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The submissions on this file and the Inspector's report were considered at a meeting held on 25 February 2026.

The Commission decided to issue a split decision generally in accordance with the following reasons and considerations.

**Grant permission** to extend the permitted hours of operation of the business to align with the Publican's Licence. Hours of Operation afforded by Licence

- o Monday -Wednesday (12pm -11.30pm)
- o Thursday (12pm – 1 am)
- o Friday and Saturday (12pm – 2.30am)
- o Sunday (12pm – 1am) with the exception of Sunday bank holiday (12pm -2.30am)

for the reasons and considerations set out under Schedule 1 below together with the conditions thereunder.

**Refuse permission** for the permanent installation of the outdoor seating area and all associated ancillary structures required to facilitate outdoor dining, including screens, heaters, awnings, directly adjoining the building on Little Cross Street and Washington Street previously granted a 3 no. year permission (CCC Reg. Ref. 21/40746) for the reasons and considerations set out under Schedule 2

## **Schedule 1**

### **Reasons and Considerations**

Having regard to the zoning objectives for the area in the Cork City Development Plan 2022-2028 and the established use on the site it is considered that, subject to compliance with conditions below, that the development would not seriously injure the amenity of adjoining property and is in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be carried out in accordance with the plans and particulars submitted with the planning application except as may be otherwise required by the following conditions.

**Reason:** To clarify the plans and particulars for which permission is granted.

## **Schedule 2**

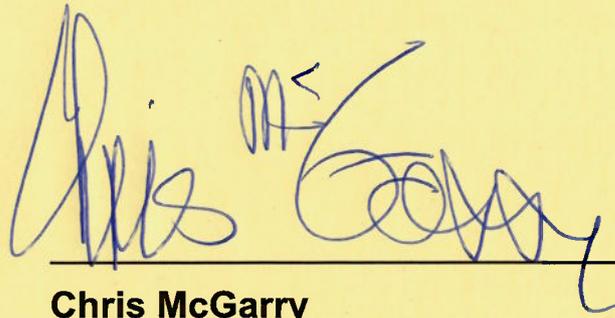
### **Reasons and Considerations**

1. The development by reason of its scale, materials, bulk and design is visually obtrusive and inappropriate addition which has a negative impact on the character and setting of the Protected Structure (RPS Ref: PS1096 and 1097) and the character of the North Main Street Architectural Conservation Area and is contrary to Strategic Objective 7 Heritage, Arts and Culture and Objectives 8.17, 8.19, 8.23 and Section 11.199 of the Cork City Development Plan 2022-2028. The

development would set an undesirable precedent for similar such developments and contrary to the proper planning and sustainable development of the area.

2. Having regard to the location, fixed nature, scale, bulk and design of the development positioned over the public footpath and extending out over the pedestrianised carriageway of Little Cross Street and to the objective of Section 11.199 – Street Furniture Cork City Development Plan 2022-2028 to prevent any obstruction or clutter of all footpaths, landings and paved areas. It is considered that the development causes an obstruction and clutter on the public street and is contrary to Section 11.199 – Street Furniture Cork City Development Plan 2022-2028 and contrary to the proper planning and sustainable development of the area.

**Planning Commissioner:**



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**Chris McGarry**

**Date:**

**26<sup>th</sup> day of February 2026**