

AN BORD PLEANALA

APPEAL NOTIFIED FROM 20/10/2025 TO 24/10/2025

FUNCTIONAL AREA: Cork City

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE
25/43729	Denis O Brien Developments (Cork) Limited c/o Alan O Callaghan Coakley O Neill Town Planning Ltd. NSC Campus Mahon Cork T12XY2N	Permission		28/10/2025	Permission for development on a site at Bishopstown House, Model Farm Road, Cork. The proposed development will consist of: (1) the demolition of a minimal number of internal walls, minor internal alterations, and minor elevational changes to the vacant 2-storey Bishopstown House, and a change of use from its former medical/health services use to a) 1no. student house (Unit 22) accessed through the existing entrance door at ground floor level on the northern elevation, with a dining/living room and kitchen at ground floor level and 7no. bedspaces at first floor level, and b) a communal reception, student study hub, and ancillary spaces, all at ground floor level, accessed through 1no. new door and 2no. existing doors at ground floor level on the southern elevation; (2) the demolition of the existing 2-storey office building to the rear of Bishopstown House; (3) the construction of a student housing scheme of 21no. student houses (Units 1-21) (163no. bedspaces) in 2no. buildings (Block A and B), including 1no. 3-storey building (Block A) which will consist of a terrace of 11no. student houses (Units 11-21) (11no. 7 bedspace houses), and 1no. part 2-storey, part 3-storey building (Block B) which will consist of a terrace of 10no. student houses (Units 1-10) (2no. 5 bedspace houses and 8no. 7 bedspace houses). The proposed development will consist of 170no. student bedspaces in total; (4) the demolition and replacement of the existing front site boundary wall and 2no. piers with a new retaining wall with railing, and new footpath; (5) new entrance gate	24/10/2025

AN BORD PLEANALA

APPEAL NOTIFIED FROM 20/10/2025 TO 24/10/2025

FUNCTIONAL AREA: Cork City

					including pedestrian gate; (6) demolition and replacement of external steps to the west of Bishopstown House with new external steps, and a raised path and ramp to the rear of Bishopstown House; (7) 85no. cycle spaces (1no. enclosed bike store and 2no. covered bike stores) and 5no. car parking spaces, including 1no. disabled space and 1no. EV space; and (8) bin store and all site development, landscaping, boundary treatment, lighting, signage, and drainage works. The proposed development consists of or comprises the carrying out of works to a Protected Structure (Bishopstown House, Ref. No. PS948). Bishopstown House Model Farm Road Cork	
25/44058	Cudedge Ltd c/o Serena Gudotti Waterman Consulting Engineers Ardrostig House Bandon Road Bishopstown Cork T12W6KW	Permission		22/10/2025	Permission for installation of a self-contained coffee unit for sale of coffee and refreshment and all associated site works. Site Adjacent to 7 Eldred Terrace Douglas Road Cork	20/10/2025
Total		2				