



An
Coimisiún
Pleanála

Commission Direction
CD-000806
PL-500952-CK-26

The submissions on this file and the Inspector's report were considered at a meeting held on 29 June 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:

29th day of June 2026

Reasons and Considerations

Having regard to the provisions of the Cork County Development Plan 2022-2028, the location of the subject site within a high value landscape, the nature, scale, character and location of the proposed development and the development to be retained, the planning history on the site, and the habitats on the site and in the surrounding area, it is considered that the proposed development, subject to

compliance with the conditions set out below, would not seriously injure the visual or scenic amenities of the area, would not be prejudicial to public health, and would be acceptable in terms of traffic safety, ecology, and heritage protection. The proposed development and 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 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 16th day of December 2025 and the 16th day of January 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 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. Landscaping of this site shall be carried out in accordance with the landscaping plan received by the Planning Authority on 16th December 2025 and as updated by the conditions of planning herein. All landscape planting shall be completed within 2 years of the final grant of permission for this development. Any trees that die or are removed within the lifetime of the development shall be replaced in the first planting season thereafter.

Reason: To protect biodiversity.

3. Unless otherwise agreed with the planning authority, wildflower seed mixes shall not be used as part of the landscaping/biodiversity planting measures. Wildflower meadows shall be allowed generate naturally, with wildflowers occurring within the seed bank encouraged to flourish through a management regime. Where the planning authority agrees in writing that natural regeneration is not suitable, native wildflower seed from proven indigenous local seed sources may be used.

Reason: To protect biodiversity.

4. All works shall be implemented in accordance with mitigation measures specified in the Ecological Impact Assessment report received by the Planning Authority 16th December 2025, unless otherwise agreed in writing by the Planning Authority.

Reason: In the interests of protection of protected species and/or habitats of high natural value.

5. Any cutting of trees, hedgerows and vegetation shall only be undertaken outside of the bird breeding season. The bird breeding season takes place between March 1st and August 31st.

Reason: To minimise risks to breeding birds.

6. 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.

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 the 16th day of April 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 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 commissioning of the proposed septic tank/ wastewater treatment system, 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 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.

(d) Within three months of the commissioning of the proposed septic tank/ wastewater treatment system, the existing septic tank shall be decommissioned and removed, or cleaned out and

backfilled with selected granular fill, to the satisfaction of the Planning Authority.

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

8. The single story domestic shed shall be used only for a purpose incidental to the enjoyment of the dwellinghouse, including domestic storage, but shall not be used for human habitation or sleeping quarters and/or any commercial or business purpose.

Reason: In the interest of orderly development and in accordance with the development for which permission has been sought.