



An
Coimisiún
Pleanála

Commission Order
PL-501156-CK

Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 26/0118

Appeal by Colette and Peter Foran against the decision made on the 18th day of March, 2026 by Cork County Council to grant subject to conditions a permission to Colum O'Sullivan in accordance with plans and particulars lodged with the said Council.

Proposed Development: Partial demolition of existing unsound structures to north and west of existing three-storey dwelling. Construction of a three-storey extension to south of existing three-storey dwelling (incorporating parking garage for two number off-street car parking spaces) and reconstruction of part of existing dwelling to north and west of site together with alterations to existing dwelling and all associated site works, all at Ferryview House, World's End, Dromderrig, Kinsale, 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, Volume 5 (West Cork), and Section 1.5 which refers to Kinsale Town, the 'Existing residential/Mixed Residential and Other Uses' zoning objective, the nature, design and layout of the proposed development, the existing site context, the planning history of the site, the building heritage status afforded to the existing dwelling by the National Inventory of Architectural Heritage, and the pattern of development in the vicinity of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would result in a sustainable re-use of a vacant derelict dwelling, would not have an adverse impact on the amenity or character of the area, would not seriously injure the residential amenities of adjoining properties in the immediate area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Furthermore, the Commission considered whether overlooking and infringement of privacy of the amenity/car parking space for the property on the western side of World's End would occur as a result of the provision of a west-facing terrace and the insertion of a first-floor window on the northern gable of the proposed development. The Commission determined that this area, which was historically part of the curtilage of Ferryview House, is an amenity space which lacks privacy as it is currently directly overlooked by the public road and pedestrian linkage to the R600 and the existing properties on the western side of World's End. The Commission determined that the proposed development would not result in overlooking or the infringement of privacy of a private amenity space, and 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, 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. Prior to commencement of development on Ferryview House, the developer shall submit for the written agreement of the planning authority confirmation that:
 - (a) the proposed development will be monitored by a suitably qualified architect with conservation expertise and accreditation, and
 - (b) competent site supervision, project management and crafts personnel will be engaged, suitably qualified and experienced in conservation works.

Reason: In the interest of the protection of architectural heritage in accordance with the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities.

3. Prior to commencement of development on the existing building, method statements, specification and samples of materials and workmanship to include, inter alia, works of repointing, replacement windows, rainwater goods, joinery, external wall slating, and external stonework shall be submitted for the written agreement of the planning authority, and all works shall be carried out in accordance with this written agreement. In the event of agreement not being reached between the developer and the planning authority, the matter may be referred to An Coimisiún Pleanála for determination, and all works shall be carried out in accordance with any determination made resulting from such a referral.

Reason: In the interest of the protection of architectural heritage in accordance with the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities.

4. Prior to commencement of development, detailed structural drawings and a construction methodology statement indicating the means proposed to ensure the protection of the structural stability and fabric of all these retained structures shall be submitted to, and agreed in writing with, the planning authority. These details shall include demonstrating the methods proposed to part dismantle and re-instate the existing façades, and to retain other existing facades, as proposed, demolition and excavation arrangements, the proposed foundation system and underpinning, structural bracing and support and method of construction.

Reason: In the interest of preserving the architectural integrity and heritage value of the retained structures.

5. Prior to commencement of development, the developer shall enter into connection agreements with Uisce Éireann to provide for service connections to the public water supply and wastewater collection network.

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

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. A Construction and Environmental Management Plan (CEMP) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The CEMP shall include, but not be limited to, construction phase controls for dust, noise and vibration, waste management, protection of soils, groundwaters, and surface waters, site housekeeping, emergency response planning, site environmental policy, and project roles and responsibilities.

Reason: In the interest of environmental protection residential amenities, public health and safety and environmental protection.

8. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 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 agreement has been received from the planning authority.

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

9. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interest of visual amenity.

10. 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.



Emer Maughan

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 10th day of August 2026.