

An
Coimisiún
Pleanála

Commission Order
ACP-323149-25

Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 25/4591

Appeal by Donnacha and Deirdre O'Sullivan care of Dennehy Architects of 7 Rockgrove Industrial Estate, Little Island, County Cork against the decision made on the 1st day July, 2025 by Cork County Council to grant permission subject to conditions in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission for the construction of a dwelling house, domestic garage and all associated site works (omission of conditions numbers 3 and 6 per previously permitted register reference 24/4859) at Knocknagore, Crosshaven, County Cork.

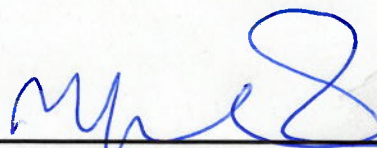
Decision

Having regard to the nature of the conditions the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to **REMOVE** conditions numbers 3 and 6 and the reasons set out below.

Reasons and Considerations

Having regard to the design of the proposed house, the planning history on the site, the location, character, and orientation of both Saint Brigid's Church (a Protected Structure) and Remuera House (not a protected structure, although added to the survey and rated as regionally important by the National Inventory of Architectural Heritage), it is considered that the modification required by condition number 3 for the revision of the northern block of the house, from two-storey to single story, is not warranted, and that the inclusion of the second-story element of the northern block would be in keeping with the character and pattern of development in the area, would not detract from the special character and interest of the neighbouring Protected Structure, and would not have undue impacts on the visual amenity of the area or the setting of the neighbouring structures.

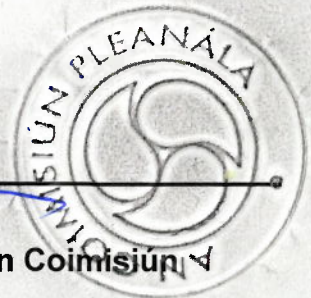
Having regard to the potential for impacts on residential and visual amenity arising from developments that are exempt under Classes 1 and 3 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended, the Commission does not consider these potential impacts to be of such significance, as to warrant the inclusion of condition number 6 removing those exemptions.



MaryRose McGovern

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 12th day of November 2025