



An
Coimisiún
Pleanála

Direction
CD-021826-26
ABP-322464-25

The submissions on this file and the Inspector's report were considered at a meeting held on 28/01/2026.

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:



Date: 28/01/2026

Paul Caprani

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the site within a high value landscape area, as designated under the Cork County Development Plan 2022-2028, to the location of the development to be retained and proposed development on previously developed and disturbed land, to the nature and minor scale of the works comprising of alterations and extensions to an existing dwelling, the design and scale of the detached structures, it is considered that the development proposed to be retained and the proposed development, subject to compliance with the conditions set out below, and would not seriously injure the visual or residential amenities of the area. It

is, therefore, considered that the development to be retained and proposed development would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application on the 20th day of February 2025, and the information submitted to the Commission on the 22nd day of October 2025 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, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The detached home office building and detached garage building shall be used solely for use incidental to the enjoyment of the dwellinghouse, as specified in the lodged documentation, and shall not be used for human habitation or be sold, rented or leased independently of the house and shall not be used for the carrying out of any trade of business.

Reason: In the interest of orderly development.

3. The external finishes of the detached garage shall be completed in natural stone, details of which are to be agreed with the planning authority.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

4 The septic tank system shall be completed in accordance with the details contained within the submitted report entitled 'Assessment of Sewerage Waste Water System" received by the planning authority on the 20th day of February, 2025. The developer shall enter into a service agreement with a suitably qualified contractor for ongoing desludging and maintenance of the septic tank system.

Reason: In the interest of public health.

6. A revised planting schedule for the site shall be submitted to, and agreed in writing with, the planning authority within three months from the date of this order. The revised schedule shall omit Escallonia and any proposed planting shall comprise of native tree and shrub species only.

Reason: In the interest of biodiversity.