

An
Coimisiún
Pleanála

Commission Order

ABP-322464-25

Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 25/00066

Appeal by Daniel Cronin against the decision made on the 15th day of April, 2025 by Cork County Council, to grant subject to conditions a permission, to Albert Manifold in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention of the following works: - (A) renovation, alterations and extensions to existing dwelling house as built, to include minor alterations to roof pitch, dormer window and roof lights to same, (B) retention of detached building for use as home office constructed at location of previously granted art studio, workshop and utility area planning register reference number W/98/122, (C) retention of detached garage for use as both domestic store and boat house, (D) wastewater treatment system for use for said dwellinghouse, (E) extension to the existing curtilage to property. Permission to close up existing vehicular entrance and make good said boundary and for all associated site works, all at East House, Long Island, Schull, 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 location of the site within a high value landscape area, as designated under the Cork County Development Plan 2022-2028, to the location of the development to be retained and proposed development on previously developed and disturbed land, to the nature and minor scale of the works comprising of alterations and extensions to an existing dwelling and the design and scale of the detached structures, it is considered that the development proposed to be retained and the proposed development, subject to compliance with the conditions set out below, would not seriously injure the visual or residential amenities of the area. It is, therefore, considered that the development to be retained and proposed development would 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 plans and particulars lodged with the application, as amended by the information submitted to the Commission on the 22nd day of October 2025, 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, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The detached home office building and detached garage building shall be used solely for use incidental to the enjoyment of the dwellinghouse, as specified in the lodged documentation, and shall not be used for human habitation or be sold, rented or leased independently of the house and shall not be used for the carrying out of any trade or business.

Reason: In the interest of orderly development.

3. The external finishes of the detached garage shall be completed in natural stone, details of which are to be agreed with the planning authority.

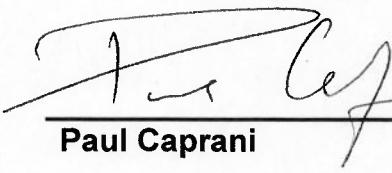
Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

4 The septic tank system shall be completed in accordance with the details contained within the submitted report entitled 'Assessment of Sewerage Wastewater System" received by the planning authority on the 20th day of February, 2025. The developer shall enter into a service agreement with a suitably qualified contractor for ongoing desludging and maintenance of the septic tank system.

Reason: In the interest of public health.

5. A revised planting schedule for the site shall be submitted to, and agreed in writing with, the planning authority within three months from the date of this Order. The revised schedule shall omit Escallonia and any proposed planting shall comprise of native tree and shrub species only.

Reason: In the interest of biodiversity.



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

Dated this 29th day of January 2026.