



An
Coimisiún
Pleanála

Commission Direction
CD-000144
PL-500150-CK

The submissions on this file and the Inspector's report were considered at a meeting held on 19 February 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:

Patricia Calleary

Date:

19th day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Cork County Development Plan 2022-2028 as they apply to Kinsale, to the undeveloped, infill nature of the application site, and to the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development will

not be seriously injurious to existing residential amenities, will not result in a traffic hazard, will not result in a significant visual impact on the surrounding area and will not be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. This outline permission relates solely to the principle of a detached single storey dwelling on this site.

Reason: In the interest of clarity.

2. The Plans and particulars to be lodged by way of a separate application for permission consequent on this grant of outline permission shall include:

(a) a comprehensive site survey, to a scale of not less than 1:500, including contours at intervals of 0.5 metres, showing all existing trees, boundaries and other features,

(b) a site layout plan to a scale of not less than 1:500 showing the layout of the house, driveway and surface water drainage features,

(c) the finished ground floor level of the house by reference to existing site levels, the road level at the proposed entrance and the finished floor levels of adjoining houses,

(d) house design proposals and details of external finishes,

(e) a detailed landscaping and tree planting plan for the entire site,

- (f) details of the proposed boundary treatments, including where the retention of existing boundary treatments is proposed,
- (g) proposals to protect the privacy and amenity of existing adjacent properties, including during the construction phase, and

Reason: In the interest of clarity and to enable the application for permission consequent to be fully assessed.

3. Prior to the commencement of the development, if approved at permission consequent stage, the developer shall enter into a Connection Agreement (s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

4. If approved at permission consequent stage, drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

5. Prior to commencement of works, if approved at permission consequent stage, the developer shall submit to, and agree in writing with the planning

authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

6. If approved at permission consequent stage, the developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.