

An  
Coimisiún  
Pleanála

**Direction**

**CD-020326-25**

**ABP-322139-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 24/07/2025.

The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

**Remove condition number 2**

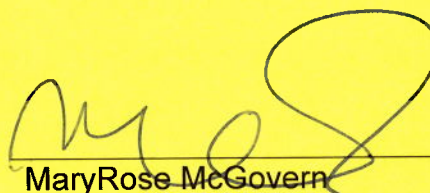
**Amend condition number 3** as follows:

Prior to commencement of Development, the developer shall submit revised details of glazing and signage (window display) for the written agreement of the planning authority

**Reason:** In the interest of clarity, visual amenity and the protection of architectural heritage.

**Planning**

**Commissioner:**

  
MaryRose McGovern

**Date:** 24/07/2025

## **DRAFT WORDING FOR ORDER**

### **Reasons and Considerations**

Having regard to the Cork City Development Plan 2022-2028, in particular Section 11.192 (Casinos/Private Members' Clubs) and Section 11.193 (Shop Fronts, Advertising & Security Signs), the nature of the existing shopfront at the site and the shopfronts in the area, the design of the proposed alterations and upgrades to improve the appearance of the existing shopfront, and the location of the site within an Architectural Conservation Area, it is considered that that the proposal to retain the existing sliding doors would not be significantly detrimental to the architectural interest of the building or to the historic character of the area. It is also considered that details of a revised proposal for glazing and signage, by way of window display, is a matter to be agreed by the developer with the planning authority, prior to the commencement of development.