



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000264**  
**PL-500204-WC**

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The submissions on this file and the Inspector's report were considered at a meeting held on 11 March 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the draft order.

**Planning Commissioner:**

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**Tom Rabbette**

**Date:**

**12<sup>th</sup> day of March 2026**

### **Reasons and Considerations**

Having regard to the provisions of the Cork County Development Plan 2022-2028 including the ZU 18-9: Existing Residential/Mixed Residential and Other Uses land use zoning of the site, to the pattern of development in the area, to the development which comprises extensions to an existing nursing home and size of the site, and to the design and layout of the proposed development, it is considered that subject to compliance with the conditions set out below,

the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. Furthermore, the development of the type proposed is supported by, and delivers upon, a number of objectives of the above-mentioned development plan, including Objective SC 6-9, Objective SC 6-10, Objective SC 6-11 and Objective SC 6-12. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 20<sup>th</sup> day of August 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Details of the materials, colours and textures of all the external finishes to the proposed extensions shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

3. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works.

**Reason:** In the interest of public health.

4. Prior to the commencement of development, the developer shall enter into water and wastewater connection agreements with Uisce Éireann to provide for a service connections to the public water supply and wastewater collection network.

All development shall be carried out in compliance with Uisce Éireann's 'Standard Details and Codes of Practice'. Uisce Éireann does not permit Build Over of its assets. Where the developer proposes to build over or divert existing water or wastewater services the developer shall have received written Confirmation of Feasibility of Diversion(s) from Uisce Éireann prior to any works commencing.

**Reason:** To provide adequate water and wastewater facilities.

5. A monitoring and maintenance plan for SuDs infrastructure shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interest of public health.

6. The internal road network serving the proposed development including turning bays, junctions, parking areas, footpaths, and kerbs shall comply with the detailed construction standards of the planning authority for such works and design standards outlined in Design Manual for Urban Roads and Streets (DMURS).

**Reason:** In the interest of amenity and of traffic and pedestrian safety.

7. Landscaping and Biodiversity planting measures for this site shall be carried out in accordance with landscape drawing number 25262-2-101 received by the planning authority on the 20<sup>th</sup> day of August 2025. All tree and shrub planting shall be native species only. All landscape/biodiversity planting shall be completed within 18 months of the completion of this development under the supervision of an appropriately qualified and experienced specialist. Any trees/planting that die or are removed within three years of planting shall be replaced in the first planting season thereafter. A compliance report, shall be submitted to, and agreed in writing with, the planning authority within a period of two months after the first planting season post completion of construction works.

**Reason:** To protect biodiversity.

8. All trees and hedgerows within and on the boundaries of the site, except those specified trees/hedgerows whose removal is authorised by the planning authority to facilitate the development, shall be protected during construction and retained thereafter.

**Reason:** To protect biodiversity.

10. Prior to commencement of works, 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.

11. A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the

compound for storage of plant and machinery and the location for storage of deliveries to the site.

**Reason:** In the interest of sustainable transport and safety.

12. Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

**Reason:** In the interest of reducing waste and encouraging recycling.

14. 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 the 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.