

An  
Coimisiún  
Pleanála

**Commission Order  
PL-500360-WC-25**

---

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

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 255794**

**APPEAL** by Tadhg O'Driscoll against the decision made on the 29<sup>th</sup> day of October, 2025 by Cork County Council to refuse permission for the proposed development.

**Proposed Development:** Retention of existing site works comprising of a concrete slab and surrounding walls, permission for part demolition of the walls to the slab and to carry out remedial works to the slab area and works to reinstate that natural landscape. Demolition of two outbuildings/total 22.17 square metres, alterations and upgrade works to two disused stone buildings (former dwelling/dwellings) including single storey extensions to the side and rear for use as a single dwelling for short term/holiday letting, construct new septic tank and percolation area and all associated works at Inishodriscol, Church Cross, Skibbereen, County Cork.

## **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 Section 5.10 as it relates to Small Scale Rural Business and Tourism Initiatives and Objectives RP 5-31: New uses for disused or derelict farm buildings, TO 10-10: Tourism Facilities, RP 5-27: Holiday Home Accommodation, GI 14-9 Landscape and RP 5-28 Small Scale Agri-Tourism Accommodation and the provisions of Circular PL4/2019 and PL10/2017 with respect to Rent Pressure Zones, it is considered that, subject to compliance with the conditions set out below, the proposed development would support local employment and the rural economy, would contribute to the maintenance of essential rural services and help act as a revitalising force in counteracting population decline, and would not injure the visual and scenic amenities of the area. The Commission considered the appropriate renovation and reinstatement of a derelict residential property would not result in the loss of an existing residential unit to accommodate the proposed short-term letting unit. The proposed development and development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.



## Conditions

1. The development shall be retained, 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 4<sup>th</sup> day of September 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. Prior to the commencement of the development revised plans and particulars shall be submitted to the planning authority to incorporate the following amendments:
  - (a) The proposed development shall consist of one designated parking space only.
  - (b) The entire slab area should be reinstated to natural habitat with the removal of walls and concrete surfacing with a revised landscape and planting schedule plan submitted in line with the requirements of the planning authority's Ecologist. The planting schedule shall only include native species (of Irish or local provenance).

**Reason:** In the interest of clarity.

3. The proposed dwellings shall be used for short-term tourist accommodation only and shall not be used as a place of permanent residence.

**Reason:** The occupation of the proposed dwelling(s) on a permanent basis is unsustainable having regard to its location.

4. Details of the materials, colours and textures of all the external finishes to the proposed dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development with the render on the elevations to be grey in colour.

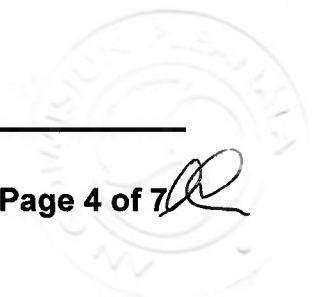
**Reason:** In the interest of visual amenity.

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

**Reason:** In the interest of public health.

6. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

**Reason:** In the interest of traffic safety and to prevent flooding or pollution.



7. (a) The septic tank/wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application and shall be in accordance with the standards set out in the document entitled "Code of Practice - Domestic Wastewater Treatment Systems (Population Equivalent  $\leq 10$ )" – Environmental Protection Agency, 2021.
- (b) Treated effluent from the septic tank/wastewater treatment system shall be discharged to a percolation area/polishing filter which shall be provided in accordance with the standards set out in the document entitled "Code of Practice - Domestic Wastewater Treatment Systems (Population Equivalent  $\leq 10$ )" – Environmental Protection Agency, 2021.
- (c) Within three months of the first occupation of the development, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the septic tank/wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.

**Reason:** In the interest of public health and to prevent water pollution.

8. Prior to the commencement of development, the developer shall enter into water connection agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply network.

**Reason:** In the interest of public health.

9. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

**Reason:** In the interest of visual amenity.

10. Site development and building works shall be carried out only between 0800 to 1900 hours Mondays to Fridays inclusive and 0800 to 1400 hours on Saturdays, and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity

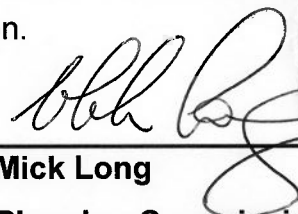
11. Prior to the commencement of development the applicant shall submit for the written agreement of the planning authority plans and particulars with a detailed method statement covering all works proposed to be carried out, including:
- (a) a full specification, including details of materials and methods, to ensure the development is carried out in accordance with current Conservation Guidelines issued by the Department of Housing, Local Government & Heritage,
  - (b) methodology for the recording and/or retention of concealed features or fabric exposed during the works,
  - (c) details of features to be temporarily removed/relocated during construction works and their final re-instatement,
  - (d) protection of specified features during the construction works,

- (e) materials/features of architectural interest to be salvaged, and confirmation that the development will be monitored by a suitably qualified architect with conservation expertise and accreditation.

**Reason:** In the interest of the protection of architectural heritage.

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 within three months of the date of this Order 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.



---

**Mick Long**

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

**Dated this**

*8* day of *April*

**2026**