

An
Coimisiún
Pleanála

Commission Order ACP-324269-26

Derelict Sites Act, 1990

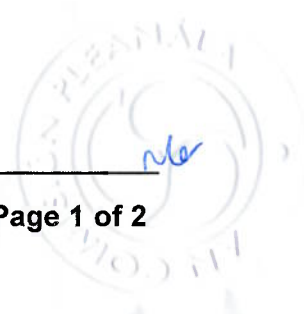
Planning and Development Act, 2000, as amended

Planning Authority: Cork County Council

Application received by An Coimisiún Pleanála on the 30th day of April 2026 from Cork County Council pursuant to section 16 of the Derelict Sites Act, 1990, as amended, for consent to the compulsory acquisition of a derelict site known as the former Central Hotel, 133 Bank Place, Thomas Davis Street, Mallow, County Cork, and as more particularly described in the notice of intention to compulsorily acquire the site.

Decision

REFUSE consent to the compulsory acquisition of the said site based on the reasons and considerations set out below.



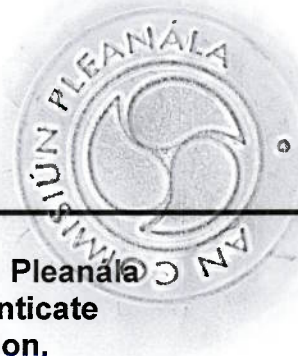
Reasons and Considerations

Having regard to the actions undertaken by the owner since acquiring the site in 2021, including the substantial demolition of the previous building and participation in the Health Service Executive procurement process for provision of a healthcare centre which subsequently, in 2025, did not proceed, and the engagement with the local authority on pre-planning meetings in 2023 and 2025, the Commission considers, notwithstanding the current unsightly and objectionable condition of the site which the Commission determined to be derelict under section 3(a), (b), and (c) of the Derelict Sites Act 1990, as amended, and the public interest in removing this key site in the centre of Mallow from dereliction and developing it, that it is not proportionate or justified at this time to grant consent for the compulsory acquisition of the site having regard to the constitutional and Convention protection afforded to property rights, and that it is reasonable to afford the owner an opportunity to develop the site.

In deciding not to accept the Inspector's recommendation to grant consent, the Commission agreed with the Inspector as to the derelict nature of the site, however the Commission considered that granting consent for the compulsory acquisition at this time was not proportionate given the actions taken to date by the developer to progress development of the site.

Mary Gurrie

Mary Gurrie
Member of An Coimisiún Pleanála
duly authorised to authenticate
the seal of the Commission.



Dated this *01* day of *October* 2026