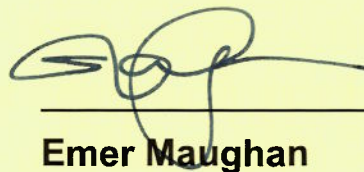


The submissions on this file and the Inspector's report were considered at a meeting held on 18th August 2026.

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:

24th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to:

- The nature, scale and design of the proposed development, which is considered sympathetic to the site location in a designated High Value Landscape;
- The provisions of Objectives GI 14-4: Recreation and Amenity, and GI 14-5: Replacement/Redevelopment of Leisure and Recreational Facilities, of the Cork County Development Plan 2022-2028 which seeks to improve the quality and capacity of existing recreation and amenity facilities and allows for redevelopment and replacement of such facilities
- The specific locational requirements of the rowing activity which the proposed development will facilitate
- The technical assessments undertaken by the applicant, including the Ecological Impact Assessment and the Tree Survey and Recommendations Report

subject to the conditions set out below, the proposed development is considered acceptable in terms of location, siting, form, design and external material finishes, would not have significant negative visual or environmental impacts on the immediate vicinity or surrounding high value scenic landscape area, including on the adjoining River Lee/ Inniscarra Lough (reservoir), would not impact on traffic safety or obstruct users of the greenway. The proposed 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 3rd day of February 2026

and on the 2nd day of March 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. Details of the materials, colours and textures of all the external finishes, including the carpark and track surface and profiles of the gutters, for the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

3. The existing front boundary sod and stone boundary wall shall be retained except to the extent that its removal is necessary to provide for the entrance to the site.

Reason: In the interest of visual amenity

The mitigation measures contained in the Ecological Impact Assessment Report (EcIA) shall be implemented.

Reason: To protect the environment.

4. Rowing competitions or regattas shall not be held at the site unless otherwise agreed in writing with the Planning Authority prior to any such event.

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

5. Prior to the commencement of any works associated with the development hereby permitted, the developer shall submit a detailed Construction Environmental Management Plan (CEMP) for the written agreement of the planning authority. The CEMP shall incorporate details for the following: collection and disposal of construction waste, surface water run-off from the site, traffic management measures and environmental management measures during construction, noise control, dust and vibration control and monitoring of such measures. A record of daily checks that the construction works are being undertaken in accordance with the CEMP shall be kept at the construction site office for inspection by the planning authority. The agreed CEMP shall be implemented in full in the carrying out of the development.

Reason: In the interest of environmental protection.

6. (a) The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

(b) Prior to the commencement of development, the developer shall submit details of proposed measures for the ongoing maintenance of SUDS infrastructure on the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interests of sustainable drainage.

7. A plan containing details for the management of waste (in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste, shall be submitted to, and agreed

in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained, and waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste in the interest of protecting the environment and the amenities of properties in the vicinity.

8. (a) The developer shall engage the services of a suitably qualified arborist to oversee all ground works, development works, tree removal and site landscaping.

(b) Tree protection measures shall be undertaken in accordance with the Tree Survey and Recommendations submitted to the Planning Authority on 3rd February 2026, in particular in relation to the retention of tree no. 841

(c) The project arborist shall carry out a post construction tree survey and assessment of the condition of the retained trees. A completion certificate shall be signed off by the project arborist when all permitted development works are completed in line with the recommendations of the Tree Survey and Recommendations. The certificate shall be submitted for the written agreement of the planning authority upon completion of the works.

Reason: To ensure that site trees are not damaged or otherwise adversely affected by building operations.

9. (a) The landscaping scheme submitted to the planning authority on the 3rd day of February 2026 shall be carried out within the first planting season following substantial completion of external construction works.

(b) 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 5 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.

(c) Prior to the commencement of the development, the developer shall appoint and retain the services of a qualified Landscape Architect as a Landscape Consultant throughout the life of the construction works and shall notify the planning authority of that appointment in writing. A Practical Completion Certificate shall be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the planning authority in accordance with the permitted landscape proposals.

Reason: In the interest of visual amenity.

10. Final design and construction details of the proposed site access from regional road L6811, pedestrian access, greenway route and parking areas shall be agreed in writing with the planning authority prior to the commencement of development. Additional removal of trees to be avoided except to the extent required to achieve sight line distances. Any proposed tree removal to be assessed by the project arborist and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of road, traffic and pedestrian safety and to ensure an appropriate standard of development.

11. Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays.

(a) The wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on 3rd February 2026 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 and Wastewater Treatment Manual - Treatment Systems for Small Communities, Business Centres, Leisure Centres and Hotels (1999)

(b) Treated effluent from the wastewater treatment system shall be discharged to a 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 development becoming operational, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the 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) A monitoring and maintenance plan for the wastewater treatment system shall be submitted to and agreed in writing with the planning authority prior to the development becoming operational.

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