

An
Coimisiún
Pleanála

Commission Order
ABP-320080-24

Planning and Development Act 2000, as amended

Planning Authority: Cork City Council

Planning Register Reference Number: 2442854

Appeal by Coalquay Leisure Limited care of HW Planning of 5 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 6th day of June 2024, by Cork City Council to refuse a permission for the proposed development.

Proposed Development: Permission for the change of use of a former fitness centre (permitted by Cork County Council Planning Reference 14/5046) to a gaming/amusement arcade with storage area and all ancillary site development work. The proposed development provides for the gaming/amusement arcade use at ground floor level with the associated storage area serving the proposed ground floor use, at mezzanine floor level at Unit number 4, Westside Retail Park, Ballincollig, Cork.

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

The Commission considered 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 0100 and 0900 Monday to Sunday (through the night-time hours).

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

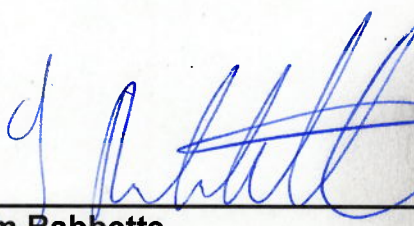
3. No signage, advertising structures, advertisements, security shutters or other projecting elements, including flagpoles, (including that which is exempted development under the Planning and Development Regulations, 2001 as amended), other than those shown on the drawings submitted with the application, 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.

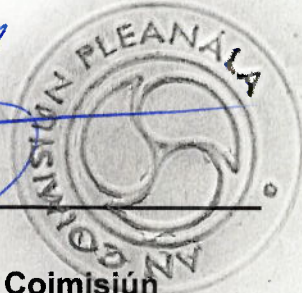
4.
 - (a) No music or other amplified sound shall be emitted to the public street or broadcast in such a manner as to cause nuisance to the occupants of nearby properties.
 - (b) All entrance doors in the external envelope of the premises shall be tightly fitting and self-closing.
 - (c) All windows 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.



Tom Rabbette
Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 16th day of Oct. 2025.