

An  
Coimisiún  
Pleanála

Commission Order  
PL-501141-CC

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

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 25/44252**

**Appeal** by Daniel J. O'Sullivan against the decision made on the 23<sup>rd</sup> day of March, 2026 by Cork City Council to grant subject to conditions a permission to Daniel Bradfield in accordance with plans and particulars lodged with said Council.

**Proposed Development:** Construction of a single storey extension (to be used as granny flat) to side of dwellinghouse at 2 Maglin Circle, Ballincollig, 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 policies and objectives of the Cork City Development Plan 2022-2028, in particular Section 11.147 which sets out the criteria to be met by a proposal for a family flat/ancillary family accommodation, the ZO 01 Zoning of the site with the objective to protect and provide for residential uses and amenities, and having regard to the nature, modest scale and revised design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would comply with the criteria set out in Section 11.147, would respect the character and scale of the established neighbourhood in accordance with Zoning Objective 1.2 (Character and Scale), and would not seriously injure the residential amenity of the adjoining property. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The proposed 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 23<sup>rd</sup> day of February, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

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

2. The ancillary family accommodation hereby permitted shall not be sold, let or otherwise disposed of separately from the main dwelling of which it forms part and shall revert to use as part of that dwelling on the cessation of its use as ancillary family accommodation. The curtilage of the property shall not be sub-divided.

**Reason:** In the interest of residential amenity and to control the density of residential units.

3. The external finishes of the proposed development shall be as shown on the drawings submitted, unless otherwise agreed in writing with the planning authority prior to commencement of development.

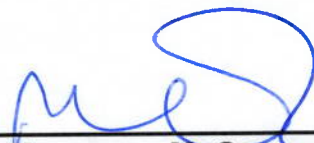
**Reason:** In the interest of visual amenity.

4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

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

5. Site development and building works shall be carried out only between 0700 to 1900 hours Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays, and not at all on Sundays or public holidays. Deviation from these times shall 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.



MaryRose McGovern

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate 

the seal of the Commission.

Dated this 16<sup>th</sup> day of June 2026.