

## PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 17/11/2025 TO  
21/11/2025

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 INVALID	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION
25/43817	H.G. Construction (Ireland) Limited	Permission		21/11/2025	Permission for the construction of 20 no. residential units (10 no. 1 beds, 10 no. 2 beds) in a single 3 no. storey duplex block. The development also consists of the development of car parking and bicycle parking, bin stores, landscaping, drainage and all associated works. Access is proposed via the Seminary Court residential development to the south. The proposed scheme is located to the north of Seminary Court, off Seminary Road, Farranree, Cork City. Site adjacent to Seminary Court Off Seminary Road Farranree Cork City
25/43880	SHS Construction Limited	Permission		21/11/2025	Permission for the construction of 5 no. dwellings consisting of 1 no. 3-storey 4-bedroom semi-detached dwelling, 1 no. 2-storey 3-bedroom semi-detached dwelling, 2 no. 2-storey 2-bedroom semi-detached dwellings and 1 no. 2-storey 4-bedroom detached dwelling, together with a redesigned vehicular entrance, surface car parking, hard and soft landscaping and all associated site works. Rose Lawn Spur Hill Doughcloyne Cork

25/43997	SCS Assets & Property Management Ltd	Permission		21/11/2025	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 95-98 Lower Glanmire Road Cork
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25/44001	Tricondale Ltd	Permission		17/11/2025	<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>
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25/44053	Whitestone Corner Properties Ltd.	Permission		20/11/2025	Permission for development consisting of a Large Scale Residential Development (LRD) comprising the demolition and removal of the existing building, the construction of 3 no. apartment blocks, ranging in height from 4 to 5 storeys, comprising 114 no. apartment units (45 no. 1 bed, 43 no. 2 bed, and 26 no. 3 bed apartments), and ESB substation and all associated site development works including footpaths, cycle paths, car and bicycle parking, open spaces, drainage, fencing, lighting, and the provision of a new footpath, cycle path, and bus stop along Ballyhooly Road. Access to the site will be via a new vehicle access point and three new pedestrian entrance along Ballyhooly Road. Provision is also made for a pedestrian link to the 'Longview' residential development to the south. The application may be inspected online at the following website set up by the applicant: <a href="http://www.whitescrosslrd.ie">www.whitescrosslrd.ie</a> Ballyhooly Road Laherdane Whites Cross Cork
25/44143	Catherine Pearce	Permission to Retain		21/11/2025	Permission for retention of various items as follows to an existing dwelling at Bracken House, Monees, Douglas, Cork, T12D2YR. (1) A south-west facing sunroom extension, (2) A north west facing conservatory extension, (3) Conversion of a former rear garage to habitable accommodation, (4) A new attached rear garage and link extension to the main dwelling, (5) The entire upstairs conversion to habitable accommodation and (6) All associated elevational alterations. Bracken House Monees Douglas Cork
25/44172	Laura McCarthy	Permission to Retain		17/11/2025	Permission is sought for (1) Retention of extensions to north and west elevations of existing dwelling, (2) Demolition of existing boiler shed, (3) Construction of a single storey extension to east elevation, (4) Construction of a roof extension to west elevation, (5) Relocation of front door and fenestration alterations to south, east and west elevations, (6) Alterations to internal layout and (7) Installation of a new wastewater treatment system and polishing filter and all ancillary site works. Heathcliffe Belvedere Farmers Cross Cork
<b>Total</b>		7			