

PLANNING APPLICATIONS

PLANNING APPLICATIONS GRANTED FROM 08/12/2025 TO 12/12/2025

in deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations;

that it is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking into account of the preferences outlined by applicants in their application

FUNCTIONAL AREA: Cork City

FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
24/43493	Boars Head Limited	Permission	12/12/2024	Permission for the demolition (3900.9sq.m) of buildings laid out in 4 industrial style buildings (3 vacant) including a day service hub along with former workshops stores activation areas offices and a canteen on the site as well as the demolition of 2 no. blocks of 2no. storey semi-detached interconnected houses on the site and an ESB substation. the proposed development consists of the construction of a discount food store which includes an off-licence use for the sale of alcohol with a gross floor area of 1874 sq.m (net retail area of 1315 sq.m) and associated signage. the retail element is proposed as part of a larger mixed -use redevelopment scheme consisting of the construction of 35no. residential units (10no. 1 bed 15no. 2 beds 9no. 3 beds and 1 replacement 4 bed supported living unit). the construction of a community hub/day service facility is also proposed. two no. small ground floor retail units are proposed in the form of a café and hair salon as well as a replacement ESB substation. access to the retail aspect of the overall development will be provided via Vicars Road located to the south with a secondary separate entrance proposed via Vicars Road to the west which will serve the remainder of the development. the development will be served by 93 no. car parking spaces cycle parking spaces bin store trolley bays staff facilities DRS Unit plant area set down area and delivery/loading bay and all associated works. the proposed development site extends to c. 1.31 hectares with the retail component occupying approximately 0.825 ha of the overall development site. Site of current Cope Foundation QDS Facility and Nos 1 2 3 & 4 Dean Bastible Court Vicars Road Togher Cork City	10/12/2025	

25/43910	Diamond Developments Ltd.	Permission	23/05/2025	<p>Permission for (1) The demolition and removal of existing agricultural sheds/structures; (2) The construction of 72 no. residential units comprising 10 no. 3-bed dwelling houses and 62 no. apartments (comprising 21 no. 1 bed units and 41 no. 2 bed units) in 2 no. blocks ranging in height from 4-5 storeys with solar panels at roof level; (3) The provision of landscaping and amenity areas and all associated access, infrastructure and services including vehicular and pedestrian access to the Woodbrook Road/Rochestown Road Roundabout; and (4) All associated ancillary development works including vehicular and pedestrian access, car and bicycle parking, footpaths, lighting, drainage, plant (including 1 no. ESB substation and 1 no. water break tank room) bike and bin storage. A Natura Impact Statement (NIS) has been prepared and will be submitted to the planning authority with the application.</p> <p>Monfieldstown and Mounthovel (Townlands) Rochestown Cork</p>	10/12/2025	
25/43997	SCS Assets & Property Management Ltd	Permission	04/07/2025	<p>Permission for proposed demolitions, extensions, renovations and façade alterations to existing buildings; a proposed change of use of existing vacant tool hire business with associated offices and store rooms into 10no. apartment units; the reconfiguration and renovation of 2no. existing apartment units; The construction of a five storey apartment block, containing 4no. apartment units, bicycle parking and home storage units; the change of use of a vacant public house into 1no. townhouse unit; the demolition of all existing rear storage shed structures; the provision of communal bin storage, communal open spaces, site landscaping and all associated site works</p> <p>95-98 Lower Glanmire Road Cork</p>	12/12/2025	

25/44001	Tricondale Ltd	Permission	07/07/2025	<p>Permission for development at this c.023 ha site located at Nos. 12-17 St. Patrick's Street, Cork City, T12K27C, also known as the former Debenhams/Roches Stores building. The subject site is located to the corner of St. Patrick's Street and Maylor Street. The proposed development is comprised of the subdivision of the former department store, to form 'Block A' which is the c. 6228 sqm western portion of the building, over 4 no. Storeys. Works to Block B are to be applied for separately. Block A is then to be further subdivided into 4 no. individual retail units with associated storage and staff welfare facilities, which are comprised of - Unit No. 1 (c. 476 sqm), accessed via and fronting on to St Patrick's Street to the north-western corner of the building at Ground and Second floor level. A new entrance to St. Patrick's Street is proposed at Ground Floor Level to facilitate access to this new unit; Unit No. 2 (c. 4586 sqm) accessed via and fronting on to St Patrick's Street utilizing the existing entry point, with the unit encompassing ground, first and second floor. This entrance is to be reconfigured to facilitate the new layout. Unit No. 3 (c. 415 sqm) accessed via and fronting on to both St Patrick's Street and Maylor Street at the south-western corner of the building, at Ground and Third Floor Level. A new entrance to St. Patrick's Street is proposed at Ground Floor Level to facilitate access to this new unit. Unit No. 4 (c. 94 sqm) accessed via and fronting on to two new entrances at Maylor Street to the southern boundary of the site, at Ground Floor Level only. In addition the proposed development includes for the refurbishment and upgrade of the existing facades onto St. Patrick's Street and Maylor Street to reflect the new floorplan arrangements and to facilitate the newly created access points into the new retail units; Reorganisation of fenestration, access and façade details to ground floor level of the St Patrick Street elevation and Maylor Street return; Additional fenestration and façade treatment upgrades to Maylor Street; The partial infill of the atrium at first floor level of Block A, resulting in a 180 sqm increase of internal gross floor area and an increase in general floor plate at ground floor level due to internal façade adjustments to create c. 12 sqm (cumulatively c. 192 sqm increase in overall floor area); Modification at second and third floor levels of Block A to accommodate ancillary support rooms associated with the new retail units: Formation of new staff welfare facilities and storerooms: Installations at roof level to accommodate new photovoltaic panels and plant associated with the new retail units; Installation of flood defence barriers; Repair and replacement of existing fenestration to St. Patrick's Street: Internal works to support subdivision of the existing unit including provision of new lift shafts, internal demolition and site clearance and construction of new walls; Changes in level: Upgraded services provision and related ducting, piping and cabling: all site development works above and below ground.</p> <p>Nos 12-17 St Patrick's Street Cork City T12K27C</p>	12/12/2025	
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25/44049	Kevin O Sullivan	Permission	28/07/2025	Permission is sought for development consisting of the partial demolition of the back return, alterations to the existing, the construction of a part single-storey, part one and a half storey extension to the back, new and realigned roof-lights to the back and enlarged dormer window to the front of the existing dwelling house, together with all ancillary works. 3 Evergreen Buildings Cork	09/12/2025	
25/44084	O Flynn Construction Co. Unlimited Company	Permission	08/08/2025	Permission for the following Phase 2 residential development at Arderrow, Ballyvolane (townland), Ballyhooly Road, Ballyvolane, Cork comprising the construction of 90 no. residential units (comprising a mix of 2,3 and 4 bed, detached, semi-detached, and terraced units) and all associated ancillary development works including footpaths, parking, drainage, lighting, and landscaping. Vehicular access will be from the south via the permitted Strategic Housing Development (ACP Ref No. 312076-21). Arderrow Ballyvolane (townland) Ballyhooly Road Ballyvolane Cork	09/12/2025	
25/44097	Cal Healy	Permission	15/08/2025	Permission for a change of use from medical centre to Guest House Accommodation including 8 no. car parking spaces and 2 no. disable parking spaces, bicycle parking area, conversion of existing store to bin storage and recycling area, internal and external alterations to existing building and all ancillary site works. Elmwood Lodge Grange Road Frankfield Curraghconway Cork	08/12/2025	
25/44235	Rory Mehigan	Permission	15/10/2025	Permission sought for the demolition of part of existing front boundary wall and railing to form a vehicular entrance to accommodate a single vehicle and all associated site works. 4 Windsor Villas Highfield Avenue College Road Cork City	09/12/2025	
25/44238	EPH Controls	Permission to Retain	15/10/2025	Permission for the retention for the following completed works to existing warehouse and office building at E.P.H Controls Ltd, Sitecast Industrial Estate, Pouladuff Road, Lehenagh Beg, Cork, T12W665; (1) Retention for mezzanine storage area (area= 219sqm) as constructed; (2) Retention for minor alterations as constructed to south and west facing elevations; (3) Revised carparking layout to serve site; (4) Retention for change of use of permitted warehouse storage area to provide quality control room; and (5) All associated completed site works. E.P.H Controls Limited Sitecast Industrial Estate Pouladuff Road Lehenagh Beg Cork	08/12/2025	

25/44241	Brian and Katie Murphy	Permission	16/10/2025	Permission to convert the attic to storage area and to install rooflights on the front and rear elevations, all to their dwelling. 4 Lisheen Woods Ovens Co. Cork	10/12/2025	
25/44243	Regina and Fergus Manning	Permission to Retain	17/10/2025	(I) Permission for retention of a domestic detached garage with loft and (II) Permission to construct a single storey home office extension to this garage, all to serve their dwelling. Gortagoulane Spur Hill Doughcloyne Cork	10/12/2025	
25/44255	Medhub Limited	Permission	24/10/2025	Permission for change of use of ground floor commercial unit to use as a medical practice, material alterations and elevational alterations including new windows to the rear elevation and new window to side elevation replacing door of existing building, new signage to the front elevation of existing commercial building and all associated site works. Former Keohanes Funeral Directors Copley Street Cork	08/12/2025	
Total					12	