

## AN BORD PLEANALA

## APPEAL DECISIONS NOTIFIED FROM 15/12/2025 TO 19/12/2025

## 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	DECISION
24/42765	Ballygifford Holdings Limited c/o Majella O Callaghan McCutcheon Halley Planning Consultants Joyce House 6 Barrack Square Ballincollig Cork P31YX97	Permission	16/12/2025	02/08/2024	Permission for the demolition and removal of existing structures and the construction of a residential development up to 5-storeys in height comprising of 14 no. apartments (which will include 8 no. 1 bed and 6 no. 2 bed apartments and all ancillary site development works including access, plant, bike/ bin storage and amenity areas(including 1 no. roof terrace and a courtyard at lower ground level. Site fronting onto York Street and Wellington Road Cork	01/08/2024	Conditional
24/43004	Diane and Shane Diskin Threadneedle House Moneygurney Douglas Cork T12H79E	Permission	17/12/2025	10/12/2024	Permission is sought for three detached dwellings on separate site ranging from 0.119ac to 0.220ac in size. Together these houses constitute Phase 2 of the Leafy Lane residential development, Phase 1 having been granted in 2019 under planning reference Nos. 19/4329, 19/4330 and 19/4331. The works will also include eastward extension of the existing private carriageway, footpaths and below ground services to serve these sites, together with landscaping, site boundary walls, and all other associated site works. Moneygurney Douglas Cork	09/12/2024	Refused

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24/43442	Donal Cox c/o Alan O Callaghan Coakley O Neill Town Planning NSC Campus Mahon Cork T23YC59	Outline	16/12/2025	17/09/2025	Outline Planning Permission for (I) the demolition of a habitable house (230sqm) ancillary garage storage shed and 2no. manufacturing sheds (ii) the construction of 55 no. residential dwellings , revisions to existing site entrance to create new vehicular and pedestrian access a separate pedestrian access at the southern side onto upper Fairhill and internal estate roads and pathways (iv) 133no. car parking spaces and 55no.cycle spaces (v) the proposed development also comprises of all associated site development works including hard and soft landscaping and boundary treatments the provision of private and public open spaces bin storage and all drainage works including attenuation tanks and nature-based SuDS measures and foul sewer infrastructure works including pumping station and rising main sewer along inside of Upper Fairhill boundary. Blackstone Bridge Upper Fairhill Lower Killeens Cork	16/09/2025	Refused
25/43946	BML Duffy Property Group Limited c/o Rory Hanrahan Coakley O Neill Town Planning Ltd NSC Campus Mahon Cork	Permission	17/12/2025	28/08/2025	Permission for development which will consist of a Large-Scale Residential Development (LRD) on the brownfield site of the former Vita Cortex Plant, Kinsale Road and Pearse Road Cork. The proposed development will consist of a Large-Scale Residential Development (LRD) of 170no. residential units (158no. apartments and 12no. townhouse apartments, to include 51no. 1-bed units, 84no. 2-bed units, 35no. 3-bed units) arranged in 4no. blocks varying in height from four to part eight/part nine storeys over ground. The proposed development also includes: a creche, café and management office on the	28/08/2025	Conditional

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					<p>ground floor level of Block 3 and 4no. retail units on the ground floor level of Block 4; 514no. bicycle spaces. including 162no. visitor spaces, located either in 4no. bike sheds at undercroft level and ground level, or on the public plaza at ground level; 9no. motorcycle spaces, and 82no. shared car parking spaces (including 13no. EV spaces and 6no. accessible spaces, 3no. of which are EV spaces) at undercroft level and ground level; the provision of private, communal and public open space, including all balconies and terraces; rooftop solar panels and green roofs; internal roads and pathways; new vehicular and pedestrian access points from Kinsale Road and Pearse Road, including a terraced entrance, with cycle wheel ramp, from Pearse Road; 6no. bin stores at undercroft level and ground level; the relocation and upgrade of 1no. ESB substation; signage; and all associated site development works, drainage, including nature-based SuDS measures, and all hard and soft landscaping and boundary treatments. The proposed development will also facilitate the future implementation of BusConnects along Kinsale Road. The application relates to a development which comprises or is for the purpose of an activity requiring an Integrated Pollution Control Licence issued by the Environmental Protection Agency (EPA) Former Vita Cortex Plant Kinsale Road and Pearse Road Cork</p>		
<p><b>Total</b></p>							<p><b>4</b></p>