

An  
Coimisiún  
Pleanála

Commission Order  
ACP-323356-25

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**Planning and Development Act 2000, as amended**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 25/43904**

**APPEAL** by Fordes Funeral Homes Limited care of The Planning Partnership of The Coach House, Dundanion, Blackrock Road, Cork against the decision made on the 16<sup>th</sup> day of July, 2025 by Cork City Council to refuse permission for the proposed development.

**Proposed Development:** The development consists of the repurposing of the redundant former Financial Services building by: change of use of existing building (totalling 382 square metres gross floor space) from Financial Services to Funeral Home and associated Funeral Services; construction works at the Funeral Home and associated Funeral Services building comprising the partial demolition (51 square metres) of existing mezzanine first floor and associated internal walls and partitions (including store areas, staff rooms, circulation and toilets); demolition at ground floor of the internal walls and partitions (including safe room, lobby and entrance areas, ATM and electrical rooms, offices, staircase, staff and bank floor areas); and demolition at ground floor of single storey height building extension (14 square metres) along northern elevation (boiler, toilet and toilet lobby areas). Construction

works at the Funeral Home and associated Funeral Services building comprising the construction at ground floor of a single storey height building extension (41 square metres) along northern elevation and a single storey height building extension (three square metres) along eastern elevation; construction at ground floor (totalling 293 square metres) with internal walls and partitions to facilitate/accommodate two number reposeing areas, toilets, entrance/exit lobby areas, stairs lobby, office and family room, storage and services areas; construction (73 square metres) to form a new mezzanine first floor (totalling 141 square metres) with internal walls and partitions to facilitate/accommodate a meeting and staff rooms, plant/comms rooms, store and mezzanine/gallery areas. The following additional elevational changes are proposed: new primary' building entrance/exit arrangements, rooftop photovoltaic solar panel array, revised glazing at first floor height and louvre ventilation extraction, all on the western elevation; revised glazing at first floor height and louvre ventilation extraction on the northern elevation; external canopy (40 square metres) along the western and northern elevations; revised secondary building entrance/exit arrangements, revised glazing at first floor height, remove existing clock and replace with louvre ventilation extraction, removal of Night Deposit Safe and ATM and new rooftop photovoltaic solar panel array, all on the southern elevation; and rooftop photovoltaic solar panel array/louvre ventilation extraction, removal of some glazing at ground and first floor height, all on the eastern elevation. The realignment/reconfiguration of existing surface vehicle parking areas and provision of internal site vehicular circulation route to facilitate dedicated drop-off area and the provision of a total of 27 number parking spaces (two number disabled, six number EV, two number EV charging, three number motorcycle and 14 number regular), 14 number bicycle spaces (two number long-term staff internally within Funeral Home building and 12 number short-term uncovered), boundary treatments, hard and soft landscaping (including enhanced boundary treatment along northern and eastern boundaries), rooftop photovoltaic solar panel array

(totalling 111 square metres), signage (building lettering signage and one number ground mounted totem-type sign), dedicated pedestrian permeability routes, services (including site drainage accommodation works incl. sustainable urban drainage soakaway/tree pits/permeable paving and underground surface water attenuation storage), and all other ancillary infrastructure and associated site development works above and below ground level. Vehicular access to the proposed Funeral Home will be maintained from Curraheen Road via an enhanced existing entrance along the western boundary, to facilitate segregated vehicular and primary dedicated pedestrian entrances. Secondary pedestrian access will be maintained via an enhanced existing pedestrian entrance from Curraheen Road along the eastern site boundary. Construction works result in the Funeral Home and associated Funeral Services building totalling 434 square metres gross floor space, an increase of 52 square metres from the extent of the redundant former Financial Services building, all at site of approximately 0.29 hectare located at the former Permanent TSB premises, 1 Curraheen Road, townland of Ballinaspig More, Bishopstown, Cork.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## Reasons and Considerations

The Commission considers that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the applicable ZO 08 'Neighbourhood and Local Centres' zoning objective and other policies and objectives of the Cork City Development Plan 2022-2028, would represent an appropriate use class at this neighbourhood location, would bring a vacant disused building back into use, would not seriously injure the residential or visual amenities of property in the vicinity, and would be acceptable in terms of pedestrian and traffic safety. 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 to the planning authority, 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. Prior to the commencement of development, the applicant shall submit to the planning authority for written agreement revised plan(s) indicating the following:

- (a) all entrances, roadway/ footpath markings and signage, and kerbing along the site frontage on Curraheen Road (lands within the blue line boundary) shall be designed in accordance with standards specified in the Design Manual for Urban Roads and Streets (DMURS), issued by the Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government in March 2019, as amended, and
- (b) all works shall be undertaken at the developer's expense and completed to the satisfaction of the planning authority.

**Reason:** In the interests of traffic, pedestrian and cyclist safety.

3. Prior to the commencement of development, the developer shall submit to the planning authority for written agreement revised plan(s) indicating the site boundary and footpath alignment along Curraheen Road complying with the latest proposals for BusConnects Cork.

**Reason:** In the interests of clarity and to facilitate the delivery of public infrastructure.

4. The construction of the development shall be managed in accordance with a final Construction and Environmental 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 development, including noise, dust, debris management measures, traffic management measures, and off-site disposal of construction waste.

**Reason:** In the interests of public safety and residential amenity.

5. Prior to the commencement of development, a final Resource Waste Management Plan (RWMP), as set out in the Environmental Protection Agency's 'Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects' (2021), shall be submitted to, and agreed in writing with, the planning authority. The plan shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. 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.

6. No signage, advertising structures, advertisements, security shutters or other projecting elements, including flagpoles, (including that which is exempted development under the Planning and Development Regulations, 2001 as amended), other than those applied for and hereby permitted, shall be erected or displayed at the subject site unless authorised by a further grant of planning permission.

**Reason:** In the interests of visual amenity and traffic safety.

7. (a) The developer shall enter into water and wastewater connection agreements with Uisce Éireann, prior to commencement of development.
- (b) All development shall be carried out in compliance with Uisce Éireann codes and practices.

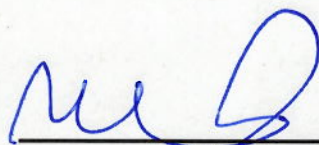
**Reason:** In the interest of public health and to ensure adequate water/wastewater facilities.

8. 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 interests of public health and surface water management.

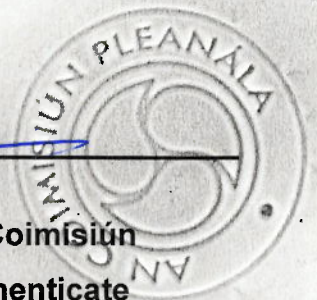
9. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the 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.



**MaryRose McGovern**

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



Dated this 8<sup>th</sup> day of December 2025.