



An
Coimisiún
Pleanála

Commission Order
PL-500185-CC

Planning and Development Act 2000, as amended

Planning Authority: Cork City Council

Planning Register Reference Number: 2544090

Appeal by Moscato Limited against the decision made on the 6th day of October 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: Permission for development at this site at Dwyers of Cork, numbers 27-29 Washington Street, Cork (Protected Structure reference numbers PS1096 and 1097). The development will consist of the permanent installation of the outdoor seating area and all associated ancillary structures required to facilitate outdoor dining, including screens, heaters, awnings, directly adjoining the building on Little Cross Street and Washington Street previously granted a three number year permission (Cork City Council register reference number 21/40746). No internal works are proposed to the building. In addition, the proposed development seeks to extend the permitted hours of operation (Cork City Council register reference number 20/39528) to align with Publican's Licence. Hours of operation afforded by Licence: Monday-Wednesday (12pm-11-30pm) Thursday (12pm -1am) Friday and

Saturday (12pm-2.30am) Sunday-(12pm-1am) with exception when Sunday Bank Holiday goes to 2.30am.

Decision

GRANT permission to extend the permitted hours of operation of the business to align with the Publican's Licence,

- **Monday - Wednesday (12pm -11.30pm)**
- **Thursday (12pm – 1am)**
- **Friday and Saturday (12pm – 2.30am)**
- **Sunday (12pm – 1am) with the exception of Sunday Bank Holiday (12pm - 2.30am)**

in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the condition set out below. REFUSE permission for the permanent installation of the outdoor seating area and all associated ancillary structures required to facilitate outdoor dining, including screens, heaters, awnings directly adjoining the building on Little Cross Street and Washington Street previously granted a three number year permission (CCC Register Reference 21/40746) for the reasons and considerations marked (2) below.



Reasons and Considerations (1)

Having regard to the zoning objectives for the area in the Cork City Development Plan 2022-2028, and the established use on the site, it is considered that, subject to compliance with condition below, the development would not seriously injure the amenity of adjoining property and would, therefore, be in accordance with the proper planning and sustainable development of the area.

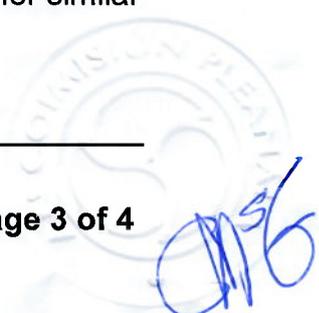
Conditions

1. This element of the proposed development shall be carried out in accordance with the plans and particulars submitted with the planning application, unless otherwise agreed in writing with the planning authority.

Reason: To clarify the plans and particulars for which permission is granted.

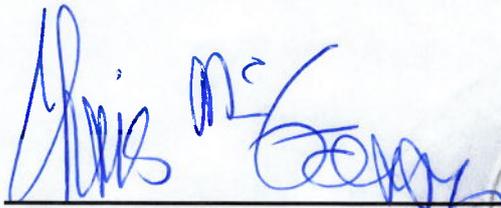
Reasons and Considerations (2)

1. This element of the proposed development, by reason of its scale, materials, bulk and design, is a visually obtrusive and inappropriate addition which has a negative impact on the character and setting of the Protected Structure (Recorded Protected Structure Reference: PS1096 and 1097) and the character of the North Main Street Architectural Conservation Area and is contrary to Strategic Objective 7 Heritage, Arts and Culture and Objectives 8.17, 8.19, 8.23 and Section 11.199 of the Cork City Development Plan 2022-2028. This element of the development as proposed would set an undesirable precedent for similar



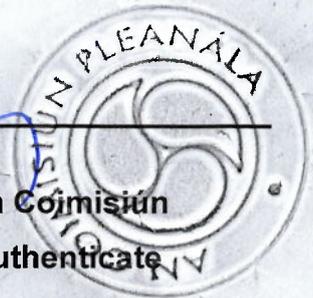
such developments and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location, fixed nature, scale, bulk and design of this element of the proposed development, positioned over the public footpath and extending out over the pedestrianised carriageway of Little Cross Street, and to the objective of Section 11.199 – Street Furniture Cork City Development Plan 2022-2028 which seeks to prevent any obstruction or clutter of all footpaths, landings and paved areas, it is considered that this element of the proposed development would cause an obstruction and clutter on the public street, would be contrary to Section 11.199 – Street Furniture of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

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



Dated this **27th** day of **February** 2026

