

An
Coimisiún
Pleanála

Direction
CD-020889-25
ABP-320080-24

The submissions on this file and the Inspector's report were considered at a meeting held on 03/10/2025.

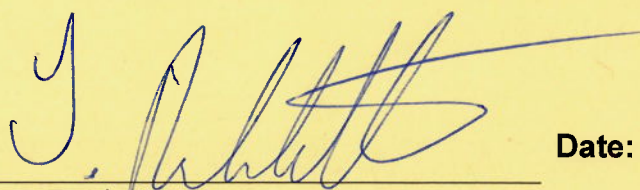
The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

(The Commission decided not to attach the Inspector's recommended condition no. 2 as permission is being granted for the development as sought and described in the public notices, and as confirmed in condition no. 1 hereunder.)

(Direction to issue with Order.)

Planning

Commissioner:


Tom Rabbette

Date: 06/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

The Commission considers that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the applicable ZO 03 'Long-term Strategic Regeneration' zoning objective and other policies and objectives of the Cork City Development Plan 2022-2028, would be a permissible

form of commercial leisure development at an appropriate location in Ballincollig town, would not seriously injure the residential or visual amenities of property in the vicinity, would counter commercial unit vacancy, and would be acceptable in terms of pedestrian and 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, 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 gaming/amusement arcade shall not operate between the hours of 1 am and 9 am Monday to Sunday.

Reason: In the interests of clarity and to allow for the hours of operation as sought by the applicant which are considered reasonable, and to protect the amenities of the area.

3. No signage, advertising structures, advertisements, security shutters or other projecting elements, including flagpoles, (including that which is exempted development under the Planning and Development Regulations, 2001 as amended), other than those shown on the drawings submitted with the application, shall be erected or displayed on the subject premises or within the curtilage of the site unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity and to protect the character of area.

4. (a) No music or other amplified sound shall be emitted to the public street or broadcast in such a manner as to cause nuisance to the occupants of nearby properties.
- (b) All entrance doors in the external envelope of the premises shall be tightly fitting and self-closing.
- (c) All windows and roof lights shall be double-glazed and tightly fitting.
- (d) Noise attenuators shall be fitted to any openings required for ventilation or air conditioning purposes.
- (e) Details indicating the proposed methods of compliance with the above requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To safeguard the amenities of property in the vicinity.