



An
Coimisiún
Pleanála

Commission Direction
CD-001199
PL-501371-CC-26

The submissions on this file and the Inspector's report were considered at a meeting held on 02 September 2026.

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

Planning Commissioner:


Marie O'Connor

Date:

2nd day of September 2026

Reasons and Considerations

Having regard to the location of the proposed development on lands zoned 'ZO 10 Business and Technology' under the Cork City Development Plan 2022-2028, where the main purpose of the zoning objective is to provide for the creation and protection of high technology related office-based industry and enterprise and to facilitate opportunities for employment creation, and where secondary uses such as leisure facilities where they serve the local area are open to consideration at an appropriate scale where they are subsidiary to the main employment uses and

do not conflict with the primary zoning objective, to the nature and scale of the proposed commercial leisure use, and on the basis of the information submitted with the application and appeal, it is considered that the proposed development would materially contravene zoning objective ZO 10 of the Cork City Development Plan 2022-2028 due to the loss of facilities for high technology office-based industry and enterprise and employment creation.

Accordingly, it is considered that the proposed development would contravene Objective 7.14 (Technology and Office-based Industry) of the development plan which seeks to support such development within business and technology zones. Furthermore, having regard to the location of the proposed development in an area that is not highly accessible by public transport, it is considered that the proposed commercial leisure use would not be in accordance with Section 7.60 (Commercial Leisure) and Objective 7.17 (Commercial Leisure) of the development plan which seek to locate such facilities in suitable locations that offer high levels of accessibility to a range of transport modes, in particular public transport. Overall, it is therefore considered that the proposed development would be contrary to the proper planning and sustainable development of the area.