

An
Coimisiún
Pleanála

Commission Order
PL-500464-CK-25

Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

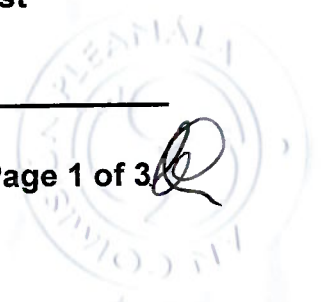
Planning Register Reference Number: 255173

Appeal by Wonderboy Amusements Limited against the decision made on the 2nd day of December, 2025 by Cork County Council to grant permission subject to conditions in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission for the construction of a four storey building. The proposed building will consist of a gaming/amusement arcade at ground floor level with two number-bed apartments at first floor level and two number two-bed duplex apartments at second and third floor level. Access to the gaming/amusement arcade will be provided via an entrance on West Beach while access to the apartments in the upper floors will be via a separate entrance onto Rahilly Street, all at West Beach and Rahilly Street Kilgarvan, Cobh, County Cork.

Decision

Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first



instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 4 and to AMEND condition number 5 so that it shall be as follows for the reason set out.

Reasons and Considerations

Condition 4:

It is considered that the principle of development is acceptable at this location on lands zoned for town centre uses in the Cork County Development Plan 2022-2028 where commercial and leisure services are appropriate uses. The rationale of condition 4 of the planning authority grant of permission to restrict the use to temporary is not justified, is unreasonable and should, therefore, be removed.

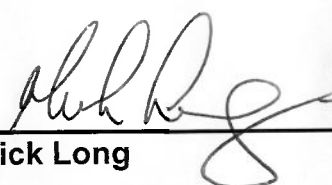
Condition 5:

It is considered that the principle of development is acceptable at this location on lands zoned for town centre uses in the Cork County Development Plan 2022-2028 where commercial and leisure services are appropriate uses and the proposed development is in accordance with County Development Plan Objective TCR 9-1: Town Centres which supports evening and nighttime uses.

5. The opening hours of the amusement arcade shall be confined to the following hours: 1000-2200.

Reason: To safeguard the amenities of the area.

The proposed development subject to the removal of condition number 4 and amendment of condition number 5 would, therefore, be in accordance with the Cork County Development Plan 2022-2028 and the proper planning and sustainable development of the area.



Mick Long

Planning Commissioner of An Coimisiún

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



Dated this 14th day of September 2026.