

An
Coimisiún
Pleanála

Commission Order
PL-500852-CC-26

Planning and Development Act 2000, as amended

Planning Authority: Cork City Council

Planning Register Reference Number: 2543617

Appeal by John Linehan and Thomas Delaney against the decision made on the 29th day of January 2026 by Cork City Council to grant, subject to conditions, a permission to Bernard O'Sullivan in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a two-storey extension to the front of an existing dwelling including the following works: (1) An attic conversion including four number new windows and a dormer window to the rear, (2) Alterations to layout at ground floor, (3) Alterations to the front, rear and West elevation and all associated site development works at Maglin, Ballincollig, 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 Cork City Development Plan 2022-2028, the planning history on site, the proposed extension to an existing permitted dwelling on zoned lands within the town of Ballincollig, and to the nature, scale and design of the proposed extension, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of wastewater disposal, visual impact and impact on the residential amenities of the adjacent properties and would not seriously injure the visual character of the area or the residential amenities of the adjacent properties. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

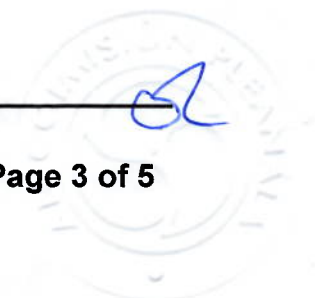
Conditions

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 31st day of December 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. The existing dwelling and the proposed extension shall be jointly occupied as a single residential unit and the extension shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling. No part of the dwelling shall be used for commercial purposes or for any purposes other than for purposes incidental to the enjoyment of the dwelling.

Reason: To restrict the use of the extension and house in the interest of residential amenity.



3. Prior to the commencement of development final drawings of the west/side elevation and north/front elevation shall be submitted to the planning authority.

Reason: To clarify the plans and particulars for which permission is granted.

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

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

5. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 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.

6. 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.

7. 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.



MaryRose McGovern

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this 5th day of June 2026