

An
Coimisiún
Pleanála

**Commission Order
PL-500729-CK-26**

Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 25/6010

Appeal by Aidan and Debbie Dunlea against the decision made on the 21st day of January 2026 by Cork County Council to grant, subject to conditions, a permission to Liam and Ailish Connolly in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of the retention of development works to a detached dwellinghouse, and all associated site works, as amended from granted Planning Register Reference Number 22/00330, at Ardagh, Union Hall, 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.

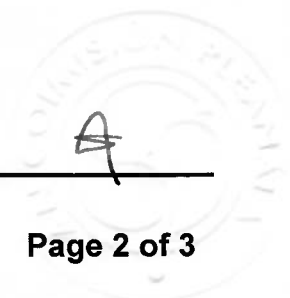
Reasons and Considerations

Having regard to the location of the subject site within a key village of County Cork as identified in Cork County Development Plan 2022-2028 and the planning history on site, it is considered that the development proposed for retention would not negatively impact the residential amenity of the adjacent property, and 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 23rd day of September 2026, 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 within three months of the date of this Order and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.



2. The landscaping scheme shown on drawing number 1002, as submitted to the planning authority on the 18th day of December 2025 shall be carried out within the first planting season following substantial completion of external construction works. The planting of Whitebeam is not permitted, and only native Irish species shall be planted. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.



Emer Maughan

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



Dated this 9th day of June 2026