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**Planning and Development Act 2000, as amended**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 236593**

**Appeal** by Gerard and Margaret Gannon care of Downey Chartered Town Planners of 29 Merrion Square, Dublin and by Joseph Shanahan of Bloomfield, Forthill, Kinsale, County Cork against the decision made on the 19<sup>th</sup> day of August, 2024 by Cork County Council to grant permission subject to conditions to Kinsale AFC care of Denis O'Sullivan and Associates of Joyce House, Barrack Square, Ballincollig, County Cork for the proposed development.

**Proposed Development:** Permission to upgrade our existing playing pitch facilities. The upgrade works involve the conversion of the east (Top) Pitch from a grass to an all-weather playing surface and will include the following ancillary works; the installation of six number 15.2 metres high floodlights, surface water drainage, the replacement existing post and wire fencing with 1.2 metres high spectator fencing and all associated site development works at Madden Park, Forthill, Kinsale, County Cork.

## **Decision**

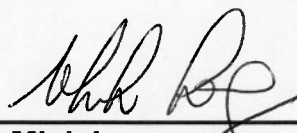
**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## **Reasons and Considerations**

Having regard to the elevated location of the proposed all-weather facilities in a High Value Landscape adjoining Scenic Route S61 as designated in the Cork County Development Plan 2022-2028, the wider landscape, prospect from the sea, the design of associated fencing and site works, the location of the proposed development on an elevated area overlooking Charles Fort National Monument (RMP number C0125-007--- National Monument Number 535) which is also included collectively and by its constituent parts in the County Record of Protected Structures and having regard to the height of the proposed lighting it is considered that the proposed development would be visually obtrusive and dominant and would negatively impact on the historic setting of Charles Fort, a site of national significance, and would therefore be contrary to the objectives HE16-2,4,5,6 and 7 in the Cork County Development Plan 2022-2028 which aim to safeguard such sites and their setting. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

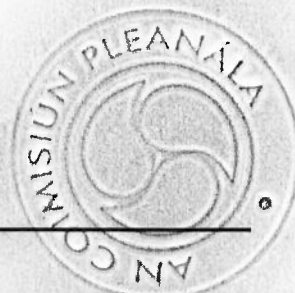


The Commission agreed with the Inspector's assessment, that the proposed floodlighting would result in a negative impact on the historic setting of Charles Fort and agreed with the Inspector's recommendation to refuse permission for the floodlighting. In deciding not to accept the Inspector's recommendation to grant permission for the all-weather facilities, the Commission considered that Charles Fort is a highly sensitive area from a visual impact perspective, and that the type, height and extent of the proposed metal fencing enclosing the upper level pitch proximate to the entrance to the Fort and the scenic route would fail to maintain the existing open character of the area (notwithstanding the lower than standard height proposed for the fencing) and would impact to an unacceptable degree on the visual amenity of the nationally significant complex of buildings at Charles Fort and the surrounding high value landscape.

  
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**Mick Long**

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



Dated this 27<sup>th</sup> day of August 2025.