

An
Bord
Pleanála

Board Direction
BD-018705-25
ABP-320193-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/01/2025.

The Board decided to make a split decision, to

- (1) **grant permission**, for the following reasons and considerations and subject to the following conditions for the erection of 6 floodlights 15 meters in height and all associated works at Riverstown Football Club Brooklodge Riverstown Co Cork. Based on the reasons and considerations set out below:

Reasons and Considerations

Having regard to the location and established recreation use on site together with the separation distances to existing dwellings in the vicinity and the provisions of the Cork City Development Plan and in particular Section 6.53 of the plan which seeks to protect and enhance existing sports facilities in Cork City, it is considered that the proposed development would not seriously injure the visual or residential amenity of the area and 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 lighting shall be installed and comply with the requirements of Bat Conservation Ireland Guidance. The floodlighting shall not result in any increased illumination of the adjacent Butlerstown River. Details of all floodlighting arrangements will be agreed in writing with the planning authority prior to the commencement of development.

Reason: To reduce the impact of the proposed development on nocturnal species.

3. The floodlighting system shall operate between the hours of 09:00 and 21:00 on any day. No floodlighting shall operate outside of those hours.

Reason: In the interest of clarity and residential amenity.

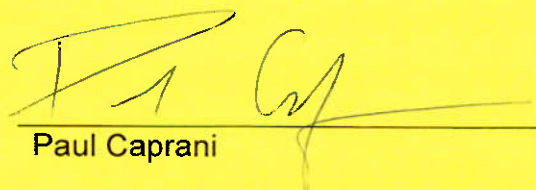
and

- (2) **refuse permission** for the extension of the operational hours of the site for the following reasons and considerations:

Reasons and Considerations

It is considered that extending the operating hours until 10.30pm seven nights a week, would result in the generation of additional noise and disturbance and would therefore seriously injure the residential amenity of neighbouring residences by means of noise, vehicular movements and general nuisance and disturbance. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member:


Paul Caprani

Date: 21/01/2025