

An
Coimisiún
Pleanála

**Commission Order
PL-501284-CC-26**

Planning and Development Act 2000, as amended

Planning Authority: Cork City Council

Planning Register Reference Number: 25/44419

Appeal by Residents' Association Kilcolman Lawn and Palaceanne Lawn against the decision made on the 15th day of April, 2026 by Cork City Council to grant subject to conditions a permission to Dosco ULC in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of existing office block extension to the east (front) elevation. Demolition of existing workshops extensions to the west (rear) elevation of the existing light industrial warehouse. Permission to subdivide the existing light industrial warehouse into six individual light industrial/wholesale warehouse/commercial units. Permission for associated alterations to all elevations. Permission for alterations to existing car park layout and associated ancillary site works, all at Dosco Industrial Estate, South Douglas Road, 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 provisions of the Cork City Development Plan 2022-2028, the nature and scale and established use of the proposed development, and the pattern of existing development in the area, 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 of the area or of property in the vicinity, would not result in a traffic hazard, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 19th 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) The individual units shall be limited to light industrial/warehouse only. No retail warehousing or commercial/office/retail shall be permitted, unless authorised by a separate grant of permission.
- (b) Full details of the individual occupiers of the proposed units, including the nature and extent of proposed uses (within the meaning of Condition 2(a), hours of operations and signage, shall be submitted to, and agreed in writing with, the planning authority before any unit is occupied.

Reason: In the interest of proper planning and orderly development.

3. Prior to commencement of development, the developer shall submit for the written agreement of the planning authority:
 - (a) Full details of the proposed pedestrian crossing and ramp at the access to the industrial estate on the South Douglas Road. All costs associated with the provision and maintenance of the pedestrian crossing and ramp shall be borne by the developer.
 - (b) Details of proposed hard (kerbing etc) and soft (species to be planted) landscaping at the entrance to include the incorporation of SUD's features.

Reason: In the interest of clarity and orderly development.

4. Prior to commencement of development, a Stage 1/2 Audit shall be submitted to the planning authority for written agreement. All findings of the Road Safety Audit shall be closed out, signed off and incorporated into the proposed development. A Stage 3/4 Road Safety Audit shall be undertaken, if appropriate, at the appropriate stage, closed out, signed off and the recommendations incorporated into the proposed development. All costs associated shall be borne by the developer.

Reason: In the interest of traffic safety.

5. A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.

Reason: In the interest of sustainable transport and safety.

6. 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 interest of visual and residential amenity.

7. 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.

8. Prior to commencement of development, the developer, or any agent acting on its behalf, shall prepare a 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), including a demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP shall be submitted to the planning authority for written agreement prior to commencement of development. 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.

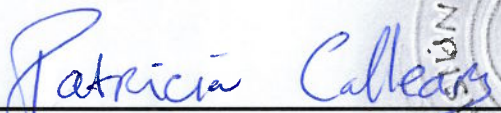
Reason: In the interest of proper planning and sustainable development.

9. The construction of the proposed development shall be managed in accordance with a Construction 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 proposed development.

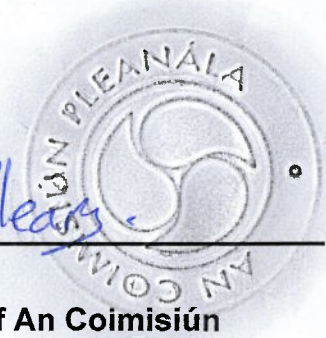
Reason: In the interest of environmental protection, residential amenities, public health and safety, and environmental protection.

10. 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 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.



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



Dated this 26 day of August 2026.