



An
Coimisiún
Pleanála

Commission Direction
CD-001148
PL-501255-CC-26

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

The Commission decided to grant permission, generally in accordance with the Inspector's recommendation, as indicated in the draft Order hereunder.

Planning Commissioner:

Tom Rabbette

Date:

26th day of August 2026

Draft Order

Reasons and Considerations

Having regard to the location and existing development on site, the nature and scale of the proposed development, the context of the surrounding area and the provisions of the Cork City Development Plan 2022-2028, 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 and would not detract from the character of the area. 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, 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. The use of the external terrace shall be ancillary to the adjoining café/restaurant at third floor level only. It shall only be used during the restaurant opening hours, which have been stated as Monday-Saturday: 0800-1700 hours and Sunday: 1000-1700 hours. No alternative use or extended opening hours will be allowed without the further written agreement of the planning authority.

Reason: To protect the residential amenities of property in the vicinity.

3. No signage, signs, symbols, name plates or advertisements (including that which is exempted development under the Planning and Development Regulations, 2001, as amended, shall be erected or displayed on the terrace, awning or screening unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

4. During the operational phase of the proposed development the noise level shall not exceed (a) 55 dB(A) rated sound level between the hours of 0700 to 2300, and (b) 45 dB(A) 15 min and 60 dB LAfmax, 15 min at all other times, as measured at the nearest noise sensitive location. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect the residential amenities of property in the vicinity.

5. No amplified music or other specific entertainment noise emissions shall be permitted.

Reason: To protect the residential amenities of property in the vicinity.

6. Planting of an appropriate scale shall be provided between the screen and perimeter glazed balustrade at the west end of the terrace. Planting specifications including maintenance of planting shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect the residential amenities of property in the vicinity and in the interest of visual amenity.

7. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.