of the subject site.
 - (b) The type, extent and pattern of usage by bats within and contiguous to the subject site

Reason: In order to monitor and protect the bat species in the area during times of activity.

4. The hours of operation of the floodlights shall be confined to
 - (a) 9.00-20.00 hours every day during September, October, March and April,
 - (b) 9.00-21.30 hours Monday- Friday during November, December, January, February
 - (c) 9.00 – 20.00 Saturday and Sunday during November, December, January, February

The floodlights shall not operate during May, June, July and August.

Reason: In order to protect the bat species in the area during times of activity.

Caryn Coogan

Planning Inspector

04/02/2016