



An
Coimisiún
Pleanála

Commission Direction
CD-000503
PL-500654-CK-26

The submissions on this file and the Inspector's report were considered at a meeting held on 01 May 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, for the reasons and considerations set out below, and subject to the conditions set out below.

Planning Commissioner:

MaryRose McGovern

Date:

1st day of May 2026

Reasons and Considerations

Having regard to the provisions of the Cork County Development Plan 2022-2028, the location of the subject site within the village settlement of Churchtown and within an established housing estate, the history of the subject site, the nature, scale, and design of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would be

an acceptable form of development at this location, would be acceptable in terms of surface water disposal, and would not seriously injure the residential amenity of the adjacent properties. The proposed development would, therefore, be in accordance with 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 28th day of November 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. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

Reason: In the interest of visual amenity.

3. Prior to the commencement of development, 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.

Reason: In the interest of visual amenity and orderly development.

4. (a) Drainage arrangements, including disposal of surface water, shall comply with the requirements, in writing where necessary, of the Planning Authority for such works and services.

(b) Any additional surface water created as a result of this development shall be catered for within the site and not be allowed to flow onto the public road.

(c) Permeable paving shall be provided on site to all hard surface areas.

Reason: In the interest of public health.

5. Prior to commencement of development, the developer shall enter into water and wastewater connection agreements with Uisce Éireann.

Reason: In the interest of public health

6. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Friday inclusive, and between the hours of 0800 to 1400 on a Saturday 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.

Reason: In order to safeguard the residential amenities of property in the vicinity.

7. Unless otherwise agreed in writing with the Planning Authority prior to commencement of development, all Landscaping and Boundary Treatments shall be carried out in accordance with the Landscaping Plan submitted on the 28/11/2025, using only indigenous deciduous trees and hedging species, except insofar as:

(a) the front boundary wall shall be a maximum height of 1.2m (when measured from the public footpath) and

(b) the fencing along the side boundaries (A to B and D to C) shall be no higher than 1.2m above the ground level in any location forward of the front/principal elevation of the proposed dwelling.

Any plants, trees or hedging which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

8. No dust, mud or debris from the site shall be carried onto or deposited on the public road/footpath. Public roads and

Footpaths in the vicinity of the site shall be maintained in a tidy condition by the developer during the construction phase.

Reason: To protect the amenities of the area and in the interests of road safety.

9. During construction the developer shall provide adequate off carriageway parking facilities for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along the public road or footpath.

Reason: In the interests of traffic safety.

10. Any damage cause to the footpath or road during the course of construction shall be repaired to the satisfaction of the local authority at the applicants' own expense.

Reason: In the interest of traffic safety and orderly development.

11. 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.