

An
Bord
Pleanála

Board Direction
BD-019001-25
ABP-319008-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/02/2025.

The Board decided to make a **split decision**, generally in accordance with the Inspector's recommendation, to

(1) **grant** permission (subject to conditions) for:

a new pitch, floodlighting, ball stop netting, fencing and supports

for the reasons and considerations marked (1) under and subject to the conditions set out below, and

(2) **refuse** permission for:

new access roadway and junction off Inchvale Road, set down parking area, turning area and connections to adjacent lands

for the reasons and considerations marked (2) under.

Reasons and Considerations (1)

Having regard to the provisions of the Cork City Council Development Plan 2022-2028, within which the subject site is zoned ZO16 Sports Grounds and Facilities, ZO15 Public Open Space and ZO2 New Residential Neighbourhoods, to the design and scale of the proposed development, to the existing sports facility and the

proximity to the adjoining residential area and to the village of Douglas, it is considered that the proposed development would not adversely affect the residential or visual amenities of the area nor would it give rise to the creation of a traffic hazard in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 8th day of December, 2023, 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 applicant shall submit for the written approval of the Planning Authority, plans and particulars showing the omission of the proposed access roadway, junction off Inchvale Road, set down parking area and turning area.

Reason: In the interest of clarity.

3. Public lighting to include floodlighting shall be provided in accordance with a scheme which shall be submitted to, and agreed in writing with the planning authority prior to the commencement of development and shall provide for:

(a) The scheme shall include lighting along pedestrian routes.

(b) The floodlights shall be directed onto the playing surface of the pitch and away from adjacent housing. The floodlights shall be directed and cowled such as to reduce, as far as possible, the light scatter over

adjacent houses and the woodland and scrub area between the Cork South Ring Road and Inchvale Road / Alden for nocturnal wildlife species especially bats.

- (c) Lighting shall conform to luminare design set out by the Bat Conservation Trust (2018) guidance notes on lighting that is sensitive to nocturnal wildlife such as Bats.

Reason: In the interest of public and wildlife safety

4. The applicant shall provide 24 no. safe and secure bicycle parking spaces within the site. Provision should be made for a mix of bicycle types including cargo bicycles and individual lockers. Details of the layout and marking demarcation of these spaces shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.

5. A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.

Reason: In the interest of sustainable transport and safety

6. The construction of the development shall be managed in accordance with a Construction and Environmental 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:

- a) Location of the site and materials compounds including areas identified for the storage of construction refuse.
- b) Location of areas for construction site offices and staff facilities.
- c) Details of site security fencing and hoardings.
- d) Details of on-site car parking facilities for site workers during construction.
- e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site.
- f) Measures to obviate queuing of construction traffic on the adjoining road network.
- g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network.
- h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works.
- i) Details of appropriate mitigation measures for noise, dust and vibration, and the location and frequency of monitoring of such levels.
- j) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater.
- k) Means to ensure that surface water run-off is controlled such that no silt or other pollutants / contaminants enter local surface water sewers or drains.
- l) A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the planning authority.
- m) Measure to fully remediate the site in accordance with a Construction Stage Invasive Plant Species Management plan, in advance of the commencement of construction activities.

Reason: In the interest of amenities, public health and safety

7. Drainage arrangements including the attenuation and disposal of surface water, shall comply with the requirements of the Planning Authority for such works and services.

The developer shall coordinate with the Drainage Department of the Council during the detailed design and construction of the development.

The developer shall submit written evidence of permission from TII to connect to the existing pipe running under the N20.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In the interest of public health and surface water management.

8. All trees within and on the boundaries of the site shall be retained and maintained, with the exception of the following:
 - (a) Specific trees, the removal of which is authorised in writing by the planning authority to facilitate the development.
 - (b) Trees which are agreed in writing by the planning authority to be dead, dying or dangerous through disease or storm damage, following submission of a qualified tree surgeon's report, and which shall be replaced with agreed specimens.
 - (c) Tree felling shall take place outside the bird nesting season (1 March to 1 September)

Retained trees shall be protected from damage during construction works. Within a period of six months following the substantial completion of the proposed development, any planting which is damaged or dies shall be replaced with others of similar size and species, together with replacement planting required under paragraph (b) of this condition.

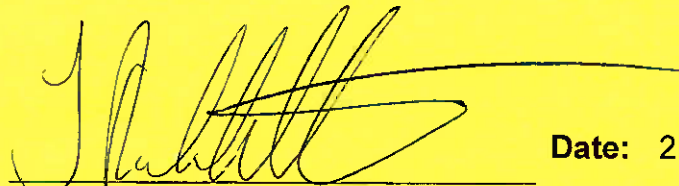
No trench, embankment or pipe run shall be located within three metres of any trees which are to be retained on the site.

Reason: To prevent damage to the root systems of trees and in the interest of visual amenity.

Reasons and Considerations (2)

The Board is not satisfied that a new access roadway and junction off Inchvale Road, set down parking area and turning area is justified to facilitate the proposed pitch having regard to the existing vehicular access and parking serving existing sporting facilities on the landholding. While a vehicular connection to adjacent lands may be justified in order to avoid adjacent zoned lands from becoming landlocked, the Board considered that there was insufficient information in the application to fully assess potential impacts arising from such a connection in this instance. The proposed development is, therefore, contrary to the proper planning and sustainable development of the area.

Board Member:



Tom Rabbette

Date: 21/02/2025