

An
Coimisiún
Pleanála

**Commission Order
PL-500204-WC**

Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 24640

Appeal by Margaret Leonard and others against the decision made on the 21st day of October, 2025 by Cork County Council to grant, subject to conditions, a permission to Skibbereen Residential Care Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of the existing retaining wall running along the western boundary of the site and construction of a new retaining wall in a two metres offset towards that boundary line, internal alterations to southwestern part of the existing building's layout, construction of three number single storey extensions to the existing Residential Care Centre, an extension to the western side of the building with a gross floor area of 951.3 square metres comprising of 24 number single bedrooms with en-suite, communal areas, clinical and support accommodation and staff areas, an extension to the northern side of the building with a gross floor area of 25.2 square metres, comprising of an extended dining room, extended kitchen and additional storage facility, an extension to the eastern side of the building with gross floor area of 27 square metres, comprising of equipment store. The total area of extensions is 1003.5 square metres. The total number of bed spaces will be 71 number, provision of additional 23 number parking spaces over 18

number existing totalling to 41 number parking spaces, provision of 10 number bicycle stands, and external landscaping works and other associated site works at Skibbereen Residential Care Limited, Baltimore Road, Skibbereen, County Cork a revised by further public notices received by the planning authority on the 24th day of September, 2025.

Decision

GRANT 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.

Reasons and Considerations

Having regard to the provisions of the Cork County Development Plan 2022-2028 including the ZU 18-9: Existing Residential/Mixed Residential and Other Uses land use zoning of the site, to the pattern of development in the area, to the development which comprises extensions to an existing nursing home and size of the site, and to the design and layout of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. Furthermore, the development of the type proposed is supported by, and delivers upon, a number of Objectives of the development plan, including Objective SC 6-9 (Cork Age Friendly County), Objective SC 6-10 (Services and Infrastructure For Older Persons Strategy), Objective SC 6-11 (Accommodation for Older Persons) and Objective SC 6-12 (Age Friendly Policies). The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 20th day of August 2025, 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of the materials, colours and textures of all the external finishes to the proposed extensions shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works.

Reason: In the interest of public health.

4. Prior to the commencement of development, the developer shall enter into water and wastewater connection agreements with Uisce Éireann to provide for a service connection to the public water supply and wastewater collection network.

All development shall be carried out in compliance with Uisce Éireann's 'Standard Details and Codes of Practice'. Uisce Éireann does not permit Build Over of its assets. Where the developer proposes to build over or divert existing water or wastewater services the developer shall have received written Confirmation of Feasibility of Diversion(s) from Uisce Éireann prior to any works commencing.

Reason: To provide adequate water and wastewater facilities.

5. A monitoring and maintenance plan for Sustainable Drainage Systems (SuDS) infrastructure shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of public health.

6. The internal road network serving the proposed development including turning bays, junctions, parking areas, footpaths, and kerbs shall comply with the detailed construction standards of the planning authority for such works and design standards outlined in Design Manual for Urban Roads and Streets (DMURS).

Reason: In the interest of amenity and of traffic and pedestrian safety.

7. Landscaping and Biodiversity planting measures for this site shall be carried out in accordance with landscape drawing number 25262-2-101 received by the planning authority on the 20th day of August 2025. All tree and shrub planting shall be native species only. All landscape /biodiversity planting shall be completed within 18 months of the completion of this development under the supervision of an appropriately qualified and experienced specialist. Any trees/planting that die or are removed within three years of planting shall be replaced in the first planting season thereafter. A compliance report shall be submitted to and agreed in writing with the planning authority within a period of two

months after the first planting season post completion of construction works.

Reason: To protect biodiversity.

8. All trees and hedgerows within and on the boundaries of the site, except those specified trees/hedgerows whose removal is authorised by the planning authority to facilitate the development, shall be protected during construction and retained thereafter.

Reason: To protect biodiversity.

9. Prior to commencement of works, 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 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.

10. A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.

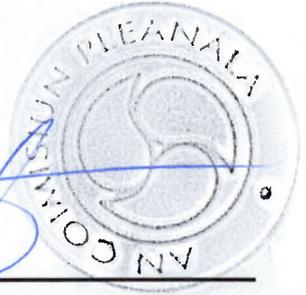
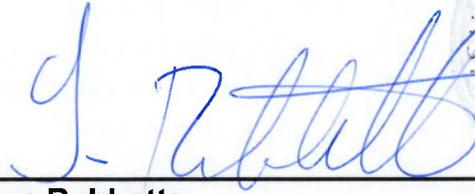
Reason: In the interest of sustainable transport and safety.

11. Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the Environmental Protection Agency's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The Resource Waste Management Plan (RWMP) shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of reducing waste and encouraging recycling.

12. 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 the 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.



Tom Rabbette

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

Dated this 16th day of March 2026