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**Planning and Development Acts 2000, as amended**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 2544065**

**Appeal** by Padel Tennis Ireland Limited against the decision made on the 23<sup>rd</sup> day of September, 2025 by Cork City Council to refuse permission for the proposed development.

**Proposed Development:** The construction of an Indoor Recreation Facility/Commercial Leisure Use building (approximately 2,758 square metres Gross Floor Space and of two storey equivalent height) to accommodate eight number Padel Tennis courts, reception and seating area, merchandise display and sales area, welfare facility units (including toilets and shower/change rooms), circulation area and storeroom; External construction works include three number building mounted signs (20.28 square metres), rooftop photovoltaic solar panel array (419.20 square metres), vehicle circulation and surface car parking spaces (two number disabled, one number EV charging, seven number EV parking, and 25 number regular), 20 number bicycle spaces, and four number motorcycle parking spaces; and Site services (including online surface water attenuation tank and connection to existing foul sewer served by existing on-site temporary wastewater treatment system) and all other ancillary infrastructure and associated site development works above and below ground level. Primary vehicular and pedestrian access will be taken via the existing internal access road from Bandon Road (N71). Enhanced

future permeability connectivity is facilitated by a combined cycle and pedestrian footpath link to lands to the west of the site and the provision of a surfaced footpath on the western side of the existing internal access road, all at Bandon Road (N71), in the townland of, Ardrostig, Bishopstown, Cork.

## **Decision**

**REFUSE permission for the above proposed development for the reasons and considerations set out below.**

## **Reasons and Considerations**

The proposed development is located on lands zoned Objective Z09, which sets out to provide for light industry and related uses in the Cork City Development Plan 2022-2028, wherein Section ZO 9.1 states the main purpose of the Z09 zoning objective is to provide for and protect dynamic light industry and manufacturing employment areas, and Section ZO 9.2 states that ancillary uses where they serve the local area are open for consideration at an appropriate scale where they are subsidiary to the main employment uses and do not conflict with the primary zoning objectives.

The proposed development of a commercial leisure facility would materially contravene the Z09 zoning objective and Sections ZO 9.1 and ZO 9.2 of the development plan. Furthermore, the proposal would prejudice the future provision of light industry and related uses within this area of Cork City, on a site which is currently undeveloped and would, therefore, contravene Objective 7.15 which seeks to 'protect areas zoned for light industry for such uses in order to maintain an adequate supply of light industrial space and employment in order to help ensure a diverse range of employment opportunities in the city'. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



*May June*

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**Planning Commissioner of An Coimisiún**

**Pleanála**

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

**Dated this *20* day of *February* 2026.**