



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-001069**  
**PL-501246-WC-26**

The submissions on this file and the Inspector's report were considered at a meeting held on 14 August 2026.

The Commission decided, on a majority of 2 to 1, to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the draft order, for the reasons and considerations set out below, and subject to the conditions set out below.

**Planning Commissioner:**

  
**MaryRose McGovern**

**Date:**

**14<sup>th</sup> day of August 2026**

### **Reasons and Considerations**

Having regard to the provisions of the Cork County Development Plan 2022-2028, to the nature and scale of the proposed development, and to the pattern of existing development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would not

result in a detrimental impact on built heritage. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be retained out and completed in accordance with the plans and particulars lodged with the application received by the planning authority, on the 4<sup>th</sup> day February 2026, 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. Within three months of the grant of planning permission the developer shall submit for the written agreement of the Planning Authority:

- a) full details of the operational use of the storage area including details of what is being stored in the area and method of storage, maintenance and means of removal of bins for eternal bin waste collection, where required.
- b) full details of the roller shutter door to include a complete set of appropriately scaled drawings.

- c) Photographic evidence that the dividing wall between the residential unit at no. 55 Patrick Street, and the storage area to the rear, has been completed in full.

**Reason:** In the interest of clarity and orderly development.

3. The storage area shall be used by staff only and shall not be utilised after 10pm at night. No music or speakers are hereby permitted in the storage area.

**Reason:** In the interest of residential amenity and orderly development.

4. The existing boundary stone walls shall be repaired in accordance with the *Specifications for Repairs to The Stone Wall to the Rear of the Site* as detailed in the Architectural Heritage Impact Assessment report submitted with the application on the 4<sup>th</sup> day of February 2026 unless otherwise agreed with the planning authority, in consultation with the Conservation Officer.

**Reason:** In the interest of the preservation and protection of architectural heritage.

5. 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.