



An
Coimisiún
Pleanála

Commission Order
ABP-322202-25

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 25/00016

Appeal by Barry Hanley of Ardagh, Bere Island, Beara, County Cork against the decision made on the 10th day of March, 2025 by Cork County Council to refuse permission.

Proposed Development: Construction of four two-bedroom houses, which will be available for short-term letting. Vehicular entrance and internal roads and footpaths, complete with eight car parking spaces. Effluent treatment unit and percolation system. All associated site works, all at Ardagh, Bere Island, Beara, County Cork.

Decision

GRANT permission for the above proposed development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to Section 10.14.3 of the Cork County Development Plan 2022-2028, which supports rural tourism initiatives concerned with Agri-tourism, Objective TO10-10(b) which seeks to carefully consider tourism-related developments outside settlements, at an appropriate scale and balance having regard to the pertaining environmental conditions and sensitivities, scenic amenity, availability of services and the cumulative impact of such developments on the environment, and Volume 5 of the development plan, in particular Objective GDO-02 for Bere Island, which seeks to encourage sustainable tourist related development based on the natural and cultural heritage of the island, it is considered that, subject to compliance with the conditions set out below, the proposed development of four number houses of modest size, intended for short-term letting, would promote the development of rural tourism and support improved access to visitor attractions, would integrate appropriately into the rural/coastal/high value landscape, and would not negatively impact on the scenic and visual amenity of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission noted Objective GDO-01 for Bere Island, in Volume 5 of the Cork County Development Plan 2022-2028, and was mindful of the location of the proposed development within a short walking distance of Rerrin, to facilitate the extension of the applicant's established tourist related agri-business on the associated landholding. The Commission also noted the West Cork and Kenmare Destination and Experience Development Plan (DEDP) launched by Fáilte Ireland in 2023, which aims to extend the tourist season, increase overnight visitation and visitor spend, and attract visitors to engage with the true essence and story of the peninsulas and the islands, without compromising the environment or culture of the region. The Commission also noted the observation from Fáilte Ireland that a key enabler of the DEDP is the creation of diverse categories of bed stock in the accommodation sector, whilst also encouraging new levels of innovation in accommodation delivery, and its comment that the proposed development would add to the existing accommodation offering on Bere Island, and that the nature of the units themselves would support the opportunities to extend the tourist season, thereby supporting sustainable employment opportunities and the longer term economic and social wellbeing of the island community.

Conditions

1. The proposed development shall be carried out and completed, in accordance with the plans and particulars lodged with the planning application, 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. A maximum of one parking space per housing unit shall be permitted.

Reason: In the interest of sustainable travel and in the interest of the environment.

3. Prior to commencement of development, the developer shall submit, for the written agreement of the planning authority, details of the proposed water supply for the residential units.

Reason: In the interest of public health.

4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to 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.

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

5. Prior to commencement of the development, details of the materials, colours and textures of all the external finishes of the proposed development shall be submitted to, and agreed in writing with, the planning authority.

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

6. Prior to commencement of development, the developer shall submit for the written agreement of the planning authority a landscaping plan, to include the retention of all existing trees and hedgerows along the roadside boundary, except as necessitated to facilitate the realigned entrance per proposed site plan drawing number 12. The site shall be landscaped using only indigenous deciduous trees and hedging species, or as otherwise agreed with the planning authority. Any plants, trees or hedging 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 order to screen the development and assimilate it into the surrounding landscape, in the interest of visual amenity.

7. Prior to commencement of development, the utility pole proposed to be relocated shall be repositioned in a location to be agreed in writing with the planning authority. The developer shall be responsible for the costs of relocating the utility pole, for notifying the relevant statutory undertaker, for obtaining any necessary licence, and for notifying the planning authority of the revised location of such utility.

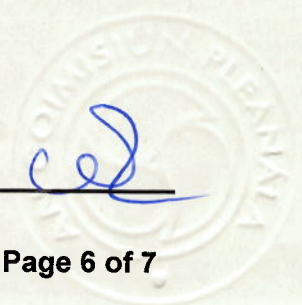
Reason: In order to protect existing utility infrastructure.

8. The construction of the proposed 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 all intended construction practice for the proposed development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

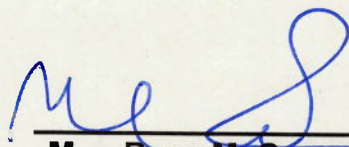
Reason: In the interest of public safety and residential amenity.

9. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting in this regard shall be provided to facilitate broadband infrastructure.

Reason: In the interest of visual and residential amenity.



10. 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 the 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.



Mary Rose McGovern

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

Dated this 22nd day of July 2025.

