

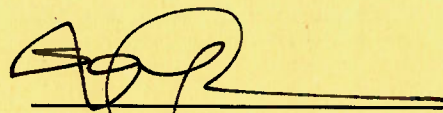
An
Coimisiún
Pleanála

Commission Direction
CD-001333
PL-501551-CK-26

The submissions on this file and the Inspector's report were considered at a meeting held on 23rd September 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:

29th day of September 2026

DRAFT WORDING FOR ORDER

Having regard to the nature and scale of the proposed development and development proposed to be retained and the pattern and character of development in the vicinity; and to the policies and provisions of the Cork County Development Plan 2022-2028, it is considered that, subject to compliance with the

conditions set out below, the proposed development and development proposed to be retained would not have a significant adverse effect and would not detract from the character of the area and would not seriously injure the amenities of adjacent residential properties. The proposed development and 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 retained, carried out and completed in accordance with the drawings and particulars lodged with the application, as amended by the further information submitted to the planning authority on the 29th 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 development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The external materials and finishes of the proposed development shall be in accordance with the revised plans submitted to the planning authority on the 29th day of April 2026 unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

3. Water supply and drainage requirements, including surface water collection and disposal, shall comply with the requirements of Uisce Éireann and the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays 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 residential amenities of property in the vicinity.

5. Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. 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.

Reason: In the interest of reducing waste and encouraging recycling.