

Planning and Development Act 2000, as amended

Planning Authority: Cork City Council

Planning Register Reference Number: 25/44058

Appeal by Cudedge Limited against the decision made on the 23rd day of September, 2025 by Cork City Council to refuse permission for the proposed development.

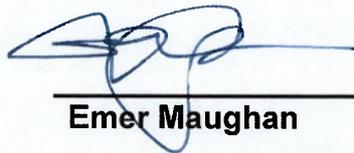
Proposed Development: Permission for installation of a self-contained coffee unit for sale of coffee and refreshment and all associated site works at site adjacent to 7 Eldred Terrace, Douglas Road, Cork.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. The location of the proposed development adjacent to a regional road and at a location where no footpath exists has the potential to give rise to a conflict between pedestrian and vehicular traffic on Douglas Road and would endanger public safety by reason of traffic hazard.
2. Having regard to the provisions of the Cork City Development Plan 2022-2028, including Strategic Objective 9 which requires proposals for new development should have a positive contribution to its receiving environment, and paragraph 11.12 relating to placemaking which requires proposals for all new development have a high standard of design, to the established character of the area, and to the design, layout and insufficient architectural quality of the proposed development, it is considered that the proposed development would constitute a substandard and haphazard form of development. The proposed development would, therefore, by itself and by reason of the undesirable precedent it would set for similar development, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this 11th day of February 2026