

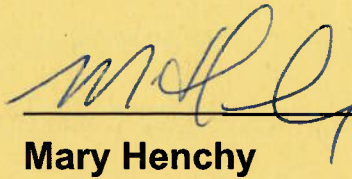
An
Coimisiún
Pleanála

Commission Direction
CD-001118
PL-501349-CK-26

The submissions on this file and the Inspector's report were considered at a meeting held on 21 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:



Mary Henchy

Date:

21st day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The proposed development is located within the development boundary of Fermoy, on lands that form part of the 'Town Centre/Neighbourhood Centres'

zoning to which Objective FY-T-05 relates. Having regard to Objective ZU 18-17 (Town Centres/Neighbourhood Centres), it is considered that, subject to compliance with the conditions set out below, the proposed development would be consistent with the zoning objective and other policies and objectives of the Cork County Development Plan 2022-2028, would be an appropriate use at this location, would be acceptable in terms of impacts on architectural heritage, would not seriously injure the residential or visual amenities of property in the vicinity, and would be acceptable in terms of pedestrian and traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 9th day of April, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Prior to the commencement of development on the Protected Structure the applicant/developer shall submit for the written agreement of the

planning authority confirmation that: (a) the development will be monitored by a suitably qualified architect with conservation expertise and accreditation and (b) competent site supervision, project management and crafts personnel will be engaged, suitably qualified and experienced in conservation works.

Reason: In the interest of the protection of architectural heritage (in accordance with the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities).

3. Prior to commencement of development on the protected structure, the developer shall submit, for the written agreement of the planning authority, a specification and method statement covering all works to be carried out to ensure that the proposed development is carried out in accordance with good conservation practice.

Reason: In the interest of the protection of architectural heritage.

4. The proposed development shall be carried out and operated in accordance with the provisions of the Mobility Management Plan (MMP) submitted to the planning authority. The specific measures detailed in Section 6 of the plan whereby a mobility coordinator is to be appointed shall be adhered to and shall be the responsibility of the developer.

Reason: To achieve a reasonable modal split in transport and travel patterns in the interest of sustainable development.

5. The construction of the proposed development shall be managed in accordance with a final Construction and Environmental 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 proposed development, including noise, dust, debris management measures, traffic management measures, and off-site disposal of construction waste.

Reason: In the interest of public safety and residential amenity.

6. No signage, advertising structures, advertisements, security shutters or other projecting elements, including flagpoles (including that which is exempted development under the Planning and Development Regulations, 2001 as amended), other than those applied for and hereby permitted, shall be erected or displayed on the site, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity and traffic safety.

7. The developer shall enter into water and wastewater connection agreements with Uisce Éireann prior to commencement of development. All development shall be carried out in compliance with Uisce Éireann codes and practices.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

8. 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.

9. 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.