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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: T.P. 22/41368**

**Appeal** by Margaret McCann on behalf of the residents of Forest Park of 16 Forest Park, Brooklodge, Glanmire, Cork against the decision made on the 27<sup>th</sup> day of October, 2022 by Cork City Council to grant permission to Riverstown F.C. care of Denis O'Sullivan and Associates of Joyce House, Barrack Square, Ballincollig, Cork to develop existing grass playing pitch (Number 2) to form senior artificial all weather playing pitch together with (i) drainage, (ii) six number 18.3 metres high floodlights, (iii) perimeter protective fencing, (iv) ball stop netting, (v) equipment storage area and all site development works at Brooklodge, Riverstown, Cork in accordance with the plans and particulars lodged with the said Council.

**Decision**

**GRANT permission for the development of the artificial pitch, netting, fencing, storage area and associated site works in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below.**



**REFUSE permission for the public lighting columns and flood lights based on the reasons and considerations marked (2) under.**

## **Reasons and Considerations**

Having regard to the zoning objective of the area as set out in the Cork City Development Plan 2022-2028, the design, layout and scale of the proposed development and the pattern of development in the area, it is considered that, subject to compliance with the modified conditions set out below, the proposed development would not seriously injure the visual amenities of the area or residential amenity of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

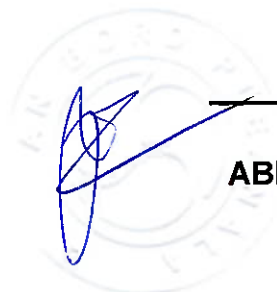
## **Conditions**

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. 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.

**Reason:** In the interest of public health and to ensure a proper standard of development.

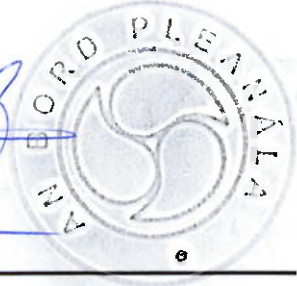
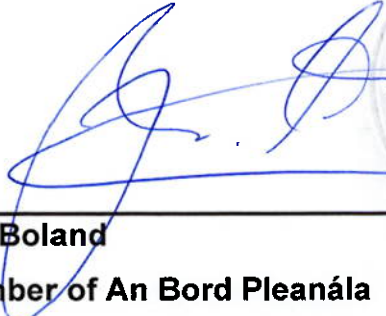


3. The hours operation shall remain at 09.00 to 21.00, unless authorised by a further grant of planning permission.

**Reason:** In the interest of protecting the residential amenity of the adjoining properties.

## Reasons and Considerations (2)

On the basis of the information provided, the Board decided that the applicant had not adequately demonstrated that the proposed public lighting columns and flood lights would not seriously injure the residential amenities of adjoining properties at Forest Park by virtue of visual obtrusiveness and nuisance associated with light over-spill when flood lights would be in use. Therefore, the proposed public lighting columns and flood lights would be contrary to the proper planning and sustainable development of the area.



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

Dated this 19<sup>TH</sup> day of December 2023.