

An
Coimisiún
Pleanála

Commission Order
ACP-324106-26

Planning and Development Acts 2000, as amended

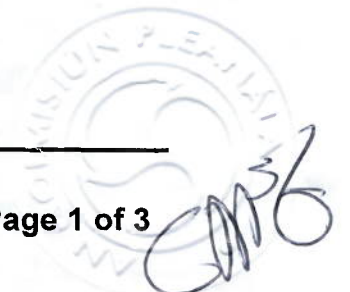
Planning Authority: Cork City Council

Planning Register Reference Number: R1019/26

WHEREAS a question has arisen as to whether the change of use at ground, second and third floors of the Cube building from office use to temporarily accommodate or support displaced persons or persons seeking international protection at The Cube Building, Monahan Road, Ballintemple, Cork is or is not development or is or is not exempted development:

AND WHEREAS Cherryinn Limited requested a declaration on the said question from Cork City Council and the said Council did not make a declaration:

AND WHEREAS Cork City Council referred the question to An Coimisiún Pleanála for declaration on the 24th day of February 2026:



AND WHEREAS An Coimisiún Pleanála, in considering this referral, had regard particularly to –

- (a) Section 2(1), 3(1) and 4(1)(h) of the Planning and Development Act, 2000 (as amended),
- (b) Article 6(1) and article 9(1) of the Planning and Development Regulations, 2001 (as amended),
- (c) Part 1 of Schedule 2 of the Planning and Development Regulations, as amended, and Class 20F thereof,
- (d) the planning history of the site,
- (e) the nature of the current use of the Cube building,
- (f) the pattern of development in the area,
- (g) the provisions of the Cork City Development Plan 2022-2028, and
- (h) the submissions of Cherryinn Limited and Cork City Council, including the correspondence from the Department of Children, Equality, Disability, Integration and Youth, and the commentary noting that associated works to facilitate the proposed use will only affect the interior of the structure,

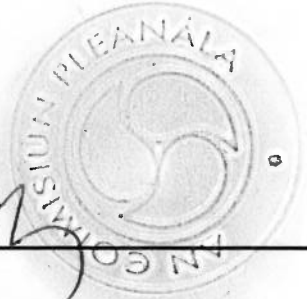
AND WHEREAS An Coimisiún Pleanála has concluded that -

- (a) The temporary change of use of the ground, second and third floors of the Cube building from office use to accommodate or support displaced persons or persons seeking international protection and associated works constitutes development as defined in section 3(1)(a) of the Planning and Development Act, 2000 (as amended).

A handwritten signature, possibly 'CMB', is written over a faint circular official stamp of An Coimisiún Pleanála.

- (b) The temporary change of use of the ground, second and third floors of the Cube building from office use to accommodate or support displaced persons or persons seeking international protection and associated works is exempted development as it comes within the scope of Class 20F of Schedule 2 Part 1 of the Planning and Development Regulations, 2001 (as amended) and section 4 (1)(h) of the Planning and Development Act, 2000 (as amended).

NOW THEREFORE An Coimisiún Pleanála, in exercise of the powers conferred on it by section 5(4) of the 2000 Act, hereby decides that the temporary change of use of the ground, second and third floors of the Cube building from office use to accommodate or support displaced persons or persons seeking international protection and associated works at The Cube Building, Monahan Road, Ballintemple, Cork is development and is exempted development.



Chris McGarry

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

Dated this 3rd day of July 2026