

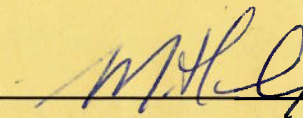
An
Coimisiún
Pleanála

Commission Direction
CD-000619
PL-500276-CC-25

The submissions on this file, the Inspector's report and the response received from all parties regarding the further information request were considered at a meeting held on 15 May 2026.

The Commission decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Planning Commissioner:



Mary Henchy

Date:

28th day of May 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature and scale of the alterations and the proposed use of the cottage structure, in addition to the location, context and setting of the cottage relative to the protected structure and as adjoining properties, it is considered that, subject to compliance with the conditions set out below the

proposed development would accord with the policies and objectives of the Cork City Development Plan 2022-2028.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission concurred with the Inspector that it would be preferable and would accord with the City Plan if the applicant was to connect to the Public Waste water network. The Commission therefore requested further information, (Planning and Development Act 2000, (as amended) Section 132), with regard to this matter. The Commission was satisfied that the details contained in the response to the request for further information, received 1st April 2026, demonstrated that the site was constrained from connecting to the public network.

At the meeting on the 15th of May the Commission noted the reason provided by the applicant for not submitting a site characteristics report, and the supporting argument provided for the upgraded system. The Commission decided as; the cottage is ancillary to the existing residence, the proposal is an upgrade of an existing system and, the planning authority had raised no objection, that based on the particular facts of this case and subject to conditions that it was not necessary to further pursue this matter.

The Commission concurred with the Inspectors assessment and conclusions with regard to of the proposed works to the cottage, and the impact on both the protected structure and adjoining properties. Therefore, while not accepting the Inspectors recommendation, the Commission did have regard to the matters raised by the Inspector and only after considering the responses received to the further information request that addressed these matters, decided to grant permission.

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 22nd day of August 2025 and the CFI received 29/9/25, 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. The existing main dwelling and the cottage which it is proposed to renovate and extend shall be jointly occupied as a single residential unit, the cottage shall not be; sold, let or otherwise transferred or conveyed, save as part of the main dwelling.

Reason: In the interest of orderly development and the shared wastewater treatment system.

3. The proposed 2 car parking spaces identified on the Proposed Site Layout Drawing, drawing ref no. LSO2 Rev M, received by the planning authority on the 18th of September 2025 shall be omitted.

Reason: The cottage is to provide ancillary accommodation for the main residence; the existing dwelling has adequate parking provision.

4. Prior to the commencement of development, the applicant shall submit a proposed landscaping plan for the written agreement of the planning authority. This plan is to augment the existing boundary between the applicant's site and the adjoining properties specifically to screen the external terrace when the trees are not in leaf.

Reason: In the interest of residential amenity.

5. 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.

6. (a) Prior to the commencement of works to the Cottage the proposed waste water treatment system shall be installed.

(b) The wastewater treatment system hereby permitted shall in accordance with the details submitted on the 22nd of August 2025, and shall be in accordance with the standards set out in the document entitled "Code of Practice - Domestic

Waste Water Treatment Systems (Population Equivalent ≤ 10)” – Environmental Protection Agency, 2021.

(b) Treated effluent from the wastewater treatment system shall be discharged to a percolation area/ polishing filter which shall be provided in accordance with the standards set out in the document entitled “Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)” – Environmental Protection Agency, 2021.

(c) Within three months of the installation of the new waste water treatment system, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.

Reason: In the interest of public health and to prevent water pollution

Note to drafting - Please include 34(13) note on the order