



An
Coimisiún
Pleanála

Direction
CD-021479-25
ACP-323356-25

The submissions on this file and the Inspector's report were considered at a meeting held on 04/12/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:

MaryRose McGovern

Date: 08/12/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

The Commission considers that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the applicable ZO 08 'Neighbourhood and Local Centres' zoning objective and other policies and objectives of the Cork City Development Plan 2022-2028, would represent an appropriate use class at this neighbourhood location, would bring a vacant disused building back into use, would not seriously injure the residential or visual amenities of property in the vicinity, and would be acceptable in terms of pedestrian and traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application to the planning authority, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Prior to the commencement of development, the applicant shall submit to the planning authority for its written approval revised plan(s) indicating the following:
 - a) All entrances, roadway/ footpath markings and signage, and kerbing along the site frontage on Curraheen Road (lands within the blue line boundary) shall be designed in accordance with standards specified in the Design Manual for Urban Roads and Streets (DMURS) issued by the Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government in March 2019, as amended.
 - b) All works shall be undertaken at the developer's expense and completed to the satisfaction of the planning authority.

Reason: In the interests of traffic, pedestrian and cyclist safety.

3. Prior to the commencement of development, the applicant shall submit to the planning authority for its written approval revised plan(s) indicating the site boundary and footpath alignment along Curraheen Road complying with the latest proposals for BusConnects Cork.

Reason: In the interests of clarity and to facilitate the delivery of public infrastructure.

4. The construction of the development shall be managed in accordance with a final Construction and Environmental Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise, dust, debris management measures, traffic management measures, and off-site disposal of construction waste.

Reason: In the interests of public safety and residential amenity.

5. Prior to the commencement of development, a final Resource Waste Management Plan (RWMP), as set out in the EPA's 'Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects' (2021), shall be submitted to, and agreed in writing with, the planning authority. The plan shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of proper planning and sustainable development.

6. No signage, advertising structures, advertisements, security shutters or other projecting elements, including flagpoles, (including that which is exempted development under the Planning and Development Regulations, 2001 as amended), other than those applied for and hereby permitted, shall be erected or displayed at the subject site unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity and traffic safety.

7. a) The developer shall enter into water and wastewater connection agreements with Uisce Éireann, prior to commencement of development.

b) All development shall be carried out in compliance with Uisce Éireann codes and practices.

Reason: To provide adequate water and wastewater facilities in the interest of public health.

8. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

9. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

NOTE:

The Commission noted the concerns expressed by third-party observers regarding the traffic impacts and potential overspill and illegal parking, consequent upon the proposed development. The Commission also noted the details in the Traffic and Transport Assessment dated 13 May 2025, and the subsequent Technical Note for Providing Supplementary Information on Traffic and Transport Assessment, dated 7 August 2025. Having regard to the details submitted, the Commission considered that the proposed site access junction would operate within the normal design threshold in the peak hour period between 16:00 and 22:00 for the “with development” (“Before” and “After” reposing) scenarios. The Commission was satisfied that the proposed development, from a traffic and road safety perspective, would not pose any significant residual impacts on the surrounding network, and did not consider that a condition should be imposed to limit the hours of the reposing service.