

An  
Bord  
Pleanála

**Board Order**  
**ABP-318797-24**

---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Limerick City and County Council**

**Planning Register Reference Number: 2360662**

**Appeal** by Michael and Greta Keehan of Rathmale, Mungret, County Limerick and by Richard Mulcahy of 9 Rathmale, Mungret, County Limerick against the decision made on the 19<sup>th</sup> day of December 2023 by Limerick City and County Council to grant, subject to conditions, a permission to Mungret Regional Football Club care of HRA Planning (Limerick) of 3 Hartstonge Street, Limerick in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Redevelopment of an existing grass club pitch to provide a synthetic all-weather pitch with associated surface water attenuation, lighting, facility fencing, netting and all associated site development works at Rathmale, Mungret, Limerick.

**Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## Reasons and Considerations

Having regard to the provisions of the Limerick Development Plan 2022-2028 including objective SCS1 O20, which is in part to protect and enhance existing sporting facilities, to the location of the site and to the nature, scale and layout of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area and would provide for additional recreational/community based facilities for Mungret, County Limerick. 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, as amended by the further plans and particulars submitted to the planning authority on the 24<sup>th</sup> day of November, 2023, 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 operational hours of the floodlighting shall not extend beyond 2100 hours daily, with automatic cut-off of floodlighting at that time.

**Reason:** In the interest of the residential amenities of property in the vicinity.

3. The floodlights, or any equivalent replacement floodlights, shall consist of those as specified in the further plans and particulars submitted to the planning authority on the 24<sup>th</sup> day of November, 2023. The floodlights shall be cowled and directed onto the playing surface of the pitch and away from adjacent housing and their associated lands to reduce, as far as possible, the light scatter over adjacent houses and their adjacent lands. Prior to the commencement of the use, a lighting design engineer shall submit certification to the planning authority that the cowls have been placed on the lighting.

**Reason:** In the interest of residential amenity and traffic safety.

4. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

5. The eastern boundary of the site shall be planted with native hedging, during the first planting season following the date of this Order, to the satisfaction of the planning authority. Any plants, trees or hedging which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.


**Reason:** To protect the residential amenities of the area.

6. Drainage arrangements shall comply with the requirements of the planning authority for such works and services. In particular, surface water shall be collected and disposed of within the site as per the details received by the planning authority on the 8<sup>th</sup> day of September, 2023.

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

7. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development including noise and dust management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interest of public safety and amenity.

  
Mick Long  
Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.

Dated this 18 day of October 2024.