

An
Coimisiún
Pleanála

Commission Order
PL-501242-CC-26

Planning and Development Act 2000, as amended

Planning Authority: Cork City Council

Planning Register Reference Number: T.P. 2544194

Appeal by Madeleine Murray against the decision made on the 1st day of April, 2026 by Cork City Council, to grant permission subject to conditions, to CC and H Imperial Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: The proposed development will consist of (1) the change of use of a vacant ground floor commercial unit to a cafe use; (2) alterations to existing building, including demolition works and elevational changes and the construction of a new third-storey, all to accommodate two number studio apartments at first and second floor levels; (3) an awning over ground floor entrance on the southern elevation; (4) partial demolition of external wall and creation of new pedestrian entrance from Saint Mary's Road to new yard accessing the upper floors and (5) all ancillary site development

works including bin storage and bicycle parking spaces and drainage and utility connection works at 53 Gerald Griffin Street, Blackpool, 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

Having regard to the location and existing development on site, the nature and scale of the proposed development, the character of the surrounding area and the provisions of the Cork City Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities and would not detract from the setting of protected structures or the character of the Blackpool Architectural Conservation Area (ACA).

Furthermore, it is considered that the proposed development will improve upon the visual amenity of the existing structure on the site with consequential benefits arising for the visual amenity of urban streetscape and Architectural Conservation Area in which it is located. 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, as amended by the further plans and particulars received by the planning authority on the 5th day of March 2026, 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. All external materials to be carried out in accordance with the drawings submitted in response to the request for further information dated the 5th day of March, 2026. The colour of the external finish shall be sympathetic to the character of the Blackpool Architectural Conservation Area. No uPVC to be used to the south or west elevations of the building, including windows, doors, shopfront, rainwater goods, soffits, fascias etc.

Reason: To conserve and enhance the character of the Blackpool Architectural Conservation Area.

3. Signage shall be restricted to the fascia of the existing shopfront only. Full details of fascia signage (and any associated lighting) shall be submitted to, and agreed in writing with, the planning authority prior to the occupation of the unit. The following shall not be permitted to the front elevation of the building without the benefit of planning permission:

- (a) the erection of roller shutters, CCTV units or alarm boxes,
- (b) the erection of satellite dishes,
- (c) the erection of extractor fans of similar appliances, and
- (d) internally illuminated lighting.

Reason: To conserve and enhance the character of the Blackpool Architectural Conservation Area.

4. 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 interest of public health and surface water management.

5. The applicant shall provide a minimum of two secure covered bicycle parking spaces to serve the two number studio apartments. Prior to the commencement of development, the applicant shall submit to, and agree in writing with, the planning authority, design details of these spaces and their on-site location.

Reason: In the interests of sustainable development and traffic safety.

6. The public footpath is to be kept free of obstructions such as, but not limited to, furniture bins and signage related to the development. Appropriate licencing is to be obtained for any street furniture to be placed on the public footpath.

Reason: In the interest of pedestrian safety.

7. A plan containing details for the management of waste within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of orderly development.

8. 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/demolition works. This plan shall provide details of intended construction/demolition practice for the development, including noise and dust management measures and off-site disposal of construction/demolition waste.

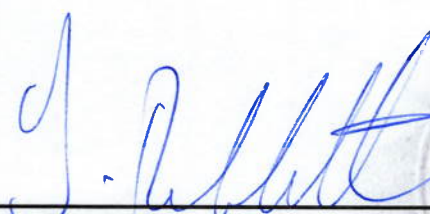
Reason: In the interests of public safety and residential amenity.

9. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In the interest of residential amenity.

10. 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


Tom Rabbette

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

Dated this 21st day of August 2026.