

An  
Coimisiún  
Pleanála

Commission Order  
ACP-323342-25

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**Planning and Development Act 2000, as amended**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 25/4957**

**Appeal** by the Irish Heritage Trust care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 15<sup>th</sup> day of July, 2025 by Cork County Council to refuse permission.

**Proposed Development:** Change of use of existing two-storey garden residence for use as short-term letting, conservation upgrades and repairs, and all associated site works, all at The Head Gardener's Cottage, Fota Foaty, Carrigtwohill, County Cork (a protected structure - RPS reference number 01409).

## **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 2.18 of Volume Four of the Cork County Development Plan 2022-2028, which refers to Fota Island and which sets out the significant value of Fota Island estate's unique, leisure and recreational function, Section 10.1.5 of Volume One of the development plan which sets out that the main aims of the plan are to develop, enhance, and protect new and existing tourism assets, products, attractions and tourism infrastructure, the location of the site at Fota Island within an area defined as 'Other Locations' within the settlement hierarchy in Section 2.17 of Volume Four of the development plan within which tourism, heritage and recreation are listed as important functions, and having regard to the nature of the proposed development incorporating a change of use of a residence for use as short-term letting, and conservation upgrades and repairs to the property, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable and in accordance with the provisions of the Cork County Development Plan 2022-2028. The proposed development would not adversely impact on the character and setting of the Head Gardener's Cottage, Protected Structure (RPS 01409) and Fota House, Protected Structure and its curtilage and attendant grounds (RPS No: 00504). The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the 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. Prior to commencement of development on the protected structure, the developer shall submit for the written agreement of the planning authority confirmation that:
  - (a) the proposed development will be monitored by a suitably qualified architect with conservation expertise and accreditation, and
  - (b) competent site supervision, project management and crafts personnel will be engaged, suitably qualified and experienced in conservation works.

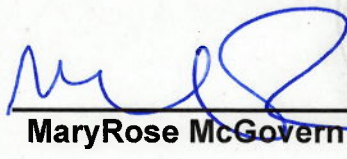
**Reason:** In the interest of the protection of architectural heritage in accordance with the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities.

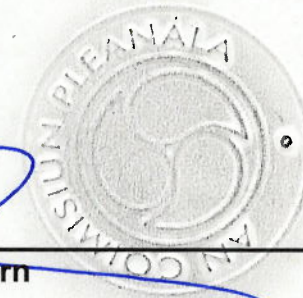


3. Prior to commencement of development, the developer shall make a record of the existing protected structure, to include:
- (a) a full set of survey drawings to a scale of not less than 1:100 to include elevations, plans and sections of the structure,
  - (b) the recording of the details and current condition of the Head Gardener's Cottage, and
  - (c) a detailed, labelled photographic survey of all internal rooms, including all important features and fittings, the exterior and the curtilage of the building.

Prior to commencement of development a copy of this record shall be submitted to the planning authority and to the Irish Architectural Archive.

**Reason:** In order to establish a record of the protected structure and in the interest of the protection of architectural heritage.

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



Dated this 4<sup>th</sup> day of December 2025.