

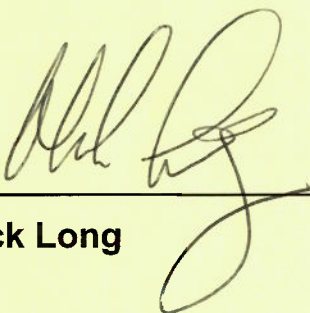
An
Coimisiún
Pleanála

Commission Direction
CD-001217
PL-501514-CC-26

The submissions on this file and the Inspector's report were considered at a meeting held on 07 September 2026.

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

Planning Commissioner:



Mick Long

Date:

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the documentation submitted in connection with the planning application and the appeal and the location of the site in an area zoned ZO15 Public Open Space, where the primary purpose of the zoning is open space and

amenity use, the Commission is not satisfied that there is suitable justification for the proposed development given the existing bus set-down and access routes already available to the stadium. The Commission considered that the proposed development would be contrary to Policy 12.4 of the Cork City Development Plan 2022-2028 which notes other uses are open for consideration provided they do not have a detrimental impact on the primary land use zoning objective and would not have any significant impacts on-site or on the surrounding environment.

The proposed development would contribute to the encroachment of vehicular-based traffic to a green space area, would create the potential for pedestrian and vehicular traffic conflict, would militate against the preservation of the open space environment and would set an undesirable precedent for other similar inappropriate development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.