



An
Bord
Pleanála

Inspector's Report PL04.247483

Development	Removal of conditions Nos. 9, 10 and 12 of permission granted under reg. no. 04/5325 to provide full vehicular access to sports facility
Location	Brooklodge, Glanmire, Co. Cork
Planning Authority	Cork County Council
Planning Authority Reg. Ref.	16/6035
Applicant(s)	Glanmire Area Community Association Limited
Type of Application	Permission
Planning Authority Decision	Grant subject to Conditions.
Type of Appeal	Third Party
Appellant(s)	Anita Mullins & Others
Observer(s)	Mary Fitzpatrick
Date of Site Inspection	29th January 2017
Inspector	Mary Crowley

Contents

1.0 Site Location and Description	3
2.0 Proposed Development	4
3.0 Planning Authority Decision	4
3.1. Decision	4
3.2. Planning Authority Reports	5
3.3. Prescribed Bodies	5
3.4. Third Party Observations	5
4.0 Planning History.....	6
5.0 Policy Context.....	8
5.1. Development Plan.....	8
5.2. Natural Heritage Designations	8
6.0 The Appeal	9
6.1. Grounds of Appeal	9
6.2. Applicant Response	10
6.3. Planning Authority Response.....	12
6.4. Observations	12
6.5. Further Responses.....	12
7.0 Assessment.....	12
8.0 Recommendation.....	17
9.0 Reasons and Considerations.....	18
10.0 Conditions	18

1.0 Site Location and Description

- 1.1. There was a recent appeal on this site; PL04.246480 refers. The Inspectors report set out the following description of the appeal site.
- 1.2. The site, with a stated area of 3.61ha, is located directly to the south of the M8 motorway, at the northern end of the settlement of Brooklodge, Glanmire in Co. Cork. Vehicular access to the site is from a short cul de sac within the Forest Park housing estate. There is an existing pedestrian access via a 170m long footpath, linking the southwestern corner of the site with a distributor road to the south, opposite Glanmire Community College. A pedestrian crossing links the Community College and the pedestrian footpath to the pitches. The site falls gently from north to south – there being a difference of approximately 9m, with pitches laid out on terraces. The site comprises 3 no. playing pitches oriented east/west. There is a single-storey clubhouse/changing room building, surrounded by a 2.4m high palisade fence, in the southwestern corner of the site (at a lower level than the adjoining pitches). Car-parking is stated to be provided within the nearby Community College to the south.
- 1.3. To the north, the site abuts the M8; the boundary with which is a 2m high earth bank surmounted by concrete post & rail fencing. Mature screen planting blocks off all view of traffic. To the east, the site abuts the rear gardens of two-storey and single-storey houses in Forest Park estate; the boundary with which is mature screen planting. To the south, the site abuts the rear gardens of single-storey houses in Brooklodge estate; the boundary with which is a 2.4m high palisade fence, inside which is the remains of an old hedgerow. To the west, the site abuts a belt of mature deciduous trees – the boundary with which is 2.4m high palisade fencing.
- 1.4. The pitches were in use on the date of site inspection. A set of photographs of the site and its environs taken during the course of the site inspection is attached. I would also refer the Board to the photographs available to view throughout the appeal file.

2.0 Proposed Development

2.1. This is an application for the removal of Conditions No.9 & No.10 of Planning Register No. 04/5325 which relate to site boundaries fencing/walls and permission for the removal of condition No.12 of Planning Register No. 04/5325 in order to provide full vehicular access to sports facility, this includes minor road works to Forest Park Road from Brookhill to the existing entrance gates to the sports facility and the provision of on-site car/bus parking with associated works to serve community playing pitches.

2.2. The application was accompanied by the following:

- Planning Report
- Traffic & Transport Assessment
- Letters of support for the application
- List of Company Directors

3.0 Planning Authority Decision

3.1. Decision

3.1.1. Cork County Council issued a notification of decision of grant of permission subject to 13 generally standard conditions. Conditions of note are as follows:

- Condition No 1 - The trees and hedgerow along the eastern site boundary shall be retained.
- Condition No 3 - Before development commences the road improvements shown on submitted drawing no. Y15 301 10/PL/01 Rev A shown in Appendix 3 of the TTA received on 15th Aug 2016 shall be completed to the satisfaction of the Planning Authority and shall be subject to the following: -
 - a. The lane widths on Brookhill Road shall be narrowed to a width of 3.0m by physical measures such as footpath widening, for a distance of at least 100 metres on both approaches to the junction with Forest Park
 - b. The kerb radii on the entrance to Forest Park shall be reduced to 6.0 metre radius on both sides

c. The proposed speed ramp shall be sufficient to reduce ambient traffic speeds on the Forest Park estate road to 20 kph or less.

d. An additional speed control ramp shall be provided on the Forest Park access road in close proximity to Brookhill Road. Full details of this ramp shall be agreed in writing with the Planning Authority Planning Authority Reports

3.2. **Planning Reports**

3.2.1. The **Assistant Planner** in their report of 7th October 2017 noted that all three site notices were correctly displayed, and met the requirements of Part 4 Article 19 of the Planning and Development Regulations 2001-2013.

3.2.2. The **Senior Planner** in their report of 7th October 2017 recommended that permission be granted subject to conditions. The notification of decision to grant permission issued by Cork County Council reflects this recommendation.

3.3. **Other Technical Reports**

3.3.1. The **Area Engineer** in their report of 4th October 2016 recommended that planning permission is granted based on the conditions relating to gates opening inwards, sight distance provision, surface water, roadside drainage and foul sewer.

3.3.2. The **Cork National Roads Office** in their report of 25th August 2016 has no stated objection to the scheme.

3.3.3. The **Traffic & Transport Department** in their two reports had no stated objection to the scheme subject to conditions as set out in their report.

3.4. **Prescribed Bodies**

3.4.1. **Irish Water** has no objection to the scheme.

3.5. **Third Party Observations**

3.5.1. There are four third party submissions on the planning file from Mary Fitzpatrick, Sarsfield Camogie Club, The Residents of Forest Park and Margaret McCann. The issues raised related to the following as summarised:

- Traffic hazard
- Inadequate Traffic and Transport Assessment
- Negative impact on residential amenity
- Noise
- Planning history and concern regarding ongoing non-compliance with planning conditions
- Unsatisfactory handling of enforcement complaint by Cork County Council
- Excessive scale of proposed car park
- Possible availability of Glanmire Community College car park as alternative parking area for pitches
- Lack of consultation with residents
- Access to pitches supported, while taking account of residents' concerns

3.5.2. It is also noted that local Councillor Keohane requested to be notified of the decision.

4.0 Planning History

4.1. There are two previous planning appeals on this site that may be summarised as follows:

PL04.125593 (Reg Ref 00/1709) – Cork County Council granted planning permission for 4 playing pitches and access facilities. The decision was appealed by two third parties. The Board refused planning permission for the following reason:

In the absence of evidence of a satisfactory proposal for alternative car parking arrangements (which should preferably be located within the boundary of the site) and appropriate vehicular access to the site, it is considered that the proposed development would result in a substandard and uncoordinated form of development and would generate significant demand for on-street car parking along the heavily-trafficked Glanmire Road which would cause congestion and obstruction of other road users and would endanger public safety by reason of traffic hazard. The proposed

development would, therefore, be contrary to the proper planning and development of the area.

PL04.246480 (Reg Ref 16/4194) – Cork County Council granted planning permission for the retention of netting poles serving pitch no. 3, and permission for netting poles for pitch no's 1 & 2 and netting for all three pitches. The decision was appealed by a third party. The Board granted permission subject to condition.

4.2. There was a previous planning decision on this site that is pertinent to this appeal as follows:

Reg Ref 04/5325 – Cork County Council granted permission for 3 no. playing pitches, 2 no. all weather pitches, 2 no. basketball courts, 1 no. tennis court, entrance for service and emergency vehicles, pedestrian entrance and associated fencing. Condition No 9, 10 and 12 (the subject of this appeal) state as follows:

Condition No 9 - *The existing trees / hedgerow along the eastern site boundary shall be retained in their entirety and shall be protected from damage by secure fencing during construction works. Any gaps in this hedge shall be filled in with new planting. Palisade fencing 2.4m in height and dark green in colour shall be erected on the western side of the hedgerow in accordance with details to be agreed with the Planning Authority before development commences. Netting shall be erected along this boundary if necessary, in accordance with details to be agreed in writing with the Planning Authority.*

Reason: *In the interests of orderly development, residential and visual amenity.*

Condition No 10 - *A wall 2.4 meters in height plastered on the southern side and capped shall be provided along the southern boundary from the south east corner of the site to the far south west corner in accordance with details to be agreed with the Planning Authority prior to the commencement of development.*

Reason: *To block views of and access to the development from the Brooklodge Estate in order to minimise the impact of development on the Brooklodge estate in the interests of protecting residential amenity.*

Condition No 12 - *Access to the development from Forest Park shall be restricted to maintenance and emergency vehicles only. There shall be no*

pedestrian access via Forest Park. Entrance from Forest Park shall be designed with walls and solid gates 2.4m in height, full details of which shall be agreed in writing with the Planning Authority before development commences. Access for players, supporters etc. shall be via the proposed pedestrian access from the south only, as detailed on the proposals submitted. The entrance gate from Forest Park shall be kept locked at all times other than when open to allow maintenance / emergency vehicles enter or leave the site. The Developer / operator shall take all necessary measures to enforce these access arrangements to the satisfaction of the Planning Authority.

Reason: *To restrict access to the development in the interests of protecting residential amenity and in the interests of orderly development.*

5.0 Policy Context

5.1. Development Plan

- 5.1.1. The operative plan for the area is the **Cork County Development Plan 2014**. Glanmire is a designated Metropolitan Town in the *Network of Settlements: Higher Order Settlements Gateway, Hub and Main Settlements*. The site is within the settlement boundary for Glanmire. The zoning policies are set out in the Blarney Electoral Area Local Area Plan 2015. The site is zoned Open Space / Sports / Recreation / Amenity with the Forest Park zoned Existing Built Up Area.

5.2. Natural Heritage Designations

- 5.2.1. The site is not located within a designated Natura 2000 site. The relevant European sites are the Cork Harbour SPA (site code 004030) and the Great Island Channel cSAC (site code 001058).

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1. The detailed Third Party appeal and appendices has been prepared and submitted by Anita Mullins on behalf of the residents of Forest Park, Brooklodge, Glanmire. The issues raised may be summarised as follows:

6.1.2. **Background** - In 2001 the Area Planner, Chief Planner and the ABP Inspector found that a similar proposal for on-site parking for 120 cars via the small residential Forest Park Estate would be unreasonable, would have serious impacts on the residents and be unacceptable in terms of safety and general amenity. In 2005 the same concerns were raised. Cork County Council inserted condition No 2 and 12 (Reg Ref 04/5352 refers) to protect public safety and the residential amenities of Forest Park because they recognised the genuine concerns of the residents. On this occasion the application is for 135 cars / buses which amounts to an uncontrolled access via the Forest Park Estate would result in serious injury to the amenity by reason of traffic hazard. It is requested that Condition No 12 be preserved and enforced in order to protect the legitimate and reasonable interests of the residents of Forest Park.

6.1.3. **Planning History** – Condition No 12 is quite explicit, clear and precise and contains the most basic measures designed to safeguard the public safety and residential amenities of the residents of Forest Park. Concern is also raised regarding the ongoing intensification of use of this site (GACA leasing its operations) is included in the permission. Requested that Condition No 12 is preserved and enforced in order to protect the legitimate and reasonable interests of the residents of Forest Park.

6.1.4. **Serious Traffic Hazard** – The proposed development seeks permission for uncontrolled pedestrian and vehicular access, including buses, through the small residential Forest Park Estate which is home to mainly young families with children. This would present an unacceptable level of danger in terms of serious traffic hazard, safety and general amenity. The Forest Park roadway was not designed to serve as an emergency access route for a sports development. Two of the three pitches have been recently leased for a period of 15 years. This raises concerns for the residents around the management of the facility and the adherence /

enforcement of the attached conditions of operation. The proposal provides for 135 on-site parking spaces to accommodate cars and buses. This is in effect uncontrolled access without any supervision.

- 6.1.5. **Negative impact on the Residential Amenity** – The residential amenity of Forest Park continues to be eroded by the speeding unauthorised traffic attempting to access the pitches via the emergency gates. Stated that lives are constantly at risk by the serious traffic hazard which continues unabated despite many requests to the Enforcement Office to carry out their statutory duty. If granted, it will result in the complete destruction of amenity as a result of the massive increase in the volume of traffic through the estate as well as removing any remaining privacy. The proposed on-site parking will cover the area designated for the provision of 2 all-weather pitches, 2 basketball courts and 1 tennis court. The community aspect will be removed if on-site parking is permitted.
- 6.1.6. **Noise** – The proposed development will lead to huge increase in the volume of traffic through the estate. Considering that this is a small residential development, the increased levels of noise as a result of uncontrolled pedestrian and vehicular access especially at weekends will prevent the residents from having any peace of mind not to mention enjoying a peaceful atmosphere. It will also become very public with the proposed opening of a pedestrian route to the pitches via the estate during the day and into the evenings.
- 6.1.7. **Condition No 9** – The planning office served an enforcement notice on 23rd December 2011. Over four and a half years later the enforcement notice has yet to be complied with.
- 6.1.8. **Condition No 10** – Rather than provide the wall as required a palisade fence was erected leaving the residents and their homes exposed. The development remains unauthorised.
- 6.1.9. Detailed concerns are also raised relating to the “serious flaws / inadequacies” of the TTA upon which the planning authority made their decision.

6.2. Applicant Response

- 6.2.1. The first party response to the appeal has been prepared and submitted by Murphy McCarthy consulting Engineers Ltd and may be summarised as follows:

- 6.2.2. Under the 1996 County Development Plan the site was zoned for Housing. The lands were bought from McInerney Construction Ltd by cork County Council and agreement in principle reached to sell to GACA in April 1998. The zoning was to recreation / sport in a variation to the Development Plan in 1999. Submitted that without the intervention of GACA the site would have been developed for housing and that the entrance now under consideration would have been used to serve a housing estate. A legal right of way was in place for vehicular access. Calculated that the level of traffic associated with housing at this location would exceed the proposed traffic movement associated with the sports pitches; that are predominantly used on Saturday and Sunday only.
- 6.2.3. The Community College car park is not adequate to serve the sports facility and cars then parked on both sides of the Hazelwood Road. Cars are also parked near the signalised pedestrian crossing which is extremely dangerous for pedestrians. When the original planning was permitted the level of use and operation of this community sports facility could not have been envisaged. The current access is unsafe and inadequate and there is a safe and secure alternative means of accessing the development via Forest Park. The GCC car park has not been adequate to serve the sports facility and cars are then parked on both sides of the Hazelwood Road.
- 6.2.4. GACA have serious concerns regarding access for emergency vehicles in the event of a serious injury or fire, no one can guarantee that the trainer / manager of a team will have the key to the Forest Park Gate in the event of an emergency. This is not acceptable to GACA, clubs / sporting organisations using the facilities or parent and players.
- 6.2.5. Condition No 9 states that Palisade Fencing 2.4m high be provided on the western side of the hedgerow. There is no defined hedgerow and to erect a palisade fence on the GACA property ownership would involve the removal of trees / overgrowth which act as a natural barrier. Applicant is not aware of any security / nuisance issues with their neighbours along the boundary.
- 6.2.6. Condition No 10 – requested that this is removed as there is a palisade fence along this southern boundary. This was erected in consultation with the Brooklodge residents as a wall would provide a screen for anti-social behaviour. GACA have recently cleared overgrowth along this southern boundary at the request of residents.

There is less chance of anti-social behaviour if the facility can be seen from the neighbouring dwellings.

6.2.7. The response was accompanied by the following:

- Roads & Traffic Response prepared by JB Barry & Partners
- GACA letter dated 25th November 2016

6.3. **Planning Authority Response**

6.3.1. There is no response recorded on the appeal file.

6.4. **Observations**

6.4.1. There is one observation recorded on the appeal file from Mary Fitzpatrick. The issues raised relate to serious inaccuracies in the transport survey and the relevance of condition No 8 of the notification (surface water flowing uphill).

6.5. **Further Responses**

6.5.1. None recorded on the appeal file.

7.0 **Assessment**

7.1. Notwithstanding the description of the proposal as set out in the public notices it is my view that that an argument could be made that this may not be an application for development save for the provision of car parking. However, the Board has accepted the appeal and therefore I propose to consider the appeal accordingly.

7.2. Having regard to the information presented by the parties to the appeal and in the course of the planning application, the planning history pertaining to the site and to my site inspection of the appeal site, I consider the key planning issues relating to the assessment of the appeal can be addressed under the following general headings:

- Principle / Policy Considerations
- Condition No 9
- Condition No 10

- Condition No 12
- Screening for Appropriate Assessment

7.3. Principle / Policy Considerations

- 7.3.1. This is an application for the removal of Conditions No.9, No.10 and No 12 of Planning Register No. 04/5325 which relate to site boundaries, fencing/walls and provision of full vehicular access to the sports facility from Forest Park Road together with car parking.
- 7.3.2. As set out previously the appeal site is within the settlement boundary for Glanmire where the zoning policies are set out in the Blarney Electoral Area Local Area Plan 2015. The appeal site is zoned Open Space / Sports / Recreation / Amenity with Forest Park zoned Existing Built Up Area. Having regard to County Development Plan and the Blarney LAP, the established use at this location I consider the proposed amendments to the scheme before the Board to be acceptable in principle having regard to the zoning objectives for the site. However, this is subject to the acceptance or otherwise of site specifics / other policies within the development plan and government guidance discussed below.

7.4. Condition No 9

- 7.4.1. Condition No 9 of Reg Ref 04/5325 stated as follows:

The existing trees / hedgerow along the eastern site boundary shall be retained in their entirety and shall be protected from damage by secure fencing during construction works. Any gaps in this hedge shall be filled in with new planting. Palisade fencing 2.4m in height and dark green in colour shall be erected on the western side of the hedgerows in accordance with details to be agreed with the Planning Authority before development commences. Netting shall be erected along this boundary if necessary, in accordance with details to be agreed in writing with the Planning Authority.

Reason: *In the interests of orderly development, residential and visual amenity.*

- 7.4.2. The boundary in question is located along the back of the western row of houses within Forest Park. It is further noted that permission exists for the erection of netting to prevent balls straying (Reg Ref 16/4194, ABP PL04.246480 refers) from the grounds.

- 7.4.3. The applicant is of the view that the provision of a palisade fence along the western side of the hedgerow would require the unnecessary removal of trees/overgrowth which act as a natural barrier. The applicant states that they are not aware of any security / nuisance issues with their neighbours along the boundary
- 7.4.4. The existing boundary is a strong hedgerow with some substantial trees. I agree with the local authority planner that it is an adequate boundary in its own right and the need for a palisade fence is not obvious. The proposed removal of this condition would not in my view have a significant impact on orderly development or the residential and visual amenity of the area. It is therefore considered reasonable to remove the requirement for this palisade fence, while retaining a requirement for ongoing management of the hedge.
- 7.4.5. It is recommended that Condition No 9 be removed.

7.5. Condition No 10

- 7.5.1. Condition No 10 of Reg Ref 04/5325 stated as follows:

A wall 2.4 meters in height plastered on the southern side and capped shall be provided along the southern boundary from the south east corner of the site to the far south west corner in accordance with details to be agreed with the Planning Authority prior to the commencement of development.

Reason: *To block views of and access to the development from the Brooklodge Estate in order to minimise the impact of development on the Brooklodge estate in the interests of protecting residential amenity.*

- 7.5.2. The applicant requests the removal of this condition as there is a palisade fence along this southern boundary. It is submitted that this was erected in consultation with the Brooklodge residents as it was considered that a wall would provide a screen for anti-social behaviour. GACA have recently cleared overgrowth along this southern boundary at the request of residents. I agree with the Planning Authority that there is no objection in planning terms to the removal of this condition.
- 7.5.3. It is recommended that Condition No 10 be removed.

7.6. Condition No 12

- 7.6.1. Permission was granted in 2004 for 3 no. playing pitches, 2 no. all weather pitches, 2 no. basketball courts, 1 no. tennis court, entrance for service and emergency

vehicles, pedestrian entrance and associated fencing subject to conditions including Condition No 12 which stated as follows:

Access to the development from Forest Park shall be restricted to maintenance and emergency vehicles only. There shall be no pedestrian access via Forest Park. Entrance from Forest Park shall be designed with walls and solid gates 2.4m in height, full details of which shall be agreed in writing with the Planning Authority before development commences. Access for players, supporters etc. shall be via the proposed pedestrian access from the south only, as detailed on the proposals submitted. The entrance gate from Forest Park shall be kept locked at all times other than when open to allow maintenance / emergency vehicles enter or leave the site. The Developer / operator shall take all necessary measures to enforce these access arrangements to the satisfaction of the Planning Authority.

Reason: *To restrict access to the development in the interests of protecting residential amenity and in the interests of orderly development.*

- 7.6.2. The scheme before the Board requests the omission of this condition together with the provision of 120 visitors set-down / parking spaces within the site, a further 14 staff car parking and 1 parking space dedicated for disabled use next to the changing room building with general access to the pitches through Forest Park, instead of the existing restrictive access arrangements for emergencies and maintenance only. The access is to be improved in terms of sightlines, road markings, signage and pedestrian facilities. As noted on day of site inspection, at present, to access the pitches, players walk along a pedestrian pathway from Glanmire Community College (GCC) on Hazelwood Road. Parking takes place either within the school car park at the front of the school site on the opposite side of the road or at the set down area on the main road in front of the school. Accessing the path requires crossing Hazelwood Road via a signal pedestrian crossing. I note from the local Authority Planners report that there has been anti-social activity along the path accessing the pitches as it is not well supervised.
- 7.6.3. The appellants in their detailed appeal raises concerns regarding traffic safety and the effect of uncontrolled access to the facility through their small residential estate, the destruction of residential and the increased levels of noise as a result of

uncontrolled pedestrian and vehicular access through the estates especially at weekends.

- 7.6.4. The applicant states that a broad range of clubs / sporting organisations use the facility and that they are concerned that the current situation poses a real threat to every young child that is forced to cross the busy Hazelwood Road and that the new entrance will only pass four houses on Forest Estate in contrast to the hundreds of children who have to cross a dangerous busy road to access the facilities currently. According to the applicant the 15 lease contract with Riverstown FC as referred to in the appeal was necessitated to safeguard the future of the Sports Pitches as the applicants had lost local clubs / schools due to the access safety issue. It is further stated that the sports facility is and will always be under the control of GACA (Glanmire Area Community Association Ltd). The applicant also states that there is no legal agreement in place to share the car park with Glanmire Community College and that there is only permission from the principal in situ at the time and who is no longer principal. Further stated that the 85 car parking spaces are inadequate to meet the requirements of the sports grounds.
- 7.6.5. The Local Authority Planner puts forward the following supposition which in my view summarises the key issues and concerns with this appeal. *“The key question in assessing the application is balancing the reasonable expectation of the residents to have their amenities protected and the desire of the applicant to provide on-site parking and overcome a planning condition which has proved problematic for them. Underpinning both sides of the assessment is the importance of achieving a safe solution, particularly from a traffic safety perspective.”*
- 7.6.6. As noted on day of site inspection Forest Park is a relatively small housing estate comprising 22 houses where in my view the protection of residential amenities and safety of existing residents is important. In planning terms, I agree with the local authority planner that sports pitches and residential uses generally sit well together, typically with the sports facility serving the local (and wider) community and that there is nothing unusual about sports pitches locating adjacent to residential areas. However, the current arrangements for access using the walkway to the pitches and car parking is not satisfactory. I also note that problems have been experienced in transporting injured players from the pitches.

- 7.6.7. The supplementary Traffic & Transport Assessment submitted with the applicant's response to the appeal is noted and overall I agree that the proposed scheme is a significant improvement on the current access facility in terms of road safety and will accommodate all road users. Further I agree that the proposed access design, including the modifications to the Forest Park Estate Road, to be an improvement on the current situation and will accommodate the additional traffic generated by the sports facility in a safe and efficient manner without significant negative impact on the residents of Forest Park.
- 7.6.8. While I note the concerns raised by the appellants On balance I consider the wider benefits of addressing the current unsatisfactory access and car parking arrangements to be acceptable and in conformity with the proper planning and sustainable development of the area
- 7.6.9. It is recommended that Condition No 12 is removed and permission granted for car parking on site.

7.7. Screening for Appropriate Assessment

- 7.7.1. Having regard to the nature and scale of the proposed development, nature of the receiving environment and proximity to the nearest European site (Cork Harbour SPA (site code 004030) and the Great Island Channel cSAC (site code 001058)), no appropriate assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site

8.0 Recommendation

- 8.1. Having considered the contents of the application, the provision of the Cork County Development Plan 2014, the Blarney Electoral Area Local Area Plan (2015 update), the provisions of government guidance, the grounds of appeal and the responses thereto, my site inspection and my assessment of the planning issues, I recommend that Condition No 9, 10 and 12 be removed in order to provide full vehicular access to the sports facility from Forest Park Road and the provision of on-site car/bus parking with associated works to serve community playing pitches is restricted for the reasons and considerations set out below.

9.0 Reasons and Considerations

Having regard to the location of the site within lands zoned for open space / sports / recreation / amenity and Existing Built Up Area, it is considered that subject to compliance with the conditions set out in the Second Schedule, the proposed development would not be prejudicial to residential amenity, would comply with traffic safety and would therefore be in accordance with the proper planning and sustainable development of area.

10.0 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 Board on 28th November 2016, 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 trees and hedgerow along the eastern site boundary shall be retained. Any gaps in the hedge shall be filled in with replacement planting. Within 8 weeks of the date of the grant of permission, the applicant shall submit to the Planning Authority a site plan outlining the extent of the existing boundary planting with approximate heights of species.

Reason: In the interest of amenity.

Mary Crowley,

Senior Planning Inspector

9th February 2017