



An
Bord
Pleanála

Board Order
ABP-312955-22

Planning and Development Acts 2000 to 2021

Planning Authority: Cork City Council

Planning Register Reference Number: 21/40327

Appeal by Ballincollig AFC care of BG Architecture of Cube Building, Monahan Road, Cork against the decision made on the 7th day of February, 2022 by Cork City Council for permission for development comprising retention of two number playing pitches and five number pre-fabricated structures consisting of five number dressing rooms, associated showers, w.c's, kitchenette and stores and all associated ancillary site development works, including boundary treatment, footpath, site services, landscaping and associated works at Ballincollig AFC, The Landing Field, Powdermills, Ballincollig, Cork in accordance with plans and particulars lodged with the said Council (which decision was to grant subject to conditions permission for retention of two number playing pitches and all associated ancillary site development works, including boundary treatment, footpath, site services, landscaping and associated works and to refuse permission for retention of five number pre-fabricated structures consisting of five number dressing rooms, associated showers, w.c's, kitchenette and stores).

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to REMOVE condition number 2 and the reason therefor.

Reasons and Considerations

Having regard to:

- (a) the Cork City Development Plan 2022-2028,
- (b) the zoning for the site, ZO 15 'Public Open Space', the objective of which is 'To protect, retain and provide for passive and active recreational uses, open space, green networks, natural areas and amenity facilities', and

- (c) the length of time the playing pitches have been in use as playing pitches and the advice set out in the Development Management Guidelines for Planning Authorities (June 2007), and that the sportsgrounds are not considered to give rise to significant noise or traffic impacts and, consequently, would not have a negative impact on established residential amenity and would otherwise be in accordance with the provisions of the current development plan for the area and the proper planning and sustainable development of the area,

the Board considered it appropriate to remove the said condition number 2.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this *14th* day of *June* 2023.