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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork City Council**

**Application** for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, in accordance with plans and particulars, lodged with An Bord Pleanála on the 11<sup>th</sup> day of April 2022 by Tiznow Property Company Limited (Comer Group Ireland) care of HW Planning of 5 Joyce House, Barrack Square, Ballincollig, County Cork.

**The proposed development comprises of the following:**

- (a) The development will consist of the demolition of existing structures and the construction of a strategic housing development of 823 number apartments in six number buildings ranging in height from part one to part 35 number storeys over lower ground floor level. The development will contain 282 number one-bedroom apartments, 414 number two-bedroom apartments and 127 number three-bedroom apartments.
- (b) All blocks will contain ancillary commercial areas including: three number café or restaurants and two number public houses (1,089 square metres); seven number retail units, a convenience retail store which includes the sale of alcohol for consumption off premises, a library, medical centre, pharmacy, post office and dentist (2,484 square metres); and two number childcare facilities (662 square metres).
- (c) The development will also contain supporting internal resident amenity spaces (2,760 square metres) and external communal amenity spaces at podium and roof terrace levels.

- Block A is part three to part 35 number storeys over lower ground and will contain a retail unit split over two number levels, restaurant, convenience retail store, a public house over two number floor levels, 174 number apartments and ancillary internal and external resident amenity spaces.
  - Block B is part eight to part 10 number storeys over lower ground containing a public house, café, retail unit and ancillary resident amenity at ground floor level. There are 95 number apartments provided at upper levels.
  - Block C ranges in height from part one to part six number storeys over lower ground with a medical centre at lower ground and ground floor levels, a library over two number floor levels, 2 number retail units, ancillary resident amenity and 75 number apartments.
  - Block D is part one to part 10 number storeys over lower ground and contains a creche, café or restaurant, retail unit and internal and external ancillary resident amenity spaces at lower ground and ground floor levels. 171 number apartments are provided at the upper levels.
  - Block E ranges in height from part one to part six number storeys over lower ground and contains a pharmacy, post office, two number retail units and dentist split over two number levels and 95 number apartments at upper levels.
  - Block F is part one to part 10 number storeys over lower ground and consists of a creche at ground floor level, ancillary resident amenity spaces and 213 number apartments.
- (d) Pedestrian bridges are provided from the Former Tedcastles Yard to the Marina which includes the removal of 13 number existing car parking spaces on the Marina to facilitate pedestrian connections to existing pedestrian infrastructure.

- (e) The proposed development also provides for hard and soft landscaping, boundary treatments, public realm works on Centre Park Road, car parking, bicycle stores and shelters, bin stores, signage, lighting, sprinkler tank, plant rooms and all ancillary site development works above and below ground. Vehicular access to the proposed development will be provided via Centre Park Road. All located at the Former Tedcastles Yard, Centre Park Road and the Marina, County Cork.

## **Decision**

**Refuse permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under.**

## **Reasons and Considerations**

In coming to its decision, the Board had regard to the following:

1. The application site is subject to four zoning objectives under the Cork City Development Plan 2022-2028, ZO 02, New Residential Neighbourhoods, ZO 08, Neighbourhood and Local Centres, ZO 12, Education and ZO 15, Public Open Space. The ZO 12, Education zoning has a stated objective “to provide for schools and educational facilities and related development”. The main purpose of this zone is to provide for the wide range of education facilities, generally comprising primary and post primary schools and third-level education facilities. Such are the only uses for consideration within this zoning apart from uses set out under ZO 08 Neighbourhood and Local Centres if such lands are not required for educational purposes. The proposed development entails the provision of part of Block F on the portion of land zoned ZO 12, Education and the uses proposed are not compatible with the zoning objective. The provision of the proposed uses within the portion of the site zoned ZO 12, Education would constitute a material contravention of land

use zoning policy under the Cork City Development Plan 2022-2028 and would prejudice the future provision of educational facilities within the Cork Docklands area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development by reason of its design, scale, bulk and mass would be visually obtrusive when viewed from various viewpoints in the immediate vicinity as well as from views city wide and the surrounding hinterland of the city. The design of the tower element (Block A) and the scale of riverfront development (Blocks B, D and F) in combination with poor design in terms of façade treatment and architectural expression would seriously detract from the visual amenities and character of the area and would not constitute an adequate design response to the context and opportunity of this site. The proposed development would be seriously injurious to the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Eamonn James Kelly

**Eamonn James Kelly**

**Member of An Bord Pleanála**

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

Dated this 27<sup>th</sup> day of May, 2025