

An
Coimisiún
Pleanála

Commission Order
PL-500875-CK-26

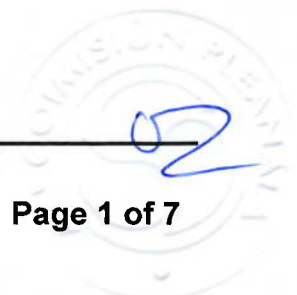
Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 255856

Appeal by John and Paula Sweeney against the decision made on the 3rd day of February, 2026 by Cork County Council to grant subject to conditions a permission to Alan Bardsley in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission of demolition of existing dwelling and attached store/boiler room and the construction of two number two-storey detached dwellings, alterations to existing entrance to provide two number vehicular entrances together with associated site services and development works at Glassons Avenue, Carrignafoy, Cobh, 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, in particular Objective HOU 4-8, which supports the provision of increased building height and densities in appropriate locations subject to the avoidance of undue impacts on the existing residential amenities, and having regard to the nature, scale, character and location of the proposed residential development, the guidance set out in Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), Design Manual for Urban Roads and Streets, and other Section 28 Guidelines, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenity of properties in the vicinity, and would 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 7th day of January 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 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 glazing to all bathroom and en-suite windows shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

Reason: In the interest of residential amenity.

3. Details of the materials, colours and textures of all the external finishes to the proposed dwellings 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.

4. The vehicular entrances shall comply with the design standards outlined in Design Manual for Urban Roads and Streets (DMURS). Prior to the commencement of development, details shall be submitted to, and agreed in writing with, the planning authority.

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

5. 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 and demolition. This plan shall provide details of intended construction practice for the development, including management measures for control of noise, dust and the prevention of spillages on to the public road, arrangements for parking, access and storage during construction and demolition, and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

6. Site development and building works shall be carried out between the hours of 0700 and 1900 Mondays to Fridays inclusive, between 0800 and 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

7. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements, in writing where necessary, of the planning authority for such works and services.

Reason: In the interest of public health and flood prevention.

8. Prior to the commencement of development, the developer shall enter into connection agreements with Uisce Éireann (Irish Water) to provide for service connections to the public water supply and/or wastewater collection network.

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

9. The landscaping scheme shown on drawing number 202411/SLD/P01 Rev A, as submitted to the planning authority on the 7th day of January, 2026 shall be carried out within the first planting season following substantial completion of external construction works. 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 three 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.

10. Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001, as amended, and any statutory provision replacing or amending them, no development falling within Class 1 of Schedule 2, Part 1 of those regulations shall take place on the site without a prior grant of planning permission.

Reason: In order to ensure that a reasonable amount of rear garden space is retained for the benefit of the occupants of the dwellings.

11. 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 10th day of June 2026