



An  
Coimisiún  
Pleanála

Commission Order  
PL-500150-CK

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

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 25/5596**

**Appeal** by Declan J. Connolly against the decision made on the 30<sup>th</sup> day of September, 2025 by Cork County Council to grant subject to conditions an outline permission to Alistair Stuart Robertson in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of a dwelling, new vehicular entrance and all associated site works, all at Haven Hill, Forthill and Bawnavota, Kinsale, Conty Cork.

## **Decision**

**GRANT** outline 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.

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## Reasons and Considerations

Having regard to the provisions of the Cork County Development Plan 2022-2028 as they apply to Kinsale, the undeveloped, infill nature of the site, and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the existing residential amenities, would not result in a traffic hazard, would not result in a significant visual impact on the surrounding area, and would not be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. This outline permission relates solely to the principle of a detached single storey dwelling on the site.  
**Reason:** In the interest of clarity.
2. The plans and particulars to be lodged by way of a separate application for permission consequent on this grant of outline permission shall include the following:
  - (a) a comprehensive site survey, to a scale of not less than 1:500, including contours at intervals of 0.5 metres, showing all existing trees, boundaries and other features,
  - (b) a site layout plan to a scale of not less than 1:500 showing the layout of the house, driveway and surface water drainage features,

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- (c) the finished ground floor level of the house by reference to the existing site levels, the road level at the proposed entrance, and the finished floor levels of adjoining houses,
- (d) the house design proposals and details of external finishes,
- (e) a detailed landscaping and tree planting plan for the entire site,
- (f) details of the proposed boundary treatments, including where the retention of existing boundary treatments is proposed, and
- (g) proposals to protect the privacy and amenity of existing adjacent properties, including during the construction phase.

**Reason:** In the interest of clarity and to enable the application for permission consequent to be fully assessed.

3. Prior to commencement of development, if approved at permission consequent stage, the developer shall enter into a connection agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and wastewater collection network.

**Reason:** In the interest of public health and to ensure adequate water/wastewater facilities.

4. If approved at permission consequent stage, drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and surface water management.

5. Prior to commencement of development, if approved at permission consequent stage, the developer shall submit to, and agree in writing with, the planning authority a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the proposed development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interest of public safety and amenity.

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6. If approved at permission consequent stage, the developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



**Patricia Calleary**

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

Dated this 20<sup>th</sup> day of February 2026.