

An  
Coimisiún  
Pleanála


**Direction**  
**CD-020530-25**  
**ABP-321483-24**

The submissions on this file and the Inspector's report were considered at a meeting held on 25/08/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

**Planning**

**Commissioner:**

  
Mary Rose McGovern

**Date:** 25/08/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the policies and objectives of the Cork County Development Plan 2022-2028, the rural context and location of the site within a Greenbelt area, the use of the site for domestic horticulture purposes and the design, scale and layout of the proposed development, it is considered that subject to compliance with the conditions set out below, the development proposed to be retained, and the proposed development would not seriously injure the amenities of the area and would be an acceptable form of development at this location and would be acceptable in terms of traffic safety and public health. The development proposed to be retained, and the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1.	<p>The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars lodged with the application on 6th November 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained and completed in accordance with the agreed particulars.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>The following details and drawings shall be submitted to and agreed in writing with the planning authority within four months of the date of this permission:</p> <ul style="list-style-type: none"> <li>(a) A plan for the management of invasive alien species (rhododendron) on the site, prepared by suitably qualified person. The plan shall identify invasive species present on the site and set out recommendations for the control and monitoring of the species.</li> <li>(b) Details of ground works and finished ground levels,</li> <li>(c) A comprehensive scheme of landscaping which shall include a plan to scale of not less than 1:500 showing: <ul style="list-style-type: none"> <li>(i) existing trees, hedgerows, shrubs, rock outcroppings, specifying which are proposed for retention as features of the site landscaping,</li> <li>(ii) the species, variety, number, size and locations of all proposed trees and shrubs which shall be native species,</li> <li>(iii) any hard landscaping works and surfacing materials,</li> </ul> </li> <li>(d) A timescale for the phased implementation and completion of the overall development.</li> </ul> <p>All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the</p>



	<p>development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.</p> <p><b>Reason:</b> In the interests of orderly development, protection of biodiversity and visual amenity.</p>
3.	<p>Full visibility shall be made available for 90m on either side of the entrance from a point 2m back in from the edge of the road carriageway over a height of 1 m above road level.</p> <p><b>Reason:</b> In the interest of traffic safety.</p>
4.	<p>The proposed development shall be used solely for the purpose indicated in the application, i.e. domestic horticulture, and shall not be used for the carrying out of any trade or business or for human habitation.</p> <p><b>Reason:</b> In the interests of orderly development and clarity.</p>
5.	<p>All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, hard landscaped areas or otherwise shall discharge onto the public road or adjoining properties.</p> <p><b>Reason:</b> In the interest of traffic safety and to prevent flooding or pollution.</p>