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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 24/42917**

**Appeal** by Margaret McCann of 16 Forest Park, Brooklodge, Glanmire, Cork against the decision made on the 2<sup>nd</sup> day of July, 2024 by Cork City Council in relation to an application by Riverstown Football Club care of McCutcheon Halley Chartered Planning Consultants of 6 Joyce House, Barrack Square, Ballincollig, Cork for permission for (1) the erection of six number 15 metres high floodlights, (2) permission for the removal of condition number 3 of the permission granted under planning register reference number 22/41368, An Bord Pleanála reference number ABP-315092-22 which provides that, 'the hours of operation shall remain at 09.00 to 21.00, unless authorised by a further grant of planning permission' and to allow for an increase in the hours of operation to between 09.00 and 22.30 hours, and (3) all associated site development works at Riverstown Football Club, Brooklodge, Riverstown, County Cork in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions permission for (1) the erection of six number 15 metres high floodlights and (3) all associated site development works and to refuse permission for (2) permission for the removal of condition number 3 of the permission granted under planning register reference number 22/41638, An Bord Pleanála reference number ABP-315092-22 which provides that, 'the hours of operation shall remain at 09.00 to 21.00, unless authorised by a further grant of planning permission'

and to allow for an increase in the hours of operation to between 0900 and 2230 hours).

## **Decision**

**GRANT permission for (1) the erection of six number 15 metres high floodlights and (3) all associated site development 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 (2) permission for the removal of condition number 3 of the permission granted under planning register reference number 22/41638, An Bord Pleanála reference number ABP-315092-22 which provides that, 'the hours of operation shall remain at 09.00 to 21.00, unless authorised by a further grant of planning permission' and to allow for an increase in the hours of operation to between 0900 and 2230 hours based on the reasons and considerations marked (2) under.**

## **Reasons and Considerations (1)**

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 2022-2028, 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, subject to compliance with the conditions set out below, 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 shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

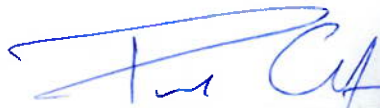
**Reason:** To reduce the impact of the proposed development on nocturnal species.

3. The floodlighting system shall operate between the hours of 0900 and 2100 on any day. No floodlighting shall operate outside of those hours.

**Reason:** In the interest of clarity and residential amenity.

## Reasons and Considerations (2)

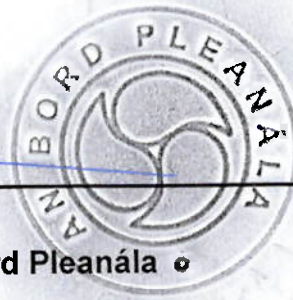
It is considered that extending the operating hours until 2230 hours seven nights a week would result in the generation of additional noise and disturbance and would therefore seriously injure the residential amenity of neighbouring residences by means of noise, vehicular movements and general nuisance and disturbance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Paul Caprani**

**Member of An Bord Pleanála**

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



Dated this 22<sup>nd</sup> day of January 2025.