

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Cork County**

**Planning Register Reference Number: 15/04904**

An Bord Pleanála Reference Number: PL 04.246138

**APPEAL** by David Turnbull and others of 55 Avondale Mews, Old Church Road, Passage West, County Cork against the decision made on the 20<sup>th</sup> day of January, 2016 by Cork County Council to grant subject to conditions a permission to Passage West Hurling and Football Club care of The Planning Partnership via Fulcrum, Unit 10A, South Ring Business Park, Kinsale Road Roundabout, Kinsale Road, Cork in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** 1. The construction of an all-weather astro turf playing pitch (887.3 square metres) and associated flood lighting (four number 10 metre height columns with two number 600 watt fittings each). 2. Enclosing of proposed all-weather playing pitch along its north-western, north-eastern, south-eastern, and part south-western perimeter with galvanised mesh fencing (2.4 metres height) and high ball catching net (2.6 metres height above galvanised mesh fencing) totalling five metres in height. 3. Enclosing of proposed all-weather playing pitch along part of its south-western perimeter with a pre-cast hurling wall (36.3 metres length and 5.2 metres height) with associated high ball catching net (a two metre height above hurling wall) totalling 7.2 metres in height. 4. Construction of an additional vehicular access road (4.8 metres wide tarmac surface road of approximately 108 metres in length) with 1.2 metres wide concrete pedestrian footpath and associated surface water drainage infrastructure.

5. All associated site development works and services, above and below ground level. Parking associated with the existing club pavilion and pitch facilities will be maintained at 53 number spaces. All at this site of 5.1966 hectares, Passage West Hurling and Football Club Grounds, Manning Park, Maulbaun, Passage West, County Cork.

## **DECISION**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

Having regard to the existing sports facility use on the appeal site and the provisions of the Carrigaline Electoral Area Local Area Plan, 2011, where the appeal site is zoned 'Open Space Sports Recreation/Amenity' and to the existing character and pattern of development in the vicinity of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. 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 submitted on the 22<sup>nd</sup> day of December, 2015, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The all-weather playing pitch and hurling wall shall be for the exclusive use of Passage West Hurling and Football Club members only. It shall not be used as a multiple user commercial facility and shall not be rented out to other clubs or individuals.

**Reason;** In the interest of clarity, to control the volume of traffic and noise generated, in the interests of traffic safety and residential amenity.

3. The all-weather playing pitch and hurling wall shall only be used between the hours of 0900 to 2100 Monday to Friday and between the hours of 0900 to 2000 Saturday and Sunday.

**Reason:** In the interest of protecting adjoining residential amenities.

4. The internal access road, the footpath and the roadside signage, to service the proposed development shall comply with the requirements of the planning authority and details in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** To ensure a satisfactory standard of development.

5. Details of the design and layout of the proposed car parking spaces shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of traffic safety.

6. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Prior to commencement of development, details in this regard shall be submitted to, and agreed in writing with, the planning authority.

**Reason:** In the interest of public health.

7. No surface water shall be permitted to discharge onto the public road from the facility.

**Reason:** In the interest of traffic safety.

8. Prior to commencement of development, a comprehensive landscaping scheme shall be submitted to the planning authority for written agreement. This scheme shall include details of all existing trees and hedgerows on the site, specifying those proposed for retention, together with measures for their protection during the period in which the development is carried out. The site shall be landscaped in accordance with the agreed scheme, which shall also include a timescale for implementation.

**Reason:** In the interest of visual amenity.

9. All service cables associated with the proposed development shall be run underground within the site.

**Reason:** In the interest of orderly development and the visual amenities of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2016.**