

PLANNING APPLICATIONS

PLANNING APPLICATIONS RECEIVED FROM 07/07/2025 TO 11/07/2025

under section 34 of the Act the applications for permission may be granted permission, subject to or without conditions, or refused;  
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	EIS RECD.	PROT STRU	IPC LIC.	WASTE LIC.
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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>	No	No	No	No
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25/44002	Sarah Nodwell & Craig Brown	Permission	07/07/2025	Permission for construction of a single storey extension to the side and rear of the dwelling house Rose Cottage Paudeen's Cross Boolypatrick Blarney Cork	No	No	No	No
25/44003	Michael & Maureen Ryan	Permission	07/07/2025	Permission for alterations & extensions to an existing dwelling including, 1) a single storey pitched roof extension to the rear, 2) single storey flat roof extensions both to the front & rear, 3) elevational alterations to the existing dwelling including new rooflights in the existing roof, the removal of existing chimneys & new and/or adjusted external openings in existing side & rear walls, 4) part demolition of an existing detached garage structure, 5) decommissioning of an existing septic tank on the site & a new connection to a nearby mains foul sewer & 6) all other associated site works Coolroe Ballincollig Cork P31PA61	No	No	No	No
25/44004	Sinead Rall	Permission to Retain	07/07/2025	Permission for retention is sought for the alterations to the fenestrations of the existing dwelling and all associated site works 16 Oakfield Park Riverstown Glanmire Cork T45KP04	No	No	No	No

25/44005	National Transport Authority (NTA)	Permission	07/07/2025	<p>Permission for the development of land located along the R616 Regional Road (also known as Upper Glanmire Road), within Upper Glanmire, within the administrative area of CCC (easting 170848, Northing 078085), approximately 20m north of the Ros Ard residential development, within the townland boundaries of Cork City. The site covers an area of approximately 0.12 hectares (ha), which includes part of the existing road network and approximately 0.06ha (628m2) of greenfield land. The development will consist of the construction of a bus terminal at Upper Glanmire within a new bus-only one-way carriageway set back from the R616 Regional Road behind a grassed island. The development will also include the construction of approximately 20m of pedestrian footpath along the R616 Regional Road that will link into approved future residential developments located west of the site, and an additional length of footpath to link the bus stop area with a proposed uncontrolled pedestrian crossing introduced for pedestrians to cross the R616 Regional Road into the existing Ros Ard residential area to the south of the site. Two additional uncontrolled crossings are proposed across the entrance and exit of the proposed bus terminal. In addition to the above, the development also includes the following: a bus shelter located at the bus terminal; construction of a retaining wall (approximately 1m to 1.4m high) at the northern side of the terminal; site vegetation clearance; installation of road signage and markings: relocation of 2no. existing utility poles; connection of proposed drainage to the existing drainage network across the R616 Regional Road: and all other associated ancillary site works (e.g. fencing and landscaping). No changes are proposed to the existing carriageway of the R616 Regional Road</p> <p>R616 Regional Road (Upper Glanmire Road) Easting 170848 Northing 078085</p>	No	No	No	No
25/44006	Michael & Leah Dunlea	Permission	08/07/2025	<p>Permission to (1) Construct a first floor extension at the side of existing dwelling, (2) Construct a ground floor extension at the rear of existing dwelling, (3) Alterations to existing elevations, (4) Internal alterations to existing dwelling, (5) Replace section of existing flat roof with lean-to roof at the front of existing dwelling (6) widen existing vehicular entrance and increase existing parking area at the front of existing dwelling and all associated site works</p> <p>86 Sandown Grange Heights Douglas Cork</p>	No	No	No	No

25/44007	Ian Doyle & Lesley Fitzgerald	Permission	08/07/2025	Permission to 1. demolish existing garage at the side of existing dwelling 2. construct a ground floor extension at the side of existing dwelling, 3. Internal alterations to existing dwelling, 4. alterations to existing elevations 5. alterations to front entrance door to existing dwelling, and all associated site works. Carnac Scairt Cross Donnybrook Douglas Cork	No	No	No	No
25/44008	DIE Ireland ICAV	Permission	09/07/2025	10-year Planning Permission at Mahon Point Shopping Centre, Mahon, Cork for a mixed-use development comprising residential, retail, retail services, retail warehouse, office, commercial, restaurant/café use, a creche and a leisure/gym facility and all associated works. The proposed development comprises 77,767 sqm (gross internal floor area). Blocks A,B, C and D comprise 251 no. residential units incorporating 92 no. one bedroom apartments, 99 no. two bedroom apartments, 46 no. three bedroom apartments, and 14 no four bedroom apartments, associated communal, public and private open space and recreational amenities and play space; a creche comprising 64 no. child spaces, 1 no. commercial unit, a management suite and 2 no. restaurant/café units. Enhanced pedestrian and cycle access to surrounding developments to the north and west, all associated service, plant and circulation space. Blocks A and B have a height of 5 to 6 storeys and Blocks C, and D have a height of 4 to 6 storeys. Block E contains 6,434sqm (gross internal floor area) office floorspace and has a height of 5 storeys with associated servicing, cycle parking, staff welfare facilities and all associated site works. A basement car park, with access ramp at Block A containing 124 no car parking spaces is proposed to serve Blocks A, B, C, D, and the offices at Blocks E. Blocks G comprises additional retail floorspace as follows: new foodstore of 2,040sqm (gross internal floor area), retail warehouse unit of 3,420sqm (gross internal floor area), restaurant/café floor space 456sqm (gross internal floor area); leisure/gym of 537 sqm (gross internal floor area); back of house retail storage and servicing associated with existing retail provision on site, and associated service yards and plant. The proposed car parking for the Shopping Centre extension and development comprises a total of 125 no. additional spaces as a result of loss of existing spaces to accommodate this extension and development. The proposed multistorey car park is accessed from a ramp to the north of Block G and includes the provision of cycle parking, storage and cycle servicing station within a designated mobility hub also within Block G. Block H is an extension to the existing shopping centre which comprises 10,974sqm (gross internal floor area) comparison retail space, 259 sqm (gross internal floor area) of restaurant/café floor space, 178sqm (gross internal floor area) of retail services and associated service yards and plant. Th proposal includes the provision of a wide range of open space and civic areas, including a market square, which can accommodate the existing farmers market, civic and community events as well as occasional pop-up structures and activities as well as enhanced	No	No	No	No

				landscape boundary treatments. The prioritisation of cycling and pedestrian access within the site, including proposed segregation of cycle/pedestrian traffic from vehicular traffic, through provision of a vehicle only underpass. Enhanced pedestrian and cycle access into the site. Accommodation of enhanced bus services and routes into the centre of the site. Future accommodation within Block D of long-term public transport facilities associated with light rail, including staff/driver restrooms, information point and medical facility. Land has been set aside for a light rail terminus which in the interim is developed as open space. The proposal includes partial demolition of the western façade of the existing shopping centre to facilitate the development of Block G and all associated site works, under, on or over ground to facilitate the development. An Environmental Impact Assessment (EIAR) Report and a Natura Impact Statement (NIS) has been prepared in support of this planning application. Mahon Point Shopping Centre Mahon Cork				
25/44009	Stephen & Una Grogan	Permission	09/07/2025	Permission is sought for the conversion and extension of the existing garage, the construction of a 2nd floor side extension above the existing garage and associated site works all to the existing dwelling house 45 Brookville Estate Riverstown Glanmire Cork	No	No	No	No
25/44010	Noel Keohane	Permission to Retain	10/07/2025	Permission for retention of the following changes to dwelling house: (i) change to porch design, (ii) installation of solar panels to rear and side roofs, (iii) render finish to front elevation in lieu of brick and (iv) fenestration changes to ground floor windows 29A Summerstown Drive Wilton Cork	No	No	No	No
25/44011	Nigel Baker	Permission	10/07/2025	Permission is sought for amendments to the approved planning application Ref No 24/43343. The amendments consist of (1). The removal from the planning approval of the provision of a newly proposed entrance. (2). The continued use of the existing entrance with the reduction in its width, in keeping with road service guidelines to 3m. The Yard Finnamore Mounthovel Rochestown Rd Cork T12YY2H	No	No	No	No

25/44012	Cudedge Ltd	Permission	10/07/2025	Permission for installation of a self-contained coffee unit for sale of coffee and refreshment and all associated site works Douglas Road (Adjacent to 7 Eldred Terrace) T12V4D8	No	No	No	No
25/44013	Phoenix Tower Ireland III Limited	Permission to Retain	11/07/2025	For Retention permission to retain a telecommunication base station comprising antennae dish, equipment cabin and associated equipment onto a floodlight. Virgin Media Park-Stadium Tramore Road Ballyphehane Cork	No	No	No	No
Total	13							