



An
Bord
Pleanála

Inspector's Report ABP-320782-24

Development

Construction/erection of an astro turf pitch and walking track (which are in themselves exempt from planning - exempted development ref. ED487) which includes the construction of an access road, car park and pedestrian access including associated lighting and all associated site works.

Location

Dromore, Dromore West, Co. Sligo

Planning Authority

Sligo County Council

Planning Authority Reg. Ref.

2460049

Applicant

Dromore West Recreational Amenity Committee

Type of Application

Permission

Planning Authority Decision

Grant Permission

Third Party

Type of Appeal

Appellant

Sean & Mary Burke

Observers

None

Date of Site Inspection

10th February 2025

Inspector

Jim Egan

Contents

1.0 Site Location and Description	5
2.0 Proposed Development	5
3.0 Planning Authority Decision.....	6
3.1. Decision.....	6
3.4. Planning Authority Reports	6
3.6. Third Party Observations	7
4.0 Planning History	8
4.1. Appeal Site	8
5.0 Policy Context	8
5.1. Sligo County Development Plan 2024-2030.....	8
5.2. Natural Heritage Designations	10
6.0 The Appeal.....	10
6.1. Grounds of Appeal.....	10
6.2. Applicant's Response	11
6.3. Planning Authority Response.....	11
7.0 Assessment.....	12
7.1. Principle of Development	12
7.2. Residential Amenity	13
7.3. Access to existing Soak Pit.....	15
7.4. Other Matters.....	15
8.0 EIA Screening	16
9.0 Appropriate Assessment	17
10.0 Water Framework Directive	17
11.0 Recommendation	17

12.0 Reasons and Considerations	17
Appendix 1 - Form 1	22
Appendix 1 - Form 2	24
Appendix 2.....	27
Appendix 3 – WFD Stage 1: Screening.....	28

1.0 Site Location and Description

- 1.1. The appeal relates to a greenfield / backland site with a stated area of 0.711 hectares located to the rear of Dromore West Central National School, c. 1km southwest of Dromore West village in County Sligo.
- 1.2. The area is rural in character with predominant uses being farmland and rural housing. The adjoining national school, along with a church and cluster of dwellings, form a concentrated settlement pattern around the crossroads southwest of the site.
- 1.3. The site is abutted to the north and east by agricultural land, to the south by the Dromore West Central National School and to the west by the rear garden boundaries of dwellings that front the local road L2702.
- 1.4. The site is accessed off an unnamed cul-de-sac road running east off the L2702. The road provides access to the national school, 6 no. dwellings and farmland.
- 1.5. The site is generally flat. Existing boundary treatments comprise low timber fence, block wall and hedgerows to the rear gardens of properties fronting the L2702 to the west, wire mesh and low block wall boundaries with the national school to the south, and open farmland to the north and east. There is a mature field boundary hedgerow with intermittent trees located inside the eastern boundary of the site.

2.0 Proposed Development

- 2.1. The application seeks permission for an access road, car park, lighting including flood lighting, fencing and ball stop netting to serve an astro turf pitch and walking track. The astro turf pitch and walking track are not yet constructed however the applicant refers to these elements of the project as being exempt from planning, referring to a Section 5 declaration of exempted development issued by the planning authority (Ref. ED487).
- 2.2. The proposed works, for which permission is sought, are:
 - Construct an access road, car park and pedestrian access including associated lighting. The lighting will also include the walking track.
 - Erect fencing, ball stop netting and floodlighting to the perimeter of the proposed pitch. The lighting to the pitch will be mounted on 4 no. 15m high columns.

- All associated site works.

- 2.3. A lighting design layout was submitted to the planning authority by way of unsolicited further information on the 26th February 2024.
- 2.4. Further information, submitted on the 24th July 2024, included an amended site layout plan showing (i) the astroturf pitch and walking track and all associated lighting relocated c. 15m further east on the site; (ii) omission of a pedestrian access that was proposed along the western boundary of the national school property; (iii) the inclusion of a footpath alongside the proposed vehicular access road on the eastern side of the national school; and (iv) a new 1.8m high timber palisade fence to be constructed along the boundary with the residential properties to the west. Further information also included a revised lighting design layout and updated details on the management of surface water.

3.0 Planning Authority Decision

3.1. Decision

- 3.2. By order, dated 15th August 2024, the planning authority decided to grant permission for the proposed development subject to 4 no. conditions.
- 3.3. Condition 1 requires the development to be carried out in accordance with the application lodged and as amended by way of plans and particulars submitted as further information. Condition 2 requires compliance with the lighting design as submitted and allows the floodlights to be used only between the hours 8am to 10.30pm. Condition 4 relates to surface water management and construction phase controls.

3.4. Planning Authority Reports

3.4.1. *Planning Reports*

The initial planners report, dated 15th April 2024, recommended that 4 no. items of further information be sought. These items are summarised below:

1. Submit a revised site layout plan showing the development relocated towards the eastern boundary and provide details of all boundary treatments.

2. Submit further clarification on lighting intensity, colour, glare and proposals to minimise any impacts on biodiversity.
3. Site layout plan to indicate that the development will not be constructed over any existing wastewater treatment systems in the area.
4. Details to be provided of a site-specific Class 1 type oil interceptor for the car parking areas.

Further information was received on the 24th July 2024.

The planners report dated 13th August 2024 considered that all items of further information had been adequately addressed and recommended that permission be granted subject to conditions.

3.4.2. *Other Technical Reports*

Area Engineer: Report dated 26th March 2024 raised no objection subject to conditions relating to access road and entrance design and surface water drainage.

Environment Section: Report dated 11th March 2024 recommended that further information be sought with regards to the location of existing wastewater percolation areas in the vicinity of the site and details of a proposed oil interceptor. These issues were included in the request for further information. A report, dated 30th July 2024, in respect of further information received raised no further objection subject to conditions relating to surface water drainage and construction stage safeguards.

3.5. **Prescribed Bodies**

None received.

3.6. **Third Party Observations**

- 3.6.1. 4 no. observations were received during the initial statutory consultation period, summarised as follows:

- Traffic and road safety
- Passing bays and bus parking
- Light pollution
- Noise pollution

- Loss of privacy
- Loss of natural light by reason of extensive fencing and ball-stop netting
- Visual impact and impact on existing views
- Concerns regarding the hours of use
- Security concerns and anti-social behaviour
- Impact on wildlife and biodiversity
- Decrease in property values
- Drainage / flooding of neighbouring properties
- Toilet / changing facilities
- Impact on existing soakaways
- No local consultation

3.6.2. Further information was received on the 24th July 2024. The further information was not expressly deemed to be significant however the planning authority issued a letter to all parties who had made an earlier observation, inviting further submissions on further information received. No further submissions were received.

4.0 Planning History

4.1. Appeal Site

ED487 – (copy on file) relates to a Section 5 declaration issued by Sligo County Council to Dromore West Recreational Amenity Committee in respect of the laying out and use of land as a park (walking track) and sports (astro turf pitch).

5.0 Policy Context

5.1. Sligo County Development Plan 2024-2030

The Sligo County Development Plan 2024-2030 took effect on the 11th November 2024 except for those parts of the Plan which are subject to a Draft Ministerial Direction. The Draft Ministerial Direction was issued on the 8th November 2024 and relates to land use zonings in a number of settlements and separately to text relating

to access onto national primary roads. I am satisfied that the Draft Ministerial Direction has no direct implications for the appeal site.

Chapter 27 (Community and Social Infrastructure), Chapter 23 (Landscape Character), Chapter 24 (Natural Heritage) and Chapter 33 (Development Management Standards) of the County Development Plan are all considered relevant.

Chapter 27 (Community and Social Infrastructure)

P-OR-2 Support the provision of a variety of accessible, multifunctional, high-quality open spaces and facilities for active and passive recreation, which meet the needs of residents and visitors to County Sligo, are fit for purpose and are economically and environmentally sustainable.

P-OR-10 Support the implementation of the Local Sports Plan by reserving land at suitable locations and facilitating the extension/upgrading of existing premises and the construction of new ones.

Chapter 23 (Landscape Character)

Policy P-LCP-1 Protect the physical landscape, visual and scenic character of County Sligo and seek to preserve the County's landscape character. Planning applications for developments that have the potential to impact significantly and adversely upon landscape character, especially in Sensitive Rural Landscapes, Visually Vulnerable Areas and along Scenic routes, may be required to be accompanied by a visual impact assessment using agreed and appropriate viewing points and methods for the assessment.

Policy P-LCP-3 Preserve the scenic views listed in Appendix C and the distinctive visual character of designated Scenic Routes by controlling development along such Routes and other roads, while facilitating developments that may be tied to a specific location or, in the case of individual houses, to the demonstrated needs of applicants to reside in a particular area. In all cases, strict location, siting and design criteria shall apply, as set out in Section 33.4 Housing in rural areas (development management standards).

Appendix C (Designated Scenic Routes)

Dromore West to Mullany's Cross (L-2702, L-4701 & L-4702)

- Views of Lough Easkey, Ox Mountains and Atlantic Ocean

Chapter 24 (Natural Heritage)

P-BD-4 Minimise adverse impacts of proposed developments on existing habitats (whether designated or not) by including mitigation and/or compensation measures as appropriate. This shall comprise the retention and enhancement of all possible existing habitats, vegetation and breeding sites in the early design stages of the development.

P-BD-7 Require development proposals on sites of 0.5 ha and over to retain existing high-quality ecological features and demonstrate a site-specific biodiversity net gain (BNG), indicating how the approach to development will leave the natural environment in a measurably better state than it was beforehand. The same approach will be encouraged, although not required, on sites under 0.5 ha.

The biodiversity net gain (BNG) shall consist of the enhancement and restoration of existing habitats or the creation of new areas for wildlife, where the biodiversity value of the site is low or non-existent (e.g. certain brownfield sites).

Chapter 33 (Development Management Standards)

33.2.2 Impact of development on its surroundings

33.2.14 Illumination and spread of light

5.2. Natural Heritage Designations

The site is not located within or adjacent to any designated sites. The closest European Sites are as follows:

- Ox Mountains Bogs SAC (Site Code: 002006), c. 3.5km to the southeast.
- Aughris Head SPA (Site Code: 004133), c. 7.7km to the northeast.

Dunneill River pNHA (Site Code: 001664) is c. 1.1km to the northeast.

6.0 The Appeal

6.1. Grounds of Appeal

- 6.1.1. A third-party appeal was received from Seán and Mary Burke of Brí Mhuire, Leharrow, Dromore West, Co. Sligo. The rear garden of the appellants' dwelling abuts the

western boundary of the appeal site. The main points of the appeal can be summarised as follows:

- The additional 15m setback of the proposal from the southwestern boundary to be maintained and safeguarded.
- Requests an amended proposal to confirm access arrangements for inspection and maintenance of existing soakaways which are located on the appeal site but associated with the adjoining residential properties.
- Requests that practical arrangements are put in place to safeguard residential amenity with regards to light, noise and security, during construction and operational phases.

6.2. Applicant's Response

The Board received a response to the appeal on the 27th September 2024 on behalf of the applicant. The relevant points of the response are summarised below.

- Refers to communication / engagement with the appellants.
- Notes that the planning authority's decision to grant permission is based on the site plan submitted as further information, which included the additional 15m setback from the rear boundary of the appellants' property.

6.3. Planning Authority Response

A response was received on the 24th September 2024 which (a) refers the Board to the planning authority's decision, (b) notes that the assessment of the proposal in terms of impact is set out in the Planner's Report, (c) the appellant has not submitted additional details that would alter the planning authority's decision to grant permission, and (d) requests that the Board upholds the decision to grant permission.

6.4. Observations

None

6.5. Further Responses

None

7.0 Assessment

Having examined the application details and all other documentation on file, including appeal submissions, the reports of the local authority, having inspected the site, and having regard to the relevant local policies and guidance, I consider that the substantive issues in this appeal are as follows:

- Principle of Development
- Residential Amenity
- Access to existing Soak Pit
- Other Matters

Appropriate Assessment, EIA and Water Framework Directive screening also need to be addressed.

7.1. Principle of Development

- 7.1.1. The planning authority's decision was dated 15th August 2024, with the application assessed by the planning authority against the provisions of the Sligo County Development Plan 2017-2023 (as extended). The current Sligo County Development Plan, 2024-2030, came into effect on the 11th November 2024.
- 7.1.2. For the purposes of clarity, my assessment is based on the relevant policies and objectives of the current County Development Plan, 2024-2030.
- 7.1.3. Policies P-OR-2 and P-OR-10 of the County Development Plan support the provision of new outdoor recreation and sports facilities to facilitate participation in sport and to promote physical activity. On this basis, I consider that the proposed development to be delivered in association with an astro-pitch and walking track to be acceptable in principle.
- 7.1.4. As a matter of clarity, and referring to the public notices, the application seeks permission only for an access road, area of car parking, lighting, astro-pitch fencing and ball stop netting, associated with an astro-turf pitch and walking track, with the astro-turf pitch and walking track themselves to be constructed as exempted development. The public notices refer to a Section 5 declaration (copy on file) issued to the applicant by the planning authority in this regard, albeit the site layout plan

submitted with the declaration request is not consistent with the layout granted by the planning authority by reason of the amended site layout plan submitted at further information stage. During a site inspection, I observed that construction of an astroturf pitch and walking track had not commenced, and the site remains a greenfield site in agricultural use. In the interest of clarity, if the Board is minded to grant permission, I recommend a condition is included to ensure a functional link between the development for which permission is sought and the development that would be constructed as exempted development.

7.2. Residential Amenity

- 7.2.1. The appellants refer to the potential loss of residential amenity by reason of light and noise pollution and security concerns, at both construction and operational stages. The appellant also requests that the Board ensures that the location of the development as shown on drawings submitted at further information stage be maintained.
- 7.2.2. Section 33.2.2 of the CDP provides a list of non-exhaustive factors to be considered when assessing the potential impact of development on its surroundings, including loss of privacy by reason of overlooking, whilst Section 33.2.14 seeks to limit light pollution for the purposes of nature conservation, residential amenity and energy efficiency.
- 7.2.3. In terms of the operational phase and in the context of the development sought by this planning application, the potential residential amenity impacts are associated with the use of the proposed lighting scheme to allow the use of the astroturf pitch and walking track outside of daylight hours.
- 7.2.4. The applicant submitted a revised site layout plan at further information stage which showed the astroturf pitch and walking track and, by association, the lighting scheme for same, positioned a further 15m from the appellants' rear boundary. As a result, the nearest streetlight (to serve the walking track) and high-level pitch / flood light (to serve the astroturf pitch) are c. 16.65m and c. 23.6m from the appellants' rear boundary, respectively. There appears to be no grounds of dispute in relation to the location of the development on the site, rather the appellant requests the Board to uphold the planning authority's decision in this regard.

- 7.2.5. In terms of light pollution at operation stage, a submitted lighting design plan outlines that the lighting scheme will comprise 4 no. 15m high lighting columns to serve the astro-pitch, one in each of the four corners of the pitch, and 10 no. 6m high street light columns to serve the walking track. The lighting design plan seeks to demonstrate that the lighting will be impact on adjacent residential properties. I consider same to be acceptable.
- 7.2.6. The site layout plan also refers to the provision of low-level bollard lighting to be used when the street lights are turned off, however the site layout plan does not show the location of such bollard lighting. The planning authority's decision includes a condition which allows the floodlights to be used only between the hours 8am to 10.30pm. There is no restriction on the use of streetlights or low-level bollard lighting to the walking track. Having regard to the rural nature of the site and proximity of the walking track to the rear gardens of residential properties, I consider is appropriate to restrict all lighting associated with the development to between the hours of 8am and 10.30pm, for the purposes of protecting the amenity of adjoining residents and to avoid any adverse impacts on biodiversity in the surrounding area. If the Board is minded to grant permission, I recommend that a suitable condition is attached in this regard.
- 7.2.7. The amended site layout plans submitted at further information stage also shows a new 1.8m high timber palisade fence to be constructed along the western site boundary, which includes the rear boundary to the appellants' property. The applicant's appeal response notes that this new boundary treatment would be constructed prior to the commencement of any other works on the site. I consider this to be reasonable measure to negate any security or privacy concerns at both construction and operational stages. The boundary of the site to the rear garden of the three abutting residential properties comprises various treatments including a low concrete block wall. If the Board is minded to grant permission, I recommend that a suitable condition is attached to require final details of the proposed new boundary treatment in the context of existing boundaries.
- 7.2.8. Construction related matters can be managed by way of a Construction and Environmental Management Plan (CEMP) to be submitted for agreement to the planning authority. If the Board is minded to grant permission, I recommend that a suitable condition is attached in this regard.

7.3. Access to existing Soak Pit

- 7.3.1. A primary concern of the appellants relates to the continuation of access, for inspection and maintenance, to an existing soak pit located within the appeal site but the use of which is associated with the wastewater treatment system of the appellants' dwelling. The amended Site Layout Plan submitted at further information stage shows the assumed location of a soak pit on the appeal site, all contained within c. 5m of the appellants' property boundary. The amended Site Layout Plan shows that the proposed development would be setback c. 16.6m from the boundary with the appellants' property, thereby avoiding any risk of impacting on same. I consider the setback to be acceptable in this regard. In terms of access to the soak pit for inspection and maintenance, I do not consider this to be a planning consideration rather a civil matter between the parties, and thus outside the remit of the Board.

7.4. Other Matters

Removal of Hedgerow – New Issue

- 7.4.1. Whilst not a ground of appeal, I note that the proposal includes the removal of c. 100m of hedgerow to facilitate the construction of the proposed access road and car park.
- 7.4.2. As noted earlier in my report, the application was assessed by the planning authority against the relevant provisions of the 2017-2023 CDP, however under the current CDP, which has since taken effect, Policy P-BD-4 seeks to minimise adverse impacts of proposed developments on existing habitats, whether designated or not, by including mitigation and/or compensation measures as appropriate, whilst Policy P-BD-7 requires development proposals on sites of 0.5 ha and over to retain existing high-quality ecological features and demonstrate a site-specific biodiversity net gain (BNG).
- 7.4.3. The application does not include an ecological impact assessment, nor does it provide any details of the hedgerow to be removed and provides no landscape plans for new planting on the site.
- 7.4.4. In my view, there is sufficient scope within the site boundaries to deliver a biodiversity net gain in the form of replacement planting. I consider it appropriate therefore to request the applicant to submit a landscape plan for agreement to the planning

authority showing new native tree / hedgerow planting to the north and east boundaries and native planting within the area between the western site boundary and the walking track. These measures would assist in re-establishing the link between adjacent habitat areas, while the planting within the area on the west side of the walking track would also provide a natural screen to adjacent residential properties. Landscaping of the site would also assist in reducing any visual impact of the development on the receiving landscape, noting the location of the site within the boundary of a scenic route designation associated with the L-2702. If the Board is minded to grant permission, I recommend that a suitable condition is attached in this regard.

- 7.4.5. This is a new issue and the Board may wish to seek the views of the relevant parties however I consider a condition requiring compensatory planting as described above would suffice.

Development Contributions

- 7.4.6. Section 10.0 of the Sligo Development Contributions Scheme 2018-2024 outlines the categories of development which are deemed to be exempt from the requirement to pay development contributions under the Scheme, and includes '*(c) Development for social, recreational or religious purposes not used for profit or gain*'. The applicant in this case, being the Dromore West Recreational Amenity Committee, refers to itself as a non-profit voluntary community group. Furthermore, the planning authority accepted the planning application in the absence of a planning fee. On the basis of the foregoing, I am satisfied that that the exemption in this regard applies, consistent with the determination by the planning authority, thus no development contribution is payable.

8.0 EIA Screening

- 8.1.1. Refer to Form 1 in Appendix 1 (EIA Pre-Screening). Class 1(a), Part 2, Schedule 5 of the Planning and Development Regulations 2001 (as amended) provides that mandatory EIA is required for restructuring of rural land holdings, undertaken as part of a wider proposed development, where the length of field boundary to be removed is above 4 kilometres; while Class 10 (dd) of the Regulations provides that mandatory EIA is required for all private roads which would exceed 2000 metres in length.

- 8.1.2. Refer to Form 2 in Appendix 1 (EIA Preliminary Examination). Having regard to the nature, size and location of the proposed development and to the criteria set out in Schedule 7 of the Regulations I have concluded at preliminary examination that there is no real likelihood of significant effects on the environment arising from the proposed development. EIA, therefore, is not required.

9.0 Appropriate Assessment

Refer to Appendix 2. Having regard to nature, scale and location of the proposed development and proximity to the nearest European site, it is concluded that no Appropriate Assessment issues arise as the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

10.0 Water Framework Directive

Refer to Appendix 3. I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

11.0 Recommendation

I recommend that permission be granted in accordance with the submitted plans and particulars and as amended by further information received on the 24th July 2024, and based on the reasons and considerations below, and subject to the conditions set out below.

12.0 Reasons and Considerations

Having regard to the policies as set out in the Sligo County Development Plan 2024-2030 and having regard to the nature and scale of the proposed development, as amended by the further plans and particulars submitted on the 24th July 2024, it is

considered that subject to compliance with the conditions set out below, the proposed development would be acceptable and would not seriously injure the residential amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions:

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 22nd February 2024 as amended by the further plans and particulars submitted on the 24th July 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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The development approved by this permission (access road, area of car parking, lighting, astro-pitch fencing and ball stop netting), shall not become operational until the associated astro-turf pitch is fully constructed and operational.</p> <p>Reason: In the interest of clarity.</p>
3.	<p>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:</p> <p>a) A plan to scale of not less than [1:500] showing –</p> <ul style="list-style-type: none"> 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

	<p>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 and which shall not include prunus species. Planting shall include the following:</p> <ul style="list-style-type: none"> ○ the establishment of a hedgerow, to include tree planting, along the northern and eastern boundaries of the site. ○ Planting of trees within the area of land between the western site boundary and the walking track. <p>The agreed landscaping plan shall be carried out within the first planting season following completion of the development and not later than 1 year following the commencement of the use of the development.</p> <p>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.</p> <p>Reason: In the interest of residential and visual amenity and enhancement of biodiversity.</p>
4.	<p>a) Prior to the commencement of development, a revised lighting design plan shall be submitted to, and agreed in writing with, the planning authority, to show the location of low-level bollard lighting, the provision of which are referenced on the site layout plan submitted to the planning authority on the 24th July 2024.</p> <p>b) Apart from the requirement under part (a) above, the lighting shall be installed in accordance with the lighting design plan submitted to the Planning Authority on 22nd February 2024 and 24th July 2024.</p> <p>c) The Developer shall comply with all future site lighting requirements of the Planning Authority in relation to adjusting the lights by re-aiming, the addition of louvres & shields and / or dimming.</p>

	<p>d) All lighting associated the development (flood lighting, street lighting and low-level bollard lighting) shall not operate between the hours of 22.30hrs to 08.00hrs.</p> <p>Reason: In the interests of public safety and residential amenity.</p>
5.	<p>a) Prior to the commencement of any development associated with this grant of permission, a 1.8m high boundary treatment shall be constructed along the western boundary of the site.</p> <p>b) Prior to the commencement of development, drawings shall be submitted to, and agreed in writing with, the planning authority, providing details of existing and proposed boundary treatment along the western boundary.</p> <p>Reason: In the interests of residential amenity.</p>
6.	<p>The construction of the development shall be managed in accordance with a Construction Environmental Management Plan (CEMP), which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, traffic management measures, consultation measures with local residents, schools and businesses in relation to traffic disruption during construction works, noise management measures and off-site disposal of construction/demolition waste.</p> <p>Reason: In the interests of public safety and residential amenity.</p>
7.	<p>Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p>a) A Class 1 type oil interceptor of sufficient capacity shall be installed on the surface water drainage system/attenuation system serving the access road and car parking area in accordance with the plans and proposals submitted to the Planning Authority.</p>

	<p>b) The applicant shall enter into a maintenance agreement for the maintenance and de-sludging of the oil interceptor, which shall be renewed on an annual basis. This maintenance contract shall be presented to the Planning Authority on request. Desludging of the oil interceptors shall be carried out in accordance with the recommendations of the manufacturer. Desludging shall be carried out by an Authorised Waste Disposal Contractor with a current, Valid, Waste Collection Permit for the collection and disposal of waste oils</p> <p>Reason: In the interests of public health and waste management</p>
8.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 0700 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.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>
9.	<p>All service cables associated with the proposed development such as electrical and telecommunications shall be located underground.</p> <p>Reason: In the interests of visual and residential amenity.</p>

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Jim Egan
Planning Inspector

5th June 2025

Appendix 1 - Form 1

EIA Pre-Screening

An Bord Pleanála Case Reference	ABP-320782-24		
Proposed Development Summary	Construction/erection of an astro turf pitch and walking track (which are in themselves exempt from planning -exempted development ref. ED487) which includes the construction of an access road, car park and pedestrian access including associated lighting and all associated site works.		
Development Address	Dromore, Dromore West, Co. Sligo		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	√
		No	
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes	√		
No			
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes			
No	√		Proceed to Q4
4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes	√	Class 1(a) - Projects for the restructuring of rural land holdings, undertaken as part of a wider proposed development, and not as an agricultural activity that must comply with the European Communities (Environmental Impact Assessment) (Agriculture) Regulations 2011, where the length of field boundary to be removed is above 4 kilometres, or where re-	Preliminary examination required (Form 2)

		<p>contouring is above 5 hectares, or where the area of lands to be restructured by removal of field boundaries is above 50 hectares.</p> <p>Class 10 (dd) - All private roads which would exceed 2000 metres in length.</p>	
--	--	--	--

5. Has Schedule 7A information been submitted?		
No	√	Pre-screening determination remains as above (Q1 to Q4)
Yes		

Inspector: _____

Date: _____

Appendix 1 - Form 2

EIA Preliminary Examination

An Bord Pleanála Case Reference Number	ABP-320782-24
Proposed Development Summary	Construction/erection of an astro turf pitch and walking track (which are in themselves exempt from planning - exempted development ref. ED487) which includes the construction of an access road, car park and pedestrian access including associated lighting and all associated site works.
Development Address	Dromore, Dromore West, Co. Sligo
<p>The Board carried out a preliminary examination [ref. Art. 109(2)(a), Planning and Development regulations 2001, as amended] of at least the nature, size or location of the proposed development, having regard to the criteria set out in Schedule 7 of the Regulations.</p> <p>This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.</p>	
<p>Characteristics of proposed development (In particular, the size, design, cumulation with existing/proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).</p>	<p>The proposed development comprises the construction of an access road, car parking area and lighting to an astro-turf pitch and walking track. The site has a stated area of 0.711 ha.</p> <p>The development comes forward as a standalone project, albeit in conjunction with an astroturf pitch and walking track, which the applicant advises are to be constructed as exempted development.</p> <p>The proposed access road would have a length of c. 50m and, when taken together with a proposed footpath, would have a width of c. 7m.</p> <p>The construction of the access road and car parking area would require the removal of c. 100m of an existing field boundary, comprising hedgerow and intermittent trees.</p>

			The project does not require the use of substantial natural resources or give rise to significant risk of pollution or nuisance. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks to human health.
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).			The site is not located within or immediately adjacent to any designated site. The proposed development does not require the provision of wastewater treatment. Surface water from the access road and car parking area would be directed to a soakaway via an oil interceptor. It is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on a European Site and appropriate assessment is therefore not required.
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).			Having regard to the nature of the proposed development, its location removed from sensitive habitats/features, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act
Conclusion			
Likelihood of Significant Effects	Conclusion in respect of EIA		Yes or No
There is no real likelihood of significant effects on the environment.	EIA is not required.		Yes

There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	Schedule 7A Information required to enable a Screening Determination to be carried out.	
There is a real likelihood of significant effects on the environment.	EIAR required.	

Inspector: _____

Date: _____

Appendix 2

AA Screening

Screening the need for Appropriate Assessment: Screening Determination (Stage 1, Article 6(3) of Habitats Directive)

I have considered the proposal in light of the requirements S177U of the Planning and Development Act 2000 as amended.

The subject site is located in a rural area, to the rear of Dromore West Central National School, c. 1km southwest of Dromore West village in County Sligo. There are no watercourses adjoining or in the vicinity of the site.

The proposed development comprises the construction of an access road, car parking area and lighting in association with an astro-turf pitch and walking track.

Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site.

The reason for this conclusion is as follows:

- Nature and scale of works proposed.
- Distance from nearest European site and lack of connections
- Taking into account the screening determination of the planning authority.

I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects.

Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

Appendix 3 – WFD Stage 1: Screening

WATER FRAMEWORK DIRECTIVE IMPACT ASSESSMENT STAGE 1: SCREENING

Step 1: Nature of the Project, the Site and Locality

An Bord Pleanála ref. no.	ABP-320782-24	Townland, address	Dromore, Dromore West, Co. Sligo
Description of project		Construction/erection of an astro turf pitch and walking track (which are in themselves exempt from planning -exempted development ref. ED487) which includes the construction of an access road, car park and pedestrian access including associated lighting and all associated site works.	
Brief site description, relevant to WFD Screening,		<ul style="list-style-type: none"> • Greenfield site within a rural area. • No watercourse within the boundary of the site. • The nearest waterbody is a stream (EPA Code: 35C66) located c. 100m to the west of the proposed development site (on the west side of the L2702), and which flows in a northly direction before discharging into the Ballymeeney River c. 1km to the north of the site, and which in turn flows into Sligo Bay / Donegal Bay Southern. • The proposed development site is located within the Sligo Bay Catchment, and the Easky sub-catchment. • The site is located in the Collooney ground waterbody, in an area of high groundwater vulnerability. • GSI Mapping shows that the soil at this location is underlaid by mineral poorly drained soil (mainly acidic). 	
Proposed surface water details		Surface water generated on the access road and car park would be directed to a new soakaway via an oil interceptor.	

Proposed water supply source & available capacity	N/A
Proposed wastewater treatment system & available capacity, other issues	N/A
Others?	N/A

Step 2: Identification of relevant water bodies and Step 3: S-P-R connection						
Identified water body	Distance to (m)	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)
Unnamed Stream (tributary of the Ballymeeny River)	c. 100m to the west	CARROWNRUS H_010 IE_WE_35C660 850	The River Waterbody WFD Status 2016-2021 awarded the River Knappagh a status of 'Good'	Review	-	Groundwater
Ballymeeny River	c. 1km to the north	CARROWNRUS H_010 IE_WE_35C660 850	The River Waterbody WFD Status 2016-2021 awarded the River Knappagh a status of 'Good'	Review	-	Groundwater
Donegal Bay Southern	c. 3.6km to the north	IE_WE_430_00 00	The Coastal Waterbody WFD Status 2016-2021 awarded the River Knappagh a status of 'High'	Not at Risk	-	Groundwater
Collooney ground waterbody, in an area of high groundwater vulnerability.	N/A	Collooney IE_WE_G_0048	The Ground Waterbody WFD Status 2016-2021 awarded Collooney groundwater body a status of 'Good'	Not at Risk	-	Groundwater

Step 3: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.

CONSTRUCTION PHASE

No.	Component	Water body receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.
1.	Construction related contaminants entering ground water.	CARROWNR USH_010 Donegal Bay Southern Collooney ground waterbody	Existing	Water quality degradation. Site is underlaid by poorly drained soil therefore indicative of relatively slow percolation of water / pollutants.	CEMP	No	N/A

OPERATIONAL PHASE

2.	Untreated surface water from car park entering groundwater.	CARROWNR USH_010 Donegal Bay Southern Collooney ground waterbody	Existing	Water quality degradation. Site is underlaid by poorly drained soil therefore indicative of relatively slow percolation of water / pollutants.	Installation of a Class 1 Oil Interceptor.	No	N/A
----	---	--	----------	---	--	----	-----