

An
Coimisiún
Pleanála

Commission Order
ABP-322771-25

Planning and Development Act 2000, as amended

Planning Authority: Cork City Council

Planning Register Reference Number: 24/42982

Appeal by Peppard Investments 8 Limited care of Butler O'Neill Total Planning Solutions of Old Thompson's Bakery, Thompson House, MacCurtain Street, Cork against the decision made on the 19th day of May, 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: Construction of a five-storey tourist accommodation building and all associated ancillary site works. The development proposed consists of the construction of a five-storey building consisting of 220 number bedspaces of tourist accommodation. A cafe servicing the scheme (and the public) is proposed on the ground floor with 56 number bedspaces proposed on three of the upper floors (first, second and third floor) and 52 bedspaces proposed on the fourth floor. The building will front onto Fitton Street with pedestrian access provided at this location. Permission is also sought for the above as well as for the provision of bin storage, drainage, plant, and all associated site development works, all at 9 Fitton Street, Cork City.

Decision

Having regard to the nature of the condition 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 AMEND condition number 2 so that it shall be as follows for the reason set out.

2. Prior to commencement of development, the developer shall submit the following details for the written agreement of the planning authority:
 - (a) The plant on Juliet balcony arrangement shall be omitted from the front elevation facing onto Fitton Street.
 - (b) The openings to the Fitton Street elevation shall be consistent and extended to floor level to provide better vertical proportioning.
 - (c) The dark rendered banding between openings shall be omitted in favour of an overall continuous render finish.
 - (d) The white render shall be changed throughout the building to a grey colour more consistent with the limestone detailing in the adjacent church so as to better reflect the tone of the natural materials of nearby historic buildings.
 - (e) Fenestration to the western elevation of the Fitton Street facing block shall follow the same arrangement whereby the openings are of the same dimensions and horizontal alignment, with the dark render banding omitted, for a more consistent and reserved architectural expression.

- (f) The dark cladding indicated as 'dark grey render finish' on some drawings shall be a dark zinc cladding.
- (g) Full details of all external materials and finishes for the proposed development shall be submitted to the planning authority for written agreement prior to commencement of development.

Reason: In the interest of visual amenity.

Reasons and Considerations

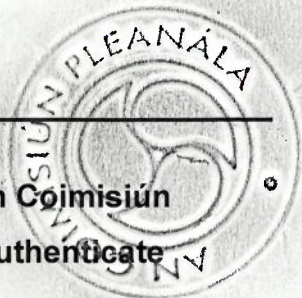
It is considered that the height of the proposed development (five-storey), as set out in the planning application, would not have a significant impact on the visual amenities of the South Channel Architectural Conservation Area outside of the immediate views from Fitton Street East/Fr. Mathew Street and Keefe Street. Given the wider regeneration and activation that would be achieved through the redevelopment of the site, it is considered that any visual impact arising from the five-storey proposal would be moderate, would not adversely affect any locally important views or have any adverse effect on the character of the Architectural Conservation Area, and would not be out of keeping with the surrounding area. It is considered that condition number 2 of the planning authority's decision should, therefore, be amended to remove the requirement for the omission of the proposed fifth storey.

Mary Gurrie

Mary Gurrie

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this *17* day of *October* 2025.