

An
Coimisiún
Pleanála

**Commission Order
PL-501514-CC-26**

Planning and Development Act 2000, as amended

Planning Authority: Cork City Council

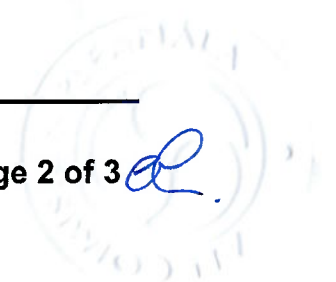
Planning Register Reference Number: T.P. 25/43977

Appeal by Páirc Uí Chaoimh CTR against the decision made on the 13th day of May, 2026 by Cork City Council to refuse permission for the proposed development.

Proposed Development: (i) A new vehicular set-down and drop-off circulation area at the city end side of the stadium, accessed from Monahan Road, to the south of the existing public concourse and east of the existing pedestrian walkway, (ii) new landscaping, planting beds and nature-based SuDS measures, including swales and a retention basin, (iii) a new road junction design, including raised tables, to maintain pedestrian priority, and a pedestrian crossing on Monahan Road and (iv) all associated public lighting and site development works, all at Páirc Uí Chaoimh and Marina Park on Monahan Road, Ballintemple, Cork.

Decision

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



Reasons and Considerations

Having regard to the documentation submitted in connection with the planning application and the appeal and the location of the site in an area zoned ZO15 Public Open Space, where the primary purpose of the zoning is open space and amenity use, the Commission is not satisfied that there is suitable justification for the proposed development given the existing bus set-down and access routes already available to the stadium. The Commission considered that the proposed development would be contrary to Policy 12.4 of the Cork City Development Plan 2022-2028 which notes other uses are open for consideration provided they do not have a detrimental impact on the primary land use zoning objective and would not have any significant adverse impacts on-site or on the surrounding environment. The proposed development would contribute to the encroachment of vehicular based traffic to a green space area, would create the potential for pedestrian and vehicular traffic conflict, would militate against the preservation of the open space environment and would set an undesirable precedent for other similar inappropriate development in the vicinity. The proposed development would, therefore, be contrary to 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 *9th* day of *September* 2026.

