

An
Coimisiún
Pleanála

Commission Order
ABP-322139-25

Planning and Development Acts 2000 to 2022

Planning Authority: Cork City Council

Planning Register Reference Number: 24/43000

Appeal by VSC Limited care of Tom Phillips and Associates of Mathew House, Father Mathew Street, Cork against the decision made on the 25th day of February, 2025 by Cork City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Proposed alterations and upgrades to the existing shopfront and signage at Victoria Casino, 28 MacCurtain Street, Cork. The proposed development also includes for alterations to an existing emergency access to MacCurtain Street.

Decision

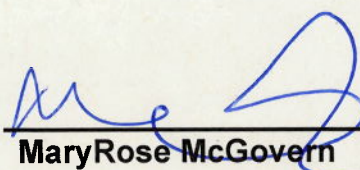
Having regard to the nature of the conditions the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to REMOVE condition number 2 and the reason therefor and to AMEND condition number 3 so that it shall be as follows for the reason set out.

3. Prior to commencement of development, the developer shall submit revised details of glazing and signage (window display) for the written agreement of the planning authority.

Reason: In the interest of clarity, visual amenity and the protection of architectural heritage.

Reasons and Considerations

Having regard to the Cork City Development Plan 2022-2028, in particular Section 11.192 (Casinos/Private Members' Clubs) and Section 11.193 (Shop Fronts, Advertising & Security Signs), the nature of the existing shopfront at the site and the shopfronts in the area, the design of the proposed alterations and upgrades to improve the appearance of the existing shopfront, and the location of the site within an Architectural Conservation Area, it is considered that the proposal to retain the existing sliding doors would not be significantly detrimental to the architectural interest of the building or to the historic character of the area. It is also considered that details of a revised proposal for glazing and signage, by way of window display, is a matter to be agreed by the developer with the planning authority prior to commencement of development.



MaryRose McGovern

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this

25th day of July

2025.