



An
Coimisiún
Pleanála

Commission Direction
CD-000321
PL-500295-CK-25

The submissions on this file and the Inspector's report were considered at a meeting held on 24 March 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:

Emer Maughan

Date:

25th day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Cork County Development Plan 2022-2028, the siting and design of the extension proposed for retention, it is considered that,

subject to compliance with the conditions set out below, it would not seriously injure the amenities of the area or of property in the vicinity. The development proposed to be retained would not adversely impact on the character and setting of the Ruined Mill Buildings & Mill Race, Masseytown, Macroom, Co. Cork, Protected Structure (RPS 2370). The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. 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 submitted on the 1st day of September 2025 and 25th day of September 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. (a) The removal of cabling and oil feed from the wall of the east-west range of Protected Structure (RPS 2370) and the making good of the damaged section of the wall with matching stone and lime mortar with aggregate to match the existing shall be carried out no later than 10 weeks from the date of the grant of the planning permission. This shall be carried out in line with the details in the Method Statement submitted to the Planning Authority on the 25th day of September 2025.

(b) A photographic report shall be submitted for the written agreement of the planning authority, on completion of the works as detailed in 2 (a) above.

Reason: In the interest of the protection of architectural heritage.

3. 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.

4. The existing dwelling and the proposed extension shall be jointly occupied as a single residential unit and the extension shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity