

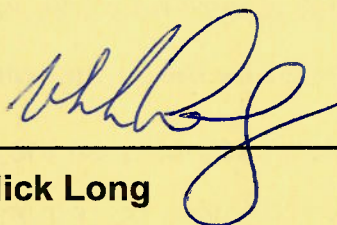
An
Coimisiún
Pleanála

Commission Direction
CD-000403
PL-500360-WC-25

The submissions on this file and the Inspector's report were considered at a meeting held on 08 April 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to conditions and for the reasons, considerations below

Planning Commissioner:



Mick Long

Date:

8th day of April 2026

Reasons and Considerations

Having regard to the provisions of the Cork County Development Plan 2022-2028 including Section 5.10 Small Scale Rural Business and Tourism Initiatives and Objectives RP 5-31: New uses for disused or derelict farm buildings, TO 10-10: Tourism Facilities, RP 5-27: Holiday Home Accommodation, GI 14-9 – Landscape and RP 5-28 Small Scale Agri-Tourism Accommodation and the provisions Circular PL4/2019 and PL10/2017 with respect to Rent Pressure

Zones, it is considered that subject to the conditions set out below that the proposed development would support local employment and the rural economy, would contribute to the maintenance of essential rural services and help act as a revitalising force in counteracting population decline, would not injure the visual and scenic amenities of the area. The Commission considered the appropriate renovation and reinstatement of a derelict residential property would not result in the loss of an existing residential unit to accommodate the proposed short-term letting unit. The proposed development and development 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, 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 4th 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. Prior to the commencement of the development revised plans and particulars shall be submitted to the planning authority to incorporate the following amendments:

(a) The proposed development shall consist of one designated parking space only

(b) The reinstatement of the entire slab area should be reinstated to natural habitat with the removal of walls and concrete surfacing with a revised landscape and planting schedule plan submitted in line with the requirements of the planning authority's Ecologist. The planting schedule shall only include native species (of Irish or local provenance)

Reason: In the interest of clarity.

3 The proposed dwelling shall be used for short-term tourist accommodation only and shall not be used as a place of permanent residence.

Reason: The occupation of the proposed dwelling on a permanent basis is unsustainable having regard to its location

4 Details of the materials, colours and textures of all the external finishes to the proposed dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development with the render on the elevations to be grey in colour.

Reason: In the interest of visual amenity.

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

Reason: In the interest of drainage and public health.

- 6 All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

Reason: In the interest of traffic safety and to prevent flooding or pollution

- 7 (a) The septic tank/wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on [date] 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 septic tank/ 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 first occupation of the development, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the septic tank/ wastewater

	<p>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.</p> <p>Reason: In the interest of public health and to prevent water pollution</p>
8	<p>Prior to the commencement of development, the developer shall enter into water connection agreement with Uisce Éireann to provide for a service connection to the public water supply network.</p> <p>Reason: In the interests of public health.</p>
9	<p>All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.</p> <p>Reason: In the interest of visual amenity</p>
10	<p>Site development and building works shall be carried out only between 0700 to 1900 hours Mondays to Fridays inclusive and 0800 to 1400 hours on Saturdays, and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity</p>
11	<p>Prior to the commencement of development the applicant shall submit for the written agreement of the planning authority plans and particulars with a detailed method statement covering</p>

all works proposed to be carried out, including: (a) a full specification, including details of materials and methods, to ensure the development is carried out in accordance with current Conservation Guidelines issued by the Department of Arts, Heritage & the Gaeltacht, (b) methodology for the recording and/or retention of concealed features or fabric exposed during the works, (c) details of features to be temporarily removed/relocated during construction works and their final re-instatement, (d) protection of specified features during the construction works, (e) materials/features of architectural interest to be salvaged, and confirmation that the development will be monitored by a suitably qualified architect with conservation expertise and accreditation.

Reason: In the interest of the protection of architectural heritage

- 12 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 Bord 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.