



An
Coimisiún
Pleanála

Commission Order
ACP-323545-25

Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 24/5314

Appeal by Helen and Francesco Grassato care of Coakley O'Neill Town Planning of NSC Campus, Mahon, Cork against the decision made on the 6th day of August, 2025 by Cork County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Refurbishment and extension of existing dwellinghouse. The proposed development will include the demolition of two number existing lean-to single storey extensions, the existing front entrance porch structure, and the construction of a new single storey extension to the rear of, and a new front entrance porch to, the original existing dwelling. The proposed works will also include associated site ancillary works, all at 'The Bungalow', Gortoray, Berrings, 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, as amended, to AMEND condition numbers 2 and 11 so that they shall be as follows for the reasons set out.

2. The extensions to the dwelling shall be constructed in accordance with the plans and particulars received by the planning authority on the 29th day of April, 2025.

Reason: In the interest of visual amenity.

11. Foul drainage shall be by means of a secondary wastewater treatment unit and soil polishing area as detailed in the plans and particulars received by the planning authority on the 29th day of April, 2025. This secondary treatment unit and soil polishing area shall meet all the requirements of the Code of Practice, Wastewater Treatment Disposal System Serving Single Houses (p.e < 10) EPA 2021 and shall be installed and maintained in accordance with the manufacturer's instructions. Prior to commencement of development, a revised site layout plan showing the secondary treatment unit and soil polishing area shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of public health.

Reasons and Considerations

It is considered that, by reason of their limited scale, nature and design, the proposed extensions would not detract from the character of the dwelling and would not seriously injure the amenities of the area, subject to the amendments required under condition number 2. Having regard to the size of the site and characteristics, it is considered that it would be appropriate that the secondary effluent treatment unit and soil polishing area proposed under the details received by the planning authority on the 29th day of April, 2025 be permitted in place of the secondary treatment unit, tertiary system and infiltration area as specified under condition number 11 of the permission granted by the planning authority.



Paul Caprani

Planning Commissioner of An Coimisiún

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



Dated this 15th day of January 2026.