

The submissions on this file and the Inspector's report were considered at a meeting held on 13 August 2026.

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

Reasons and Considerations

Having regard to the provisions of the Cork County Development Plan 2022-2028, to the nature and scale of the proposed development, to the planning history and previous established use of the site and to the pattern of existing development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would not result in a traffic hazard and would be in accordance with the relevant provisions of the development plan and would constitute an acceptable form of development at the subject site. 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 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 19th 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.

(a) The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development.

(b) Construction activities shall be carried out in accordance with good practice as set out in CIRIA Guidelines Control of Water Pollution from Construction Sites (C532) – Guide to Good Practice.

Reason: In the interest of environmental protection, residential amenities, public health and safety, and environmental protection.

3.

Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 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.

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

4.

Drainage arrangements including the attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services including the following: All site surface water shall primarily be disposed of within the site by means outlined in the application. Surface water drainage contaminated with hydrocarbons (including storm water from bunded areas and car park areas) shall be discharged via a silt trap and a hydrocarbon interceptor before being discharged to surface water system. An inspection chamber with sump to be provided between hydrocarbon interceptor and the discharge area. The sump shall be of a minimum size of 500-millimetre square and 400 millimetre deep and shall be of watertight construction. The interceptor and sump shall be installed and operated to the satisfaction of the planning authority.

Reason: In the interest of public health and surface water management.

5.

The developer shall inspect the hydrocarbon interceptors monthly and shall maintain on the site, at their own expense, a register for each year, which shall include details of the monthly inspections and maintenance of the interceptor. The register shall be made available for inspection by the planning authority at all reasonable times of operation.

Reason: To prevent water pollution.

6.

(a) Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the Environmental Protection Agency's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

(b) Any end-of-life equipment shall not be allowed to accumulate on site and any end-of-life equipment waste arising on the site shall be recycled at an approved recycling facility.

Reason: In the interest of proper planning and sustainable development.

7.

Landscaping of this site shall be carried out in accordance with the site layout and landscaping plans received by the planning authority on the 12th day of December 2025. All landscape planting shall be completed within six months of first use of the Cable Landing Station building permitted herein. Any trees that die or are removed within three years of planting shall be replaced in the first planting season thereafter.

Reason: To ensure the satisfactory landscaping of the site in accordance with proper planning and sustainable development.

8.

(a) The developer shall revise the Horizontal Illuminance (lux) results for Grid Generator Yard and Perimeter Paving as they are excessive when compared against the Horizontal Illuminance (lux) outlined by the developer in the Design Criteria of 20lux and 5lux. Before development commences, the developer shall submit a revised Lighting Reality Design Report for the written agreement of the planning authority showing lux contour levels for the designed minimum lux level, 1.5, 3, 5, 10, 15, 20....lux, as appropriate. Public Lighting in this development shall be designed and constructed in accordance with Cork County Council's Public Lighting Manual and Product Specification 2025.

(b) The following conditions as contained in Appendix H, Figure 4, of the Cork County Council Public Lighting Manual and Product Specification 2025 shall apply to this development: - A1, A27, A28.

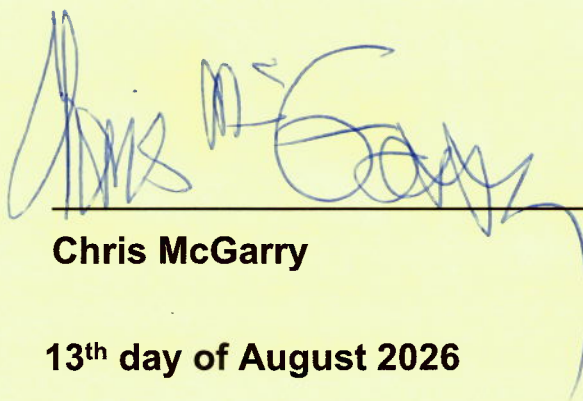
Reason: In the interest of consistency of design and compatibility for future maintenance and in the interests of proper design and orderly development.

9.

All site cables shall be laid underground. All cable routes and reinstatement details on the public road network shall be agreed with the planning authority prior to commencement of works.

Reason: In the interest of orderly development.

Planning Commissioner:



Chris McGarry

Date:

13th day of August 2026