



An
Coimisiún
Pleanála

Commission Direction
CD-000143
PL-500084-CC

The submissions on this file and the Inspector's report were considered at a meeting held on 19 February 2026.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning Commissioner:

Mary Gurrie

Mary Gurrie

Date: 19/02/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The proposed development is located on lands zoned Objective Z09, which sets out to provide for light industry and related uses in the Cork City Development Plan 2022-2028, wherein Section ZO 9.1 states the main purpose of the Z09 zoning objective is to provide for and protect dynamic light industry and

manufacturing employment areas, and Section ZO 9.2 states that ancillary uses where they serve the local area are open for consideration at an appropriate scale where they are subsidiary to the main employment uses and do not conflict with the primary zoning objectives. The proposed development of a commercial leisure facility would materially contravene the Z09 zoning objective and Sections ZO 9.1 and ZO 9.2 of the development plan. Furthermore, the proposal would prejudice the future provision of light industry and related uses within this area of Cork City, on a site which is currently undeveloped and would, therefore, contravene Objective 7.15 which seeks to 'protect areas zoned for light industry for such uses in order to maintain an adequate supply of light industrial space and employment in order to help ensure a diverse range of employment opportunities in the city'.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.