

An  
Coimisiún  
Pleanála

Commission Order  
ACP-324254-26

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

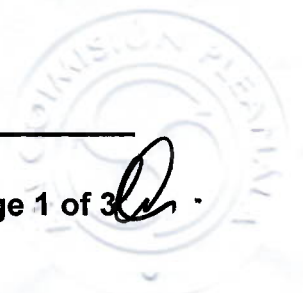
**Planning Authority: Cork County Council**

**Planning Authority Reference Number: D/231/26**

**WHEREAS** a question has arisen as to whether the proposed relocation of an existing ancillary storage unit within the curtilage of a dwelling at Portaferry House, Walterstown, Cobh, The Great Island, County Cork is or is not development or is or is not exempted development,

**AND WHEREAS** Patrick Iball requested a declaration on this question from Cork County Council and the Council issued a declaration on the 2<sup>nd</sup> day of April, 2026 stating that the matter is development and is not exempted development,

**AND WHEREAS** Patrick Iball referred this matter for review to An Coimisiún Pleanála on the 27<sup>th</sup> day of April, 2026,

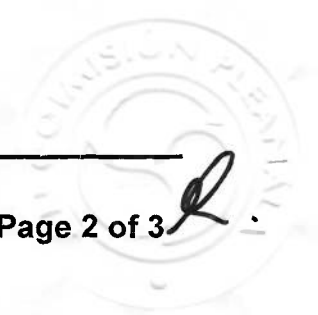


**AND WHEREAS** An Coimisiún Pleanála, in considering this referral, had regard particularly to:

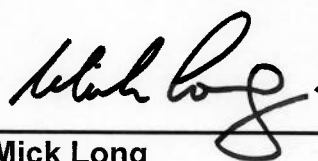
- (a) Sections 2(1), 3(1) and 4(1)(a) of the Planning and Development Act 2000, as amended,
- (b) Article 6(1) and Article 9(1) of the Planning and Development Regulations 2001, as amended,
- (c) Class 3, Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended,
- (d) the characteristics of the area and the planning history of the site,
- (e) the nature and use of the storage facility,
- (f) the submissions received from the referrer and the observer, and
- (g) the report and recommendation of the Inspector,

**AND WHEREAS** An Coimisiún Pleanála has concluded that:

- (a) The relocation of the storage unit within the curtilage of a dwelling is a material change in the use of land and will require works to the ground, and the siting and relocation of the steel structure is development under Section 2(1) and Section 3(1) of the Act.
- (b) The external finish and design of the storage unit is that of a steel container which is not in keeping with the external materials of the dwelling and it is, therefore, considered the storage unit cannot meet the conditions and limitations of Class 3, namely Condition 4 which requires the external finishes to conform with those of the house and is, therefore, not exempt.

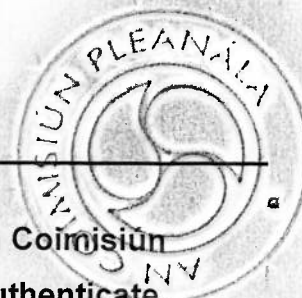


**NOW THEREFORE** An Coimisiún Pleanála, in exercise of the powers conferred on it by section 5(3)(a) of the Planning and Development Act 2000, as amended, hereby decides that the proposed relocation of an existing ancillary storage unit within the curtilage of a dwelling at Portaferry House, Walterstown, Cobh, The Great Island, County Cork is development and is not exempted development.



Mick Long

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



Dated this *13<sup>th</sup>* day of *October* 2026.