

AN BORD PLEANALA

APPEAL DECISIONS NOTIFIED FROM 08/12/2025 TO 12/12/2025

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
25/43904	Fordes Funeral Homes Limited c/o Wessel Vosloo (Agent) The Planning Partnership The Coach House Dundanion Blackrock Road Cork T12T6YC	Permission	08/12/2025	12/08/2025	permission for development at a site of approximately 0.29 ha located at the former Permanent TSB premises, No. 1 Curraheen Road, Townland of Ballinaspig More, Bishopstown, Cork City, T12 RK60. The development consists of the repurposing of the redundant former Financial Services building by: Change of use of existing building (totalling 382 sq m gross floor space) from Financial Services to Funeral Home and associated Funeral Services. Construction works at the Funeral Home and associated Funeral Services building comprising the partial demolition (51 sq m) of existing mezzanine first floor and associated internal walls and partitions (incl. store areas, staff rooms, circulation and toilets); demolition at ground floor of the internal walls and partitions (incl. safe room, lobby and entrance areas, ATM and electrical rooms, offices, staircase, staff and bank floor areas); and demolition at ground floor of single storey height building extension (14 sq m) along northern elevation (boiler, toilet and toilet lobby areas). Construction works at the Funeral Home and associated Funeral Services building comprising the construction at ground floor of a single storey height building extension (41 sq m) along northern elevation and a single storey height building extension (3 sq m) along eastern elevation; construction at ground floor (totalling 293 sq m) with internal walls and partitions to facilitate/accommodate 2 no. reposing areas, toilets, entrance/exit lobby areas, stairs lobby, office and family room, storage and services areas; construction (73 sq	11/08/2025	Conditional

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m) to form a new mezzanine first floor (totalling 141 sq m) with internal walls and partitions to facilitate/accommodate a meeting and staff rooms, plant/comms rooms, store and mezzanine/gallery areas. The following additional elevational changes are proposed: New primary building entrance/exit arrangements, rooftop photovoltaic solar panel array, revised glazing at first floor height and louvre ventilation extraction, all on the western elevation; revised glazing at first floor height and louvre ventilation extraction on the northern elevation; external canopy (40 sq m) along the western and northern elevations; revised secondary building entrance/exit arrangements, revised glazing at first floor height, remove existing clock and replace with louvre ventilation extraction, removal of Night Deposit Safe and ATM and new rooftop photovoltaic solar panel array, all on the southern elevation; and rooftop photovoltaic solar panel array, louvre ventilation extraction, removal of some glazing at ground and first floor height, all on the eastern elevation. The realignment/reconfiguration of existing surface vehicle parking areas and provision of internal site vehicular circulation route to facilitate dedicated drop-off area and the provision of a total of 27 no. parking spaces (2 no. disabled, 6 no. EV, 2 no. EV charging, 3 no. motorcycle and 14 no. regular), 14 no. bicycle spaces (2 no. long-term staff internally within Funeral Home building and 12 no. short-term uncovered), boundary treatments, hard and soft landscaping (incl. enhanced boundary treatment along northern and eastern boundaries), rooftop photovoltaic solar panel array (totalling 111 sq m), signage (building

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					lettering signage and 1 no. ground mounted totem-type sign), dedicated pedestrian permeability routes, services (incl. site drainage accommodation works incl. sustainable urban drainage soakaway/tree pits/permeable paving and underground surface water attenuation storage), and all other ancillary infrastructure and associated site development works above and below ground level. Vehicular access to the proposed Funeral Home will be maintained from Curraheen Road via an enhanced existing entrance along the western boundary, to facilitate segregated vehicular and primary dedicated pedestrian entrances. Secondary pedestrian access will be maintained via an enhanced existing pedestrian entrance from Curraheen Road along the eastern site boundary. Construction works result in the Funeral Home and associated Funeral Services building totalling 434 sq m gross floor space, an increase of 52 sq m from the extent of the redundant former Financial Services building. Former Permanent TSB Premises No. 1 Curraheen Road Townland of Ballinaspig More Bishopstown Cork City		
25/43930	Helen Finucane c/o Niall Skehan & Associates 4 Charlotte Place Glenbrook Passage West Cork T12K286	Permission	12/12/2025	22/08/2025	Permission for the construction of a two storey detached dwelling, a new vehicular entrance and pedestrian entrance to front of dwelling and all associated site works. Glenanaar Boreenmanna Road Cork	21/08/2025	Refused
Total							2