



An
Bord
Pleanála

Inspector's Report

ABP-321615-25

Development	Change of use from public house to off licence.
Location	221 Blarney Road, Sunday's Well, Cork
Planning Authority	Cork City Council
Planning Authority Reg. Ref.	2443112
Applicant(s)	John Canavan
Type of Application	Permission
Planning Authority Decision	Grant Permission with Conditions
Type of Appeal	Third Party
Appellant(s)	Arrate Eskarza de Marcos
Observer(s)	None
Date of Site Inspection	13 th March 2025
Inspector	Ronan O'Connor

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1.0 Site Location and Description

- 1.1.1. The application site is on the Blarney Road. The site located approximately 1.3km from the western extent of Cork City Centre. The site forms part of the ground floor of an existing building which has been extended and sub-divided. The building is a part single storey part two storey. The ground floor contains a pub, previously known as Kennedy's Bar, which has been vacant for several years (and is the subject of the proposed change of use).

2.0 Proposed Development

- 2.1. Change of use from public house to off licence.

3.0 Planning Authority Decision

3.1. Decision

- 3.2. Grant permission, subject to conditions (Decision Date 10th December 2024).

3.3. Planning Authority Reports

3.3.1. Planning Reports

- 3.3.2. The Planner's Report (dated 12/09/2024) is summarised below:

- Notes there is no record of planning permission for the ground floor apartment or the salon use as shown on the submitted floor plans.
- Stated that this is outside the scope of the application.
- Notes Zoning of the site – 'Sustainable Residential Neighbourhoods'; Objective ZO 1 applies.
- Proposed off licence (convenience retail) is acceptable within this zoning.
- Not considered the proposal would result in a proliferation of off-licences in the area.
- Having regard to the established use of the site as a pub, and the zoning objective, proposed change of use is acceptable in principle.

- Considered the proposed use would have a lesser impact on amenities than the established use.
- Applicant is requested to set out the proposed hours of operation and details of signage by way of Further Information

3.3.3. Further Information was requested on 16th September 2024. Further Information was received on 15th November 2024.

The Planner's Report (dated 09/12/2024) is summarised below:

- Details of signage show the front of the pub being removed and replaced with a new shopfront fascia/loss of timber front pub is regrettable/replacement signage is visually incongruous/does not accord with s 11.193 of the City Development Plan
- Retention of the existing timber pub front should be requested by way of condition
- Proposed opening hours are 10.30am to 10pm Monday to Saturday/Sunday 12.30pm to 10pm/No objection to same.
- Recommendation was to grant permission.

3.3.4. Other Technical Reports

Traffic – No objection (report dated 12th September 2024)

Environment – No objection/Recommend condition limiting noise levels

3.3.5. Conditions

- Condition 2 – revised signage details/retention of timber shop/pub front.
- Condition 9 – limitation on noise levels.

3.4. **Prescribed Bodies**

3.4.1. None.

3.5. Third Party Observations

3.5.1. 6 number observations received. The issues raised are summarised in the Planner's report (dated 12/09/2024). They include the following

- Traffic and Parking
- Adequate provision of off-licences
- Impact on amenity
- Anti-social behaviour

4.0 Planning History

PA Ref 18/37760 Permission REFUSED for change of use of part of existing ground floor public house to a two bedroom apartment for 1 no. reason related to poor quality amenity space, aspect, lack of windows and adequate lighting. [decision date 10th April 2018]

PA Ref 11/34998 Permission GRANTED for retention of alterations and minor changes to front elevation and addition of roof light to rear flat roof for planning granted under planning reference no 07/31739 [decision date 25th October 2011]

PA Ref 07/31739 Permission GRANTED for sub-division of existing pub and part change of use to provide a pharmacy & two surgeries on the ground floor & a first floor extension (previously granted under planning permission TP 05/29962) for a restaurant with ground floor entrance, access stairs and all associated site works [decision date 1st May 2007]

APB Ref PL28.214558 (PA Ref 05/29962) Permission GRANTED for a first floor extension to existing lounge/bar, to incorporate a restaurant, a new ground floor entrance, access stairs and associated site works [decision date 21/03/2006]

PA Ref 04.28959 Permission REFUSED for a first floor extension to existing Lounge / Bar, to incorporate restaurant, external fire escape stairs, new ground floor entrance, access stairs and associated site works [decision date 11th May 2005] for 1 no. reason related to visual amenity and overlooking.

5.0 Policy Context

5.1. Development Plan

The relevant Development Plan is the Cork City Development Plan 2022-2028 (as varied). ¹

The site is zoned 'Sustainable Residential Neighbourhoods'

Objective ZO – Sustainable Residential Neighbourhoods – To protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses.

Other relevant policies and objectives include²:

ZO 1.1

ZO 1.2

ZO 1.3

ZO 1.4

ZO 1.5

ZO 1.6

ZO 1.7

Off-Licences 11.190

11.193 Shop Fronts, Advertising & Security Signs

11.195 Fascia Signage and Illuminative & Projecting Signs

Table 11.3 of the Cork City Development Plan 2022-2028 (as varied by Variation No. 1) which sets out revised parking standards.

5.1.1. National Guidelines

Retail Planning – Guidelines for Planning Authorities (April 2012)

Guidelines on Retail Planning were published by the former Department of the Environment, Community and Local Government in 2012. A key message set out at

¹ Adopted Variation No. 1 – Revised Parking Standards (adopted 8th May 2023)

² See Appendix 2 for full text of same.

the start of Section 4 of the Guidelines is that the development management process must support applications for retail development which are in line with the role and function of the city or town in the settlement hierarchy of the relevant development plan and accord with the scale and type of retailing identified for that location in the development plan and relevant retail strategy.

It is stated in Section 2.5.3 of the Guidelines that it is a national policy objective to ensure that the planning system continues to play its part in ensuring an effective range of choice for the consumer, thereby promoting a competitive market place. The planning system should not be used to inhibit competition, preserve existing commercial interests or prevent innovation. In interpreting and implementing these Guidelines, planning authorities and An Bord Pleanála should avoid taking actions which would adversely affect competition in the retail market.

5.2. Natural Heritage Designations

- 5.2.1. The nearest designated site is the Lee Valley pNHA (site code 000094) located c1.3 km to the south-west. The nearest European Site is the Cork Harbour SPA located c4.9km to the south-east of the site.

5.3. AA Screening

- 5.3.1. Having regard to the minor nature and scale of the development proposed for retention, the site location outside of any protected site, the nature of the receiving environment and the proximity of the lands in question to the nearest European Site (Cork Harbour SPA, located c4.9km to the south-east of the site), it is my opinion that no Appropriate Assessment issues arise and that the development proposed for retention would not be likely to have had a significant effect, either individually or in combination with other plans or projects, on any Natura 2000 site.

5.4. EIA Screening

- 5.4.1. See Form 1 on file. The proposed development is does not come within the definition of a 'project' for the purposes of EIA.

6.0 The Appeal

6.1. Grounds of Appeal

- 6.1.1. 1 no. Third-Party Appeal against the granting of Planning Permission was submitted. The grounds of appeal are set out below.

Proliferation of existing outlets selling alcohol

- Blarney Street and Blarney Road are zoned for residential use.
- Development Plan has identified the goal of developing a District Centre in Hollyhill (Objective 7.29).
- Off-licence is not in keeping with the strategic objectives of the Development Plan.
- Development Plan designates Cork City Centre as the primary retail centre in the Cork Metropolitan Area.
- Development Plan sets out the considerations for development of off-licences.
- Already 5 locations that sell alcohol within a 1km radius/a further 3 no. retail units within 2 km.
- There are 6 no. public houses within 2km of the site.
- Goes against actions proposed by Healthy Ireland.

Traffic and Congestion

- Area already experiencing traffic congestion.
- Road is unsuitable to facilitate increased traffic, customers and goods.
- Safety of pedestrians.
- Increased emissions.
- Significant proportion of customers would come by private car.
- Lack of pedestrian facilities.
- Road is not served by regular public transport.

- Reference is made to the Cork Metropolitan Area Transport Strategy – refers to poor pedestrian environment in areas such as Sunday's Well.

Parking

- There is no off-street parking available.
- Issue has not been addressed in the report of the Planning Officer.
- No cycle spaces provided.
- No loading bays provided.
- Significant demand for parking in the area/overflow parking on surrounding estates.
- Existing retail store is serviced by HGVs which illegally double park outside the shop or at the entrance to Monastery Hill estate.

Litter

- The surrounding area does not have public bins.
- Plans do not address potential littering.
- Existing adjoining business generates a significant amount of litter.
- Cork Northside is consistency listed as a litter black spot.

Encl: Original submission on the application.

6.2. Applicant Response

6.2.1. None received.

6.3. Planning Authority Response

6.3.1. None received.

6.4. Observations

6.4.1. None received.

7.0 **Assessment**

7.1. The planning issues of relevance here are as follows:

- Principle of Development
- Proliferation of Licenced Facilities/Off-Licences
- Impact on Residential Amenity
- Traffic and Transport Issues
- Other Issues
- Oral Hearing Request

7.2. **Principle of Development**

7.2.1. The site is zoned ZO 1 Sustainable Residential Neighbourhoods, with the zoning objective to 'To protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses'. The Development Plan sets that uses that contribute to sustainable residential neighbourhoods are also acceptable in principle in this zone provided they do not detract from the primary objective of protecting residential amenity and do not conflict with other objectives of this Development Plan. It is set out that such uses include but are not limited to *inter alia* small-scale local services including local convenience shops.

7.2.2. Off-licences are not named explicitly in the Development Plan in the list of uses that are acceptable in the area where the application site is located. However, the zoning allows for local convenience shops, and in relation to same, I note that the sale of alcohol is a form of retailing. As such, I would concur with the view of the Planning Authority in that the provision of an off-licence is acceptable in principle at this location, subject to consideration of other factors including residential amenity and other issues which I have considered below.

7.3. **Proliferation of Licensed Facilities/Off-Licences**

7.3.1. The appellant has referred to the proliferation of licenced facilities as well as other off-licences and retail units where alcohol is sold, and is of the view that the area is adequately served by same.

- 7.3.2. Section 11.190 'Off Licences' of the Development Plan notes that off-licences in locations outside of City Centre, Town, District and Neighbourhood/Local Centres will only be considered where they fall outside the catchment of existing/proposed centres. In terms of potential overconcentration of such uses, the Development clarifies that the number and control of off-licences will primarily be a licensing issue. It is further set out that the consideration of proposals for off-licences will also have regard to the amenities of nearby residents, i.e. noise, general disturbance, hours of operation and litter.
- 7.3.3. In relation to the above considerations, the term 'catchment' is not defined in the Development Plan. However, and with reference to Map 9 AP 09 Cork City Development Plan 2022 – 2028, the nearest District Centre is located 400m to the north of the site (or approximately 6 mins walk) at Hollyhill. There is a large retail chain located here and the appellant has noted that that this retail unit has an ancillary off-licence. The nearest existing Neighbourhood and Local Centre is located 570m to the north-east (or approximately 15 minute walk) on Baker's Road. As noted in the appellant's grounds of appeal, there is a shop and off license located here.
- 7.3.4. In relation to the above, I am of the view that the site could be determined to fall within the catchment area of the Hollyhill District Centre or even within the Neighbourhood and Local Centre on Baker's Road. However, this is not definitive, and I am of the view that a refusal on this basis would be unwarranted. In any case, I note that the Development Plan notes that the concentration of off-licences in any one area is primarily a licencing issue. I note that the appellant has also cited a number of other retail units selling alcohol in the wider area (5 no. in total are cited within a 1km radius of the site). In relation to same, again, I am of the view, as per the Development Plan, that any overconcentration of same is a licencing issue, and it is not the role of the Board (or the Planning Authority) to restrict competition in the retail sector (as per the Retail Planning Guidelines). However, and as per the provisions of the 11.190 of Development Plan, the Board is required to consider more general planning issues such as the impact of the proposed development on noise, general disturbance, hours of operation, and litter, and I have considered same below.

7.4. Impact on Residential Amenity

7.4.1. In relation to potential impacts on residential amenity, I would note that the previous use was a public house. As such, it is likely that there would have been some impact on residential amenity during the operational hours of same, as a result of movements to and from same, and as a result of potential noise impacts from the public house. In relation to the proposed change of use to an off-licence, there will be pedestrian movements to and from same. However, I am not of the view that this will necessarily result in a detrimental impact on amenity, in terms of noise and disturbance, and impacts will be similar to any convenience retail unit. I note the operational hours proposed (Monday to Saturday 10.30am to 10pm, Sunday 12.30pm to 10pm). Such operational hours will ensure that there will be no impacts beyond an appropriate point in the evening and should the Board be minded to grant permission, a condition can be imposed in relation to hours of opening.

7.5. Traffic and Transport Issues

- 7.5.1. In terms of potential parking demand, I would note that Table 11.3 of the Cork City Development Plan 2022-2028 (as varied by Variation No. 1, which sets out revised parking standards) sets out Maximum Car Parking Standards (my emphasis). The site lies within Zone 3 and for convenience retail uses, a maximum of 1 space per 20 sq. m. is set out. In this instance, the total proposed floorspace is 137 sq. m. As such the maximum provision is 6 no. spaces. There is no on-site parking proposed here. I am of the view that, in this instance, a car-free proposal is appropriate, having regard to the following considerations.
- 7.5.2. I would note that the site is located in relatively central area, with residential development surrounding same. As such, it is within walking distance for many surrounding residents, and I am not of the view that it is likely that the use itself would attract significant volumes of vehicular traffic, so as to materially impact on traffic congestion and/or parking demand in the area.
- 7.5.3. I would note also the PA's Traffic Report on file (dated 12/09/2024), which notes that there is on-street parking in the vicinity of the proposed development, and any parking associated with same would be short-term. It is further stated that the provision of no on-site parking is in line with the Development Plan. No objection is raised in relation to the application.

- 7.5.4. In relation to cycle parking, there would not appear to be any potential to accommodate cycle parking within the site itself, nor immediately adjacent to the site. However, I am of the view that it would not be reasonable to refuse permission on this basis.
- 7.5.5. In terms of the servicing of the unit, the provision of a loading bay to the front or near the site is not within the gift of the applicant, and the Planning Authority would be responsible for the provision of same, should it be of the opinion that it is required. I note that there is unrestricted parking directly to the front of the premises and also to the west on the south side of Blarney Road, so it is possible that deliveries can be accommodated within this area. In terms of impacts from deliveries, I am not of the view that this would materially differ from those that would have resulted from the previous operation of the public house. I note also the restricted nature of the site and the provision of on-site parking or provision of on-site provision for delivery vehicles is not possible in this instance. This is a similar situation to many commercial premises which are located within or close to a large city centre.
- 7.5.6. In terms of pedestrian safety, I would not be of the view that the operation of the unit, with any associated deliveries, would have a material impact on same. Appropriate and legal parking, either by private cars, or by delivery vehicles, is regulated by other legislation and drivers are required to adhere to same. In terms of pedestrian facilities, I would note that there is adequate facilities in the area, with footpaths on both sides of the road and I did not observe any obvious deficiencies in same.
- 7.5.7. In terms of the potential generation of emissions, I am not of the view that there would be any material impacts on emissions as a result of private vehicle trips to the proposed off-licence.
- 7.5.8. In relation to public transport provision, I would concur with the appellant in that the area is not well served by same, and there were no bus stops in the immediate area. The nearest bus stop is c700m to the west of the site, served by Bus No. 201, which is not a frequent service. However, as per the discussion above, I am of the view that it is likely that most trips to and from this unit will not be dependant on public transport, given the nature of the use and the nature of the surrounding area.

7.6. Litter/Waste Disposal

7.6.1. The appellant has stated that the applicant has not considered issues of littering. In relation to same, I would concur with the appellant in that the immediate area does not appear to be well served by litter bins. The provision of same is the responsibility of the Planning Authority, however, and the applicant cannot provide same on street. In terms of littering that may result from customers, in the immediate environs of the premises, this is an issue that is covered by separate areas of legislation. Notwithstanding, I am not of the view that the use is one that would necessarily result in a large volume of litter being generated in the immediate environs of the proposed off-licence. Waste generated from the operation of the unit itself would be required to be removed by a licenced waste company, as is standard for such commercial units. However, as per the Planning Authority's Condition (Condition No. 6 refers), I would recommend that details of waste storage on site are provided, and I have recommended a Condition in relation to same (see also discussion on PA's Conditions below).

7.7. Oral Hearing Request

7.7.1. I would note that the appellant has requested an Oral Hearing. In accordance with section 134(3) of the Planning and Development Act, 2000 (as amended), the Board has previously decided on 14th February 2025 that the appeal can be determined without an Oral Hearing (as per Board Direction on file), with all parties notified of same by way of letter dated 17th February 2025.

7.8. Planning Authority's Conditions

- 7.8.1. PA's Condition 1 – This is a standard condition and a modified version of same is included in Recommended Condition 1 below.
- 7.8.2. PA's Condition 2, 3 and 4– These 3 no. conditions relate to signage and retention of the timber shop front, and lighting details. I am satisfied that a single condition (as per Recommended Condition 2 below) can incorporate the requirements of same.
- 7.8.3. PA's Condition 5 and 6 – These conditions relate to waste removal and storage. Some elements of this condition relate to areas covered by other legislative requirement and as such I do not consider it appropriate to reimpose this condition in its entirety here. However, details of waste storage are required as per Recommended Condition 3 below.

- 7.8.4. PA's Condition's 7 and 8 – Relates to construction impacts including noise and other environmental considerations. I am of the view that the nature and scale of the project is that such conditions are not warranted, noting also that some elements of these conditions are covered by other legislative requirements.
- 7.8.5. PA's Condition 9 – Relates to noise levels at operational stage. I am of the view that the proposed use is not one that would likely generate excessive noise (as noted in my assessment above) and as such I am not of the view that this condition is warranted in this instance.

8.0 Recommendation

- 8.1.1. Grant Permission.

9.0 Reasons and Considerations

The proposed change of use from public house to an off-licence, is acceptable in principle, having regard to the zoning objective that applies to the site. Subject to conditions, the proposed use will not have a material impact on surrounding residential amenity, nor will it give rise to any material impacts on the surrounding road network nor will the proposed development create a traffic hazard. The proposal is considered to be in line with the proper planning and sustainable development of the area.

10.0 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 15th day of November 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.

Reason: In the interest of clarity.

2. (a) Prior to the commencement of development, the developer shall submit to the Planning Authority, for agreement in writing, revised signage proposals, which shall include proposals for lighting of the buildings facades, shop front and illuminated advertising installations. The revised proposals shall include the retention of the existing timber shop/pub front and the removal/omission of the Foamex and Dibond Sign.

(b) Any signage shall be removed upon the cessation of operation of the business.

Reason: In the interests of visual amenity and proper planning.

3. Prior to commencement of development, the developer shall submit to the Planning Authority, for agreement in writing, details of proposed waste storage and collection.

Reason: In the interests of public health.

4. The proposed off-licence shall not operate outside the period of 10:00 to 22:00 hours Monday to Saturday and shall not operate outside the period of 12:30 to 22:00 on Sundays and public holidays.

Reason: In the interest of residential amenity.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Ronan O'Connor
Senior Planning Inspector

1st April 2025

Appendix 1 – EIA Pre-Screening

Form 1

EIA Pre-Screening

An Bord Pleanála	ABP-321615-25		
Case Reference			
Proposed Development	Change of use from public house to off licence.		
Summary			
Development Address	221 Blarney Road, Sunday's Well, Cork		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	
		No	X
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes	Tick/or leave blank	State the Class here.	Proceed to Q3.
No	Tick or leave blank		Tick if relevant. No further action required
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes	Tick/or leave blank	State the relevant threshold here for the Class of development.	EIA Mandatory EIAR required

No	Tick/or leave blank		Proceed to Q4
4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes	Tick/or leave blank	State the relevant threshold here for the Class of development and indicate the size of the development relative to the threshold.	Preliminary examination required (Form 2)

5. Has Schedule 7A information been submitted?		
No	Tick/or leave blank	Pre-screening determination conclusion remains as above (Q1 to Q4)
Yes	Tick/or leave blank	Screening Determination required

Inspector: _____ **Date:** _____

Appendix 2 – Relevant Policies and Objectives of the Cork City Development Plan 2022-2028

ZO 1.1

The provision and protection of residential uses and residential amenity is a central objective of this zoning. This zone covers large areas of Cork City's built-up area, including inner-city and outer suburban neighbourhoods. While they are predominantly residential in character these areas are not homogenous in terms of land uses and include a mix of uses. The vision for sustainable residential development in Cork City is one of sustainable residential neighbourhoods where a range of residential accommodation, open space, local services and community facilities are available within easy reach of residents.

ZO 1.2

Development in this zone should generally respect the character and scale of the neighbourhood in which it is situated. Development that does not support the primary objective of this zone will be resisted.

ZO 1.3

Primary uses in this zone include residential uses, crèches, schools, home-based economic activity, open space and places of public worship.

ZO 1.4

Uses that contribute to sustainable residential neighbourhoods are also acceptable in principle in this zone provided they do not detract from the primary objective of protecting residential amenity and do not conflict with other objectives of this Development Plan. Such uses include but are not limited to: small-scale local services including local convenience shops; community facilities; cultural facilities; hotels and hostels; live-work units; service stations (petrol filling stations); local medical services; third level education institutes; community based enterprise or social enterprises, health facilities including hospitals.

ZO 1.5

Where it can be suitable, the expansion of zoned Neighbourhood and Local Centres is open for consideration in this zone provided they meet the criteria for such centres set out in Chapter 7 Economy and Employment.

ZO 1.6

The employment policies in Chapter Economy and Employment designate particular locations for offices, office-based industry and major retailing development, and these uses are not generally permitted in this zone, unless they are community - based enterprises or social enterprises.

ZO 1.7

Many green areas of open space in residential estates in Cork City are included in this zone. There will be a presumption against development on all open space in residential estates including any green area or public amenity area that formed part of an executed planning permission for development and was identified for the purposes of recreation or amenity open space, including land which has been habitually used as public open space. Such lands shall be protected for recreation, open space and amenity purposes.

Off-Licences 11.190

Off-licences provided in the city's designated commercial centres (City Centre, Town, District and Neighbourhood / Local Centres) provide a valuable local commercial service. Off- licences in other locations will only be considered where they fall outside the catchments of existing/proposed centres. Cork City Council will ensure that centres provide a real diversity in retail provision that suits the needs of communities by ensuring that the proportion of off-licences is not disproportionate to the number of units.

However, the number and control of off-licences will primarily be a licensing issue. The consideration of proposals for off-licences will also have regard to the amenities of nearby residents, i.e. noise, general disturbance, hours of operation and litter.

11.193 Shop Fronts, Advertising & Security Signs

Shop fronts and façades are one of the most important elements in determining the character, quality and image of commercial streets. As such:

1. Original, traditional shop fronts, pub fronts and façades shall be retained, preserved or restored;
2. Contemporary shop / pub fronts will be considered when: materials and proportions are appropriate to the scale and fabric of the building and/or street, the design complements the design of the upper floors of the building, the shop front/façade does not extend into the floor above concealing first floor window cills and existing elevations are not straddled;
3. The City Council will aim to reduce visual clutter and control the number and type of signs that are displayed;
4. Generally the use of external roller shutters/security screens shall not be permitted on the front of shops. If required they should be placed behind the shop front display;
5. Consideration will be given to the protection and enhancement of the architectural character of the city. Particular care and regard will be had to any proposed shop fronts in ACAs;

11.195 Fascia Signage and Illuminative & Projecting Signs

As a general principle fascia signs and projecting signs should be simple in design, not excessive in illumination or size. The following basic guidelines will be applied in assessing planning applications:

1. Plastic derived fascias with product advertising and internally illuminate fascias will not be permitted;
2. Projecting signs should be of 2.4m clearance above street level;
3. Internally illuminated signs shall be restricted;
4. The design of illuminated signage should be sympathetic to the building on which it is to be displayed;
5. Overall illumination of fascia signage or shop fronts of distinctive architectural features should be discreet and limited to spot-lighting, up-lighting or disguised minimalist strip lighting;
6. The daytime appearance when unlit will also be considered;

7. The use of banners, flags, billboards and other forms of advertising will be strictly controlled in the City Centre;

8. Product advertising on canopies will not be permitted.

Table 11.3 of the Cork City Development Plan 2022-2028 (as varied by Variation No. 1) which sets out revised parking standards.