

An  
Coimisiún  
Pleanála

**Commission Order**  
**ABP-323597-25**

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

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 24/05565**

**Appeal** by Pandj Trading (Midleton) Limited care of Dennehy Architects of 7 Rockgrove Industrial Estate, Little Island, County Cork against the decision made on the 13<sup>th</sup> day of August, 2025 by Cork County Council for development comprising the following: (a) Convert existing disused public house to three number residential units (two number, two-bed and one number one-bed) each with own door access to the street, (b) demolish part of ground floor public house and provision of a central arched pedestrian entrance giving access to a central courtyard, (c) raise the roof to the rear of existing ridgeline to allow for habitable accommodation, (d) demolish existing extensions/outbuildings to the rear of the site, and (e) construct a four-storey building with two number one-bed apartments on each floor served by a central stairwell, and all associated site works, all at The Meeting Place, 8, 9 and 10 Connolly Street, Midleton, County Cork in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions, permission to convert existing disused public house to three number residential units (two number, two-bed and one number one-bed) each with own door access to the street, demolish part of ground floor public house and provision of a central arched pedestrian entrance giving access to a central courtyard, raise the roof to the rear of existing ridgeline to

allow for habitable accommodation, and to refuse permission to demolish existing extensions/outbuildings to the rear of the site and construct a four-storey building with two number one-bed apartments on each floor served by a central stairwell, and all associated site works.

## **Decision**

**GRANT permission to convert existing disused public house to three number residential units (two number, two-bed and one number one-bed) each with own door access to the street, demolish part of ground floor public house and provision of a central arched pedestrian entrance giving access to a central courtyard, raise the roof to the rear of existing ridgeline to allow for habitable accommodation, demolish existing extension to the rear of Number 8 Connolly Street in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below. REFUSE permission to demolish existing outbuilding (rear store) to the rear of the site and construct a four-storey building with two number one-bed apartments on each floor served by a central stairwell and all associated site works for the reasons and considerations marked (2) under.**

## Reasons and Considerations (1)

Having regard to the location of the site within an area zoned TC (Town Centre/Neighbourhood Centre) by the Cork County Development Plan 2022 - 2028, which seeks to promote the development of town centres and neighbourhood centres, and states that residential development will also be encouraged, and also having regard to section 4.9.11 of the Development Plan (Brownfield Sites and Regeneration) which states that the use of existing building stock is also a key element of urban regeneration, it is considered that, subject to compliance with the conditions set out below, the proposed development would provide for an appropriate reuse of vacant buildings within an Architectural Conservation Area, would not be prejudicial to amenity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. (a) The 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 18<sup>th</sup> day of July 2025, 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.

- (b) A total number of three residential units is hereby permitted in this development, comprising two number two-bed and one number one-bed units.

**Reason:** In the interest of clarity.

2. Prior to the commencement of development, the applicant/developer shall submit for the written agreement of the planning authority, details, specifications and/or samples of all external materials proposed for structures at Numbers 8 to 10 Connolly Street. No uPVC/ PVC material shall be used on/in the southern (front) elevations of structures at Numbers 8 to 10 Connolly Street. All works shall be carried out in accordance with this written agreement.

**Reason:** In the interests of architectural heritage and to protect the character of the Midleton Architectural Conservation Area.

3. (a) The development shall be implemented in accordance with the mitigation measures (flood resistance and flood resilience measures) included in the Site-Specific Flood Risk Assessment submitted with the application, except as may otherwise be required by conditions attached to this permission.
- (b) Prior to the making available for occupation of any residential unit, the developer shall have prepared and submitted to the planning authority for its written agreement a Flood Awareness Plan and a Flood Emergency Response Plan for the development.

**Reason:** In the interests of protecting the environment, public health, and clarity.

4. Prior to commencement of works, the developer shall submit to, and agree in writing with, the planning authority, a Construction Management Plan which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including noise and dust management measures and off-site disposal of construction/demolition waste.

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

5. Site development and building works shall be carried out only between the hours of 0700 and 1900 from Mondays to Fridays inclusive, between 0800 and 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.

6. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works.

**Reason:** In the interests of public health and surface water management.

7. Prior to commencement of development, the developer shall enter into Connection Agreements with Uisce Éireann to provide for service connections to the public water supply and wastewater collection network.

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

8. 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 interests of visual and residential amenity.

9. (a) An Operational Waste Management Plan (OWMP) containing details for the management of waste within the development, the provision of facilities for the storage, separation, and collection of the waste and for the ongoing operation of these facilities, shall be submitted to, and agreed in writing with, the planning authority not later than six months from the date of commencement of the development. Thereafter, the waste shall be managed in accordance with the agreed OWMP.
- (b) The OWMP shall provide for screened communal bin stores, the locations and designs of which shall be as indicated in the plans and particulars lodged within the application, unless otherwise agreed in writing with the planning authority. Bin stores shall not be stored on the public footpath.

**Reason:** In the interest of residential amenity, and to ensure the provision of adequate refuse storage for the proposed development.

## Reasons and Considerations (2)

Having regard to the location of the site within an Architectural Conservation Area (ACA), to the confined nature of the site proposed for the construction of an apartment block, and to Objective HE 16-18 of the Cork County Development Plan 2022 - 2028 (Architectural Conservation Areas) which seeks to ensure that new development within or adjacent to an ACA, contributes positively to the ACA in terms of design, scale, setting and material finishes, the Commission, in the absence of sufficient information, particularly a daylight and sunlight assessment, could not be satisfied that the proposed development would not result in an unacceptable diminution of the residential amenity of neighbouring property to the north. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission for demolition of the shed/rear store, and the construction of the apartment block, the Commission noted the revised proposal at the further information stage, reducing the proposed apartment block from four storeys to two and a half storeys, with the consequent reduction from eight residential units to five residential units in the proposed apartment block. The Commission considered the principle of development to be acceptable but could not be satisfied from the information made available, that the design solution proposed, would not result in an unacceptable impact on the residential amenity of neighbouring property to the north.

The Commission noted the comments of the Department of Housing, Local Government and Heritage, and the observation in the applicant's Architectural Heritage Impact Assessment, that the removal of the return and the shed/store to rear of Number 8, would result in the loss of some historic fabric. The Commission also noted the recommendation of the Inspector for the retention, stabilisation and restoration of the existing site boundary walls, and those of the shed/rear store structure's western and northern walls. The Commission did not however share the opinion of the Inspector that the value of these intrinsic elements must remain in situ and, rather, the Commission was of the opinion that such elements could be considered in more detail as part of a revised design solution. The Commission considered that, subject to a full assessment under a separate consent exercise, a revised scheme addressing the issue set out in the reason for refusal, might be acceptable. It did not consider that the conditioning of the current proposal would be appropriate having regard to the materiality of likely elements of change which would require to be undertaken and assessed, in the event of any such revised proposal.

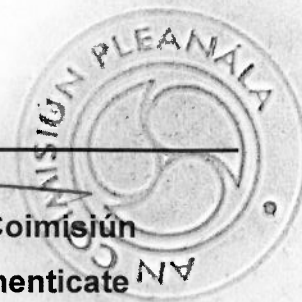


**Mary Rose McGovern**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**



Dated this 12<sup>th</sup> day of January 2026.