



An
Bord
Pleanála

Inspector's Report ABP-300693-18.

Development	Ten year permission for sports facility.
Location	Ballyfree West, Glenealy, County Wicklow.
Planning Authority	Wicklow County Council.
Planning Authority Reg. Ref.	17/706.
Applicant	Glenealy Hurling Club.
Type of Application	Permission.
Planning Authority Decision	Grant with conditions.
Type of Appeal	Third Party
Appellant	Luigi Centeleghe.
Observer(s)	None.
Date of Site Inspection	5 th July 2018.
Inspector	Philip Davis.

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1.0 Introduction

This appeal is by a local resident against the decision of the planning authority to grant permission for a GAA sports centre featuring 2 GAA pitches, 2 juvenile pitches, a handball alley, a running track, an outdoor gym, an all-weather training pitch, a clubhouse and dressing rooms, with ancillary works at the edge of the village of Glenealy, County Wicklow. The main grounds of appeal relate to environmental, Appropriate Assessment and flooding issues. A similar application on the site was refused permission by the Board in 2016 for reasons relating to public health and appropriate assessment.

2.0 Site Location and Description

2.1. Glenealy

Glenealy is a village with a population (including wider catchment) of around 2,700 situated in south County Wicklow roughly between Wicklow Town and Rathdrum on the R752. It is located at the floor of a long valley extending north-east from the southern Wicklow Mountains. This valley has long served as a transport corridor, with the Dublin to Rosslare railway following its entire length. The village has a small core (one pub, one post-office/grocery), with an elongated strip of residential and commercial development about 1.5 km long from this centre to the south-west along the floor of the valley. Most building development is on the flat land between the R752 and the railway – the former Glenealy station was about 500 metres southwest of the village. Another area of development extends up onto higher ground north-west of the village core, with many houses taking advantage of fine views over the rural landscape. The base of the valley is mostly grazing land, with conifer plantations and woodlands and gorse on the upper sides of the valley.

2.2. Ballyfree and the appeal site

The appeal site is located just under 1 km south-west of the village centre in the townland of Ballyfree West. This townland is a mix of open grazing land with small residential estates and commercial/intensive farming. The R752 runs through the area – on the southern side of the road there is a near continuous development of

small housing estates, a school, and commercial units – on the northern side there is a mix of open grazing land and small housing estates, and one large intensive chicken raising operation. The appeal site consists of an irregularly shaped area of farmland with a site area given as 8.78 hectares on the northern side of the road. The site is grazed by horses and a small watercourse runs in a north-easterly direction. The land rises gently to the north-west away from the watercourse. The **south-south-eastern** side of the site bounds the main road – there are two detached dwellings sharing this road frontage (they are not part of the site) – in addition to these dwellings is a small area of land that apparently has an underground collection tank owned by the Council for wastewater, which is regularly tankered off-site. Opposite the road is Ballyfree Crescent, a small housing estate, with a primary school north-east of this estate. On the **easternmost** corner of the site is a farm track which is not part of the site, this leads to a large intensive farming complex, which forms the north-eastern boundary of the site. To the **north-west** of the site is pasture, with just beyond this, on rising land, an extensive area of mixed woodland. The **south-western** corner abuts a small estate of detached dwellings.

3.0 Proposed Development

The development consists of improvement of an existing exit / entrance onto R752, a new uncontrolled pedestrian crossing, 2 no. GAA Pitches 145 x 90 metres, 2 no. juvenile pitches, a gaelic handball alley, a running track 300 lineal metres and outdoor adult gym, an all-weather training pitch, 65 x 45 metres with rebound fencing, a reinforced concrete hurling wall 40 lineal metres, a Clubhouse / Dressing Rooms 820 square metres, a proprietary (wastewater) treatment plant followed by sand filter tertiary treatment and soil polishing filter, associated car parking, pitch lighting, goal netting and all associated site works.

The application is stated to be for a 10 year permission.

4.0 Planning Authority Decision

4.1. Decision

The planning authority decided to grant permission subject to 16 no. conditions. These are all largely standard conditions and do not substantively alter the application as submitted.

4.2. Planning Authority Reports

4.2.1. Planning Reports

There are two planners reports on file, the second followed an FI request.

- It is noted that a previous similar application (16/1256) was withdrawn at FI stage.
- A previous application on the site (14/2171 / PL27.244861) was refused by the Board for reasons relating to public health and the protection of an SAC.
- It is noted that the current application is larger in scale than previous applications.
- It is considered that the principle of development on a site so close to the village and school is acceptable.
- Issues are noted with access and parking and a question over whether a discharge license is required. Further Information was requested.
- It is noted that an AA screening report concluded that an NIS was required. It is noted that the NIS submitted is the same as for a previous smaller application. Further Information was requested on this point.
- Following the submission of a response and a revised NIS the second planning report indicated that the details were considered acceptable and a recommendation was made to grant permission.

4.2.2. Other Technical Reports

Environmental Health Officer: Notes that a discharge license will be required for a wastewater treatment system of this size. This was confirmed following an FI request.

District Engineer: Notes issue with right turning lane, requested further information.

Environment Section: No objection.

4.3. Prescribed Bodies

Irish Water – further information requested regarding water connections. Following the submission of FI, a further letter stated that there was no objection.

Inland Fisheries Ireland – no objection – requested 7 no. standard conditions.

4.4. Third Party Observations

The Board of Management of St. Josephs National School (opposite the site), supported the proposed development.

The appellant to this appeal submitted a detailed objection.

5.0 Planning History

16/1256. A similar (but smaller) application was withdrawn following a request for further information. Two other similar applications were incomplete or withdrawn (**16/1220; 17/621**).

PL27.244861 (14/2171). In an appeal for a slightly smaller development against the decision of the planning authority to grant permission, the Board **refused** permission for two reasons – one related to issues with the proposed proprietary wastewater treatment system, the second to concerns on significant effects on an SAC (related to the first reason – water pollution).

Two similar applications (**14/1069** and **14/1174**) were withdrawn or allowed to lapse following an FI request.

6.0 Policy Context

6.1. Development Plan

The site is unzoned – Glenealy is indicated as a ‘Large Village’ in the Settlement Strategy in the current Wicklow Development Plan. The site is not within the ‘Settlement Boundary’ of the village (the Settlement Boundary of this side of the village is the area between the R road and the railway). Relevant policies are set out in Chapter 8 (Leisure and Recreation), including policies CD32; CD33; CD35 and CD37 which relate to playing fields and recreational facilities, and NH2 and NH3 of Chapter 10 (Biodiversity Objectives).

6.2. Natural Heritage Designations

The closest Natura 2000 site is the Deputy’s Pass Nature Reserve SAC (site code 000717). The stream running through the site is within the catchment of The Morrough Wetlands SAC (002249).

7.0 The Appeal

7.1. Grounds of Appeal

- It is noted that the site has a series of planning applications which were deemed incomplete or were refused by the Board.
- It is noted that the planning report on file describes the site as 5.47 hectares, while the entire site is 8.74 hectares in extent.
- It is argued that the site has direct connections with the Glenealy River, which arises on the site and flows into The Morrough Westlands SAC and The Morrough SPA.
- It is submitted (with photographs) that the site is frequently waterlogged and flooded in winter. It is argued that the site trialholes were not located in areas truly characteristic of the site.
- It is submitted that the NIS did not take fully account of the impacts of the proposed wastewater treatment system and in particular in-combination

impacts with the wastewater treatment system which adjoins the site on its western boundary.

- It is argued that no development should be permitted on the site until Glenealy has a proper wastewater treatment system.
- It is argued that the site access is in effect a new access and will create unacceptable safety hazards close to the school.
- It is argued that the TIA understates traffic flows into a GAA clubhouse – it is argued that there would be considerably more traffic generated in many matches.
- It is submitted that loads on the wastewater treatment system would be significantly greater than that projected during some games.
- It is argued in some detail that the proposals are vague and insufficiently thought through leading to poor design and understated impacts and that the overall level of noise, light, and other impacts on the local community would be unacceptable.

7.2. Applicants Response

- It is claimed that the flooding shown in the photographs submitted by the appellant were from a single incident when a drainage pipe was blocked by vegetation. It is submitted that the new test hole locations are in a different location.
- It is denied that the proposal has 'minimalist shower and toilet facilities' – a schedule is set out indicating the facilities for the clubhouse.
- It is denied that existing facilities are inadequate as claimed by the appellant.
- It is submitted that the proposed access is an existing and long-standing access to the lands.
- It is argued (with photographs), that there is an existing congestion problem outside the school, and the proposed alterations to the highway at this point will improve the situation.

- It is noted that the access arrangements were considered adequate in the last appeal for this site.
- Previous correspondence responding to the appellants letters of objection are attached along with further related documents in support of the arguments.

7.3. **Planning Authority Response**

The planning authority did not respond to the grounds of appeal.

8.0 **Assessment**

Having inspected the site and reviewed the file documents, I consider that the grounds of appeal can be addressed under the following general headings:

- Principle of development
- Design and location
- Amenity issues
- Public health
- Flooding
- Traffic
- Appropriate Assessment
- Other issues

8.1. **Principle of Development**

Development Plan

The site is on unzoned land on the edge of the settlement boundary of Glenealy (ref. Map no. 03.04A of the Development Plan). As such there would be a general presumption against most forms of development, but in the context of policies CD32; CD33; CD35 and CD37 of the Wicklow County Development Plan 2016-2022 there is a general policy to facilitate sports and community facilities, although they should be 'normally be located close to towns or villages'.

CD32 New community buildings / facilities shall be designed to facilitate a wide range of uses including active uses (e.g. basketball, badminton, gymnastics / dance, martial arts etc), meeting / club use and the operation of youth clubs and youth services.

CD33 To provide for the development of facilities that contribute to the improvement of the health and well being of the inhabitants of County Wicklow and facilitate participation in sport and recreation.

CD34 Through the local plan and Action Area Plan process to identify the need and designate suitable

active open space for the provision and expansion of sport and recreation opportunities, commensurate with its needs and existing facilities, in accordance with the provisions of the Wicklow County Council Play, Sport & Recreation and Active Open Space policies.

CD35 Facilities for sports shall normally be located close to towns or villages, on designated Active Open Space land. All efforts will be required to be made to locate new sports facilities close to existing community facilities, schools or areas of dense residential development. The Council may consider providing sites for these purposes or may be prepared to make financial or other assistance available, subject to reasonable access being made available to the public and to reasonable safeguards for the continued use of the land as open space.

CD37 The development of new sports or active open space zones shall be accompanied by appropriate infrastructure including car parking and changing rooms.

The site is close to the village centre, although not as close as the existing single pitch facility which is on the north side of the village centre. However, it is within easy walk of the centre and is within the general catchment (and within the 50kph speed zone) of this very elongated village, which has developed along the valley floor between the main road and the railway line. There is also a continuous footpath between the village centre and the site (albeit on the opposite side of the road). As such I do not consider that, notwithstanding its location outside the settlement boundary, the site location is not contrary to the provisions of the development plan and would in principle be acceptable having regard to an appropriate design and standard planning requirements.

Planning history

The site has a complex planning history, with a series of previous applications having been either withdrawn for reasons not entirely clear from the records, or was in one case refused on appeal – the reasons for that refusal being issues relating to the wastewater treatment system proposed and Appropriate Assessment. I note from the Inspectors Report and the Direction from that file that the Board did not appear to consider the general principle of the development of the site for GAA pitches to be unacceptable.

8.2. Design and Location

The appeal site is a large field, rising to the north, located between a large intensive farm and a small housing estate, with more houses and a primary school opposite

the road, and woodland to the north. There is a more or less continuous footpath on the opposite side of the road linking the site to the village core. The site encompasses a pair of dwellings on the same side of the road – these include a 19th Century stone cottage and a more modern bungalow, and an enclosed area of land which is apparently occupied by a wastewater tank associated with developments in the area. The proposed access is on a track which currently provides access to the intensive agriculture complex.

The proposed development consists of a clubhouse in the centre of the site with two areas of carparking – one next to the road, the other beside the clubhouse, two full sized GAA pitches, two juvenile (smaller proportioned) GAA pitches, an all weather training pitch, a running track with outdoor gym and a handball alley, with associated works including floodlighting and a wastewater treatment plant. The proposed access is to be upgraded, with alterations to the road at the junction to include a footpath and crossing. The clubhouse is a modestly scaled building with quite good proportions. The hedgerow running along the watercourse within the site is to be strengthened to screen the development from views from public areas. It is unclear from the plans submitted, but it would seem some minor regrading would be required to create the main pitches.

I would consider the overall layout and design and landscaping to be acceptable in form. I would however note that the works will require the removal of a significant number of semi-mature trees along the road frontage in order to improve sight lines at the entrance – I would consider that significant landscaping should be required to mitigate this impact.

8.3. Amenity

The site adjoins dwellings to the west and is directly across the road from a small estate to the south, in addition to having two dwellings sharing the road frontage. I would consider that most activity associated with the site would be around the clubhouse and the all-weather pitch. At its closest, these elements are just over 60 metres from the closest dwelling. An existing thick hedgerow provides screening for this property.

The clubhouse design does not include a bar or function room, so it is reasonable to assume that most activity will be during the daytime and evening and there would be

no late evening/night events. There are two meeting rooms, one relatively large, which could act as a *de facto* function room.

I would consider that the noise from such a facility would potentially be significant, but having regard to the nature of the local area and the likely uses, it would not constitute a nuisance or have an unacceptable impact on local residents subject to appropriate conditions. I would recommend a condition limiting the use of the meeting room to events ancillary to the club only, with no use permitted past 10pm.

The all-weather pitch is to be floodlit, and this would have an obvious impact on amenity if poorly designed. I would recommend conditions to ensure adequate design and that the lighting is not used too late in the evening.

The hedgerow around and within the site has a number of mature trees. The application included a tree survey and landscaping proposals. A line of mature trees would be lost along the frontage to facilitate the newly widened entrance. I am satisfied that while there would be some loss of trees and hedgerow during construction there would be an overall improvement in quantity and quality of landscaping.

8.4. Public health

Glenealy village apparently does not have a purpose built wastewater treatment system (public water supply appears to come from Vartry). Online sources indicate that the village is largely served by septic tanks and a small number of shared use treatment systems initially put in place by private developers for the smaller residential developments in the area, which have come into public use. These appear to be very limited in capacity, so all new developments in the village have to construct their own systems. The intensive farm next to the site is licensed and apparently has its own wastewater treatment system. On the immediately adjoining site there appears to be quite a crude septic tank system – possibly serving the dwellings across the road, although this is not entirely clear from the information on file. On visual inspection the watercourse running through the site is quite eutrophic, and online sources indicate that the upper reaches of the river system were quite polluted in the past, so this may be one source of pollution – although I note that both ground and surface waters are currently rated as ‘good’ quality. I note the comment in the memo from the Water & Environment Section on file:

It is difficult to estimate how many more groundwater discharges this area can assimilate without further effecting groundwater and any connected surface water. The preferable environmental solution would be a sewer connection for all of Glenealy to the Wicklow Wastewater Treatment Scheme if any further development is planned for Glenealy. Irish Water may well be interested in planning to cater for this when the town is so close to the Wicklow Town Scheme.

The overall situation in the village is clearly unsatisfactory. The village has a population of around 700, with about 2,700 in the vicinity. For a community of this size to have such a haphazard system of wastewater treatment for humans and agriculture is certainly less than optimal. However, the evidence from available sources indicates that the general progress is towards better quality water, possibly as a result of upgrades in the adjoining farm.

I would in general be very concerned at permitting further developments that continue the haphazard patchwork of wastewater treatment systems in the area, but having regard to the nature of the proposed development, which would largely serve local people, I would consider that the available evidence suggests that a proprietary system and groundwater disposal is acceptable in principle.

The previous application was refused by the Board on the basis of evidence of waterlogging in the site chosen for the percolation area. The current application proposes a location closer to the farm on the eastern side. There are of course considerable difficulties in designing an adequate system for a sports facility, as usage is likely to be very intermittent and involve very high loads on a few occasions a year. The proposed design load is for a peak of 271 persons. The appellant notes that the Traffic Impact Assessment allows for greater numbers at peak (312 persons). In the response to the FI, this was reduced to 242 person capacity. It is noted that the polishing filter is designed for 4.8 cubic metre per day, which is just below the 5 cubic meter a day level which requires a license. The proposed has a pumping chamber which is intended to prolong discharge to the polishing filter in order to reduce peak flows. The EHO and the planning department stated that they were satisfied with the details submitted and considered them to be in accordance with EPA guidelines. I would note that there is relatively little information available on the site about the site investigations, but in this regard I am satisfied that the

suitability of the subsurface geology has been confirmed by the planning authority and EHO.

The previous application was refused because of observed mottling indicating a high water table at the proposed polishing/disposal area. The new trial pit was visited twice by Council officers who stated that they were satisfied on visual inspection. This was done in February and March, a time of the year a relatively high water table would be expected. I was unable to gain access to the trenching area during my site visit, but on the basis of the file information I am satisfied that the proposed polishing/disposal site has adequate subsurface geology for disposal, although I note a lack of information about possibly cumulative impacts from the other septic tanks and disposal sites in the area. However, on balance I would consider that the proposals are acceptable and would not cause pollution.

I would note however, the possibility that use of the facility could be significantly more than predicted (I note the disparities between the projections in the TIA and the wastewater treatment proposals). For this reason I would recommend a condition, as originally suggested by the EHO, that a monitor be placed on the system to measure if it exceeds 5 cubic metres per day – in which case it would be subject to wastewater discharge licence requirements.

8.5. Flooding

The appellant has claimed that the site is subject to flooding and has submitted photographs to this end. The shape of the site, which is essentially a very shallow 'V' at either side of the ditch where the Glenealy River rises, would likely be subject to pluvial flooding at its base due to the relatively shallow grades. Notwithstanding this, there is no evidence from online sources that the site is subject to fluvial floods. I would consider that none of the critical areas of the site – i.e. the clubhouse or wastewater treatment area – are within an area likely to be affected by flooding. I would recommend a condition such that appropriate materials and devices are used to minimise run-off on a SUDS basis to ensure there is no contribution to any downstream flooding.

I would note in this regard that it is somewhat disappointing that the application has not taken a more imaginative approach to the design of the site and utilised the watercourse as a feature, while encouraging reedbeds and other vegetation to help

improve overall water quality. The design is somewhat minimalist and takes a functional approach to the water engineering of the site, but it is still broadly acceptable. I would recommend a condition to see if improvements can be made to the overall drainage proposals in line with SUDS criteria.

8.6. Traffic

The applicants submitted a Transport Impact Assessment with the application. The proposed development is to be accessed via an existing farm track (to be upgraded). This track leads to the farm and Glencarin House (east of the farm complex). It is not within the landownership, but the permission of the landowners has been confirmed. 162 parking spaces are proposed.

The site is on a relatively wide and straight regional road, just within the 50kph control zone. During my site visit I observed that traffic speeds for through-traffic were quite high due to the overall good alignment and visibility. There is no evidence of capacity issues in the area, although it is clear that there is congestion around the school entrance opposite at each end of school hours.

The proposals include an uncontrolled pedestrian crossing area and alterations to the highway (which are apparently agreeable to the local authority), along with a new footpath providing access the site. No right-turning lane has been provided, which is indicated in the planners report to be acceptable to the Roads Division having regard to the 50kph limit.

There is a theoretical potential for major problems if there is a coincidence between peak traffic movements generated by the school and a match or training day at the proposed development, but given the likely timings I would consider this to be very unlikely.

I would consider the revised access proposals to be acceptable, having particular regard to the location of the site within walking distance of most of the village, and I note the planning authority are satisfied with all arrangements.

8.7. Appropriate Assessment

The previous appeal on the site was refused for the following reason (relating to the issue of the wastewater treatment system):

In the absence of satisfactory proposals for wastewater treatment to cater for the foul effluent arising from the proposed development, the Board is not satisfied beyond reasonable scientific doubt that the proposed development, either individually or in combination with other plans or projects, would not adversely affect the integrity of the Murrough Wetlands candidate Special Area of Conservation (Site Code 002249), in view of the site's conservation objectives

An NIS has been submitted with this application and appeal. This focuses on the The Murrough Wetland SAC and The Morrough SPA. There is one closer SAC, the Deputy's Pass Nature Reserve SAC (000717) (an oak/holly woodland on higher ground) but there is no hydrological connection with the appeal site so any possible effects have been discounted. The Glenealy River, which rises on the site, flows directly into the Morrough, which is a freshwater and brackish lake formed where the river lagoons behind a sand bar at the coast. The SAC has the following features of interest:

Annual vegetation of drift lines [1210]
Perennial vegetation of stony banks [1220]
Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) [1330]
Mediterranean salt meadows (*Juncetalia maritimi*) [1410]
Calcareous fens with *Cladium mariscus* and species of the *Caricion davallianae* [7210]
Alkaline fens [7230]

The SPA is designated for the following features of interest:

Red-throated Diver (*Gavia stellata*) [A001]
Greylag Goose (*Anser anser*) [A043]
Light-bellied Brent Goose (*Branta bernicla hrota*) [A046]
Wigeon (*Anas penelope*) [A050]
Teal (*Anas crecca*) [A052]

Black-headed Gull (*Chroicocephalus ridibundus*) [A179]

Herring Gull (*Larus argentatus*) [A184]

Little Tern (*Sterna albifrons*) [A195]

Wetland and Waterbirds [A999]

As I have outlined in section 8.4 above, the previous application proposed a wastewater polishing/disposal site at a point where the water table was possibly seasonally high, and close to the ditch where the Glenealy River arises. The proposed development is substantively better, and I am satisfied that with standard precautions the site can be operated in such a manner as not to cause a significant deterioration in ground or surface water quality. As I discussed above, the available online evidence is that the headwaters of the stream has had poor quality status in the recent past, but has improved significantly, although it is still visibly eutrophic. The NIS addresses the sensitivity of the qualifying interests of the site, in addition to the likely impacts of the proposed development. It notes that the designated sites are under pressure from existing farming, afforestation and drainage works. But it is concluded that having regard to the distance from the site and the nature of the proposed development, there would be no adverse affects on the integrity of either site as a result of the proposed development. I would concur with this conclusion having particular regard to the change in location and design of the proposed wastewater treatment system. I am satisfied that if constructed and operated as submitted, and the works are carried out in accordance with best practice and regulatory requirements, that there would be no significant off-site water pollution impacts with the potential to impact downstream, and as such there would be no adverse effects.

I consider it reasonable therefore to conclude, on the basis of the information on the file, which I consider adequate in order to carry out a Stage 2 Appropriate Assessment, that the proposed development, individually or in combination with other plans or projects would not adversely affect the integrity of the European site No 000717, or any other European site, in view of the site's Conservation Objectives.

8.8. Other issues

There are no recorded ancient monuments or structures on the NIAH on the site or in the immediate vicinity. There are no indications that there are likely to be any archaeological remains on the site.

I note that the application is for 'ten years only'. It is unclear as to why the club wish a time limited application. The proposed works are not subject to a development contribution, although I would note that it would normally be appropriate to ensure a bond is in place for a development which is not intended to be permanent, but the planning authority did not require this. The Board may wish to consider such a bond, but as the planning authority did not consider it necessary I do not recommend one.

I do not consider that there are any other planning substantive issues raised in this appeal.

9.0 Recommendation

I recommend that subject to the conditions set out below, the Board grants planning permission for the proposed development for the following reasons and considerations.

10.0 Reasons and Considerations

Having regard to the nature of the proposed development, its location close to the village of Glenealy, and the details submitted for wastewater treatment plant and site drainage, it is considered that the proposed development would not injure local amenities, would not constitute a traffic hazard or cause water pollution, and would otherwise be in accordance with the proper planning and sustainable development of the area.

11.0 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. Prior to the commencement of development, the developer shall submit to the planning authority details of a scheme of drainage based on Sustainable Urban Drainage Systems (SUDS) system. The drainage system shall be designed such that run-off from the site in volume terms shall not exceed that of a grassed agricultural field.

Reason: In the interest of environmental protection.

3. The hurling facility shall be used solely in connection with events associated with the club and shall not be used for commercial activities. The site shall not be used in connection with concerts or other similar events, except with a prior grant of planning permission.

Reason: To protect residential amenity.

4. The clubhouse shall only be used between 0800 hours and 2200 hours on Mondays to Saturdays inclusive (excluding public holidays), and only between the 0900 hours and 2100 hours on Sundays and public holidays.

Reason: In the interest of residential amenity.

5. Advertising structures/devices erected within the site shall not be visible when viewed from outside the curtilage of the site.

Reason: In the interest of visual amenity.

6. Water supply and drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services. In this regard-

(a) uncontaminated surface water run-off shall be disposed of directly in a sealed system, and

(b) all soiled waters shall be directed to a storage tank. Drainage details shall be submitted to and agreed in writing with the planning authority, prior to commencement of development.

Reason: In the interest of environmental protection and public health.

7. The floodlights or any equivalent replacement floodlights shall be as specified in the application. The floodlights shall be directed onto the playing surface of the pitch and away from adjacent housing and roads. The floodlights shall be directed and cowled such as to reduce, as far as possible, the light scatter over adjacent houses and roads.

Reason: In the interest of residential amenity and traffic safety.

8. The operational hours of the floodlighting shall not extend beyond 2200 hours with automatic cut-off of floodlighting at that time.

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

9. Advertising structures/devices erected within the site shall not be visible when viewed from outside the curtilage of the site.

Reason: In the interest of visual amenity.

10. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

(a) A plan to scale of not less than 1:500 showing –

(i) Existing trees and hedgerows, specifying which are proposed for retention as features of the site landscaping.

(ii) The measures to be put in place for the protection of these landscape features during the construction period.

(iii) The species, variety, number, size and locations of all proposed trees and shrubs, which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly,

hazel, beech or alder.

(iv) Details of screen and roadside/street planting, which shall not include cupressus x leylandii or prunus species.

(vi) Hard landscaping works, specifying surfacing materials, furniture [and finished levels.

(b) Specifications for mounding, levelling, cultivation and other operations associated with plant and grass establishment.

(c) A timescale for implementation.

All planting shall be adequately protected from damage until established.

Any plants which die, are removed or become 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.

11. A flow metre shall be installed prior to the sand polishing filter becoming operational and daily flow volumes of effluent discharge shall be recorded over a representative busy period. The records shall be maintained for inspection on request by the Planning Authority.

Reason: In the interest of public health and in determining whether daily discharge levels are within the limits required for licensing.

12. (a) The proposed septic tank drainage system shall be in accordance with the standards set out in the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2009.

(b) Treated effluent from the septic tank system shall be discharged to a raised percolation area which shall be provided in accordance with the standards set out in the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2009.

(c) Within three months of the first operation of the club, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the raised percolation area is constructed in accordance with the standards set out in the EPA document.

Reason: In the interest of public health.

13. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

Philip Davis
Planning Inspector

9th August 2018