



An
Coimisiún
Pleanála

Commission Order
ABP-321483-24

Planning and Development Acts 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 24/00434

Appeal by Peadar and Helen Hanley of Cahergarriff, Castletownbere, County Cork against the decision made on the 22nd day November, 2024 by Cork County Council to grant subject to conditions a permission to David Millard and Joanne Faulkner care of John J. O'Sullivan and Associates of Lindhu, Reenmeen East, Glengarriff, Beara, County Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission to retain (1) Timber frame building with rainwater harvesting system for use as a potting shed/glass house at revised location onsite, (2) tool/machinery shed, (3) polytunnel to produce fruit and vegetables, (4) freshwater pond to provide aquatic habitat, (5) compost bin for plant waste. Permission is also sought for vehicular entrance on to Co Road L-8935-0, provision of two car parking spaces, alterations to ground levels and ancillary siteworks to complete works necessary to create wild garden and general rewilding of lands at Cahergarriff, Castletownbere, County Cork.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the policies and objectives of the Cork County Development Plan 2022-2028, the rural context and location of the site within a Greenbelt area, the use of the site for domestic horticulture purposes and the design, scale and layout of the proposed development, it is considered that subject to compliance with the conditions set out below, the development proposed to be retained, and the proposed development would not seriously injure the amenities of the area and would be an acceptable form of development at this location and would be acceptable in terms of traffic safety and public health. The development proposed to be retained, and the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 6th day of November 2024, 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 and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The following details and drawings shall be submitted to and agreed in writing with the planning authority within four months of the date of this Order.
- (a) A plan for the management of invasive alien species (rhododendron) on the site, prepared by suitably qualified person. The plan shall identify invasive species present on the site and set out recommendations for the control and monitoring of the species.
 - (b) Details of ground works and finished ground levels.
 - (c) A comprehensive scheme of landscaping which shall include a plan to scale of not less than 1:500 showing:
 - (1) existing trees, hedgerows, shrubs, rock outcroppings, specifying which are proposed for retention as features of the site landscaping,
 - (2) the species, variety, number, size and locations of all proposed trees and shrubs which shall be native species,
 - (3) any hard landscaping works and surfacing materials.
 - (d) A timescale for the phased implementation and completion of the overall development.

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 five 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.

Reason: In the interest of orderly development, the protection of biodiversity and visual amenity.

3. Full visibility shall be made available for 90 metres on either side of the entrance from a point two metres back in from the edge of the road carriageway over a height of one metre above road level.

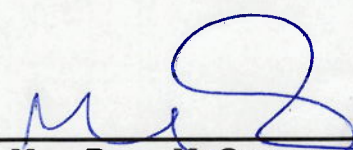
Reason: In the interest of traffic safety.

4. The proposed development shall be used solely for the purpose indicated in the application, that is, domestic horticulture, and shall not be used for the carrying out of any trade or business or for human habitation.

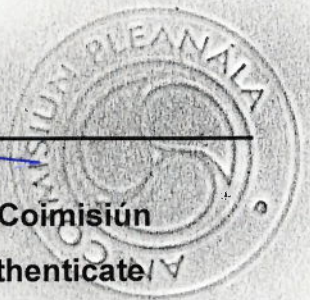
Reason: In the interest of orderly development and clarity.

5. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, hard landscaped areas or otherwise shall discharge onto the public road or adjoining properties.

Reason: In the interest of traffic safety and to prevent flooding or pollution.


MaryRose McGovern

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 26th day of August 2025