



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000656**  
**PL-500729-CK-26**

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The submissions on this file and the Inspector's report were considered at a meeting held on 03 June 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:**

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**Emer Maughan**

**Date:**

**4<sup>th</sup> day of June 2026**

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the location of the subject site within a key village of County Cork as identified in Cork County Development Plan 2022-2028 and the planning

history on site, it is considered that the retention development will not negatively impact the residential amenity of the adjacent property, the retention 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 23<sup>rd</sup> day of September 2026, 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 within three months of the date of this Order and the development shall be carried out and completed in accordance with the agreed particulars.

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

2. The landscaping scheme shown on drawing number 1002, as submitted to the planning authority on the 18<sup>th</sup> day of December 2025 shall be carried out within the first planting season following substantial completion of external construction works. The planting of Whitebeam is not permitted, and only native Irish species shall be planted. All planting shall be adequately protected from damage until established. Any plants 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 the interest of residential and visual amenity.

**Note**

The Commission noted the Inspector's recommended condition in relation to the submission of a detailed engineering report in relation to the stability of the northern slope to the rear of the dwelling for the written approval of the planning authority. The Commission decided that this condition is not warranted given the confirmation from a Chartered Engineer (letter dated 24/02/2026 Niall Ryan Consulting Engineers refers) that the embankment in its current state is stable and not at risk of collapse.