

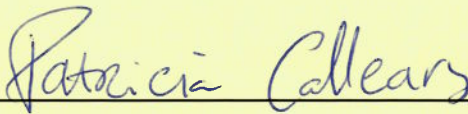
An
Coimisiún
Pleanála

Commission Direction
CD-001150
PL-501284-CC-26

The submissions on this file and the Inspector's report were considered at a meeting held on 26 August 2026.

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:



Patricia Calleary

Date:

26th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Cork City Development Plan 2022-2028, the nature and scale and established use of the proposed development, and 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, would not result in a traffic hazard, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 19th day of March, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) The individual units shall be limited to light industrial/warehouse only. No retail warehousing or commercial/office/retail shall be permitted, unless authorised by a separate grant of permission.

(b) Full details of the individual occupiers of the proposed units, including the nature and extent of proposed uses (within the meaning of Condition 2(a), hours of operations and signage, shall be submitted to, and agreed in writing with, the planning authority before any unit is occupied.

Reason: In recognition of planning policy that pertains to the area.

3. Prior to commencement of development, the developer shall submit for the written agreement of the planning authority:

(a) Full details of the proposed pedestrian crossing and ramp at the access to the industrial estate on the South Douglas Road. All costs associated with the provision and maintenance of the pedestrian crossing and ramp shall be borne by the developer.

(b) Details of proposed hard (kerbing etc) and soft (species to be planted) landscaping at the entrance to include the incorporation of SUD's features.

Reason: In the interest of clarity and orderly development.

4. Prior to commencement of development, a Stage 1/2 Audit shall be submitted to the planning authority for written agreement. All findings of the Road Safety Audit shall be closed out, signed off and incorporated into the proposed development. A Stage 3/4 Road Safety Audit shall be undertaken, if appropriate, at the appropriate stage, closed out, signed off and the recommendations incorporated into the proposed development. All costs associated shall be borne by the developer.

Reason: In the interest of traffic safety.

5. A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.

Reason: In the interest of sustainable transport and safety.

6. All service cables associated with the proposed development, such as electrical, telecommunications and communal television, shall be located

underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interest of visual and residential amenity.

7. 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.

8. Prior to commencement of development, the developer, or any agent acting on its behalf, shall prepare a 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), including a demonstration of proposals to adhere to best practice and protocols.

The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP shall be submitted to the planning authority for written agreement prior to commencement of development.

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.

9. The construction of the proposed development shall be managed in accordance with a Construction 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 proposed development.

Reason: In the interest of environmental protection, residential amenities, public health and safety, and environmental protection.

10. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.