



An  
Bord  
Pleanála

**Board Direction**  
**BD-002471-19**  
**ABP-302305-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/03/2019.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to

- the provisions of the Cork County Development Plan 2014–2020 and the East Cork Municipal District Local Area Plan 2017 that seek to promote the provision of new recreation and amenity facilities,
- the location of the site within the settlement boundary and the sites zoning objective

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

In deciding not to accept the Inspector's recommendation to refuse permission, the Board concurred with the analysis of the Planning Authority that, subject to compliance with conditions as set out below, the proposed development would not seriously injure the residential amenities of adjoining properties and would be acceptable in terms of the preservation of the biodiversity of the area.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted to the planning authority on the 4<sup>th</sup> December 2017, 20<sup>th</sup> December 2017, and 22<sup>nd</sup> June 2018 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. PA Condition 2 (Flood Lighting)
3. Standard ABP Landscaping Condition
4. Standard ABP Archaeology Condition
5. PA Condition 4 (Traffic)
6. PA Condition 6 (Omit Pitch C)
7. PA Condition 8 (Noise Condition)
8. Standard ABP Construction Management Plan Condition
9. Standard ABP Construction Waste Condition
10. Standard ABP Waste Condition
11. PA Condition 10 (Use of Licenced Hauliers only)
12. Standard ABP Financial Contribution Condition

**Board Member**

**Date:** 01/03/2019

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Terry Ó Niadh