

An
Coimisiún
Pleanála

Commission Order
PL-501551-CK-26

Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 256895

Appeal by Oldrich Madera against the decision made on the 26th day of May, 2026 by Cork County Council, to grant subject, to conditions a permission to Aoife and Keith Delaney in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of (a) construction of a first floor extension to the side of the existing dwelling house, (b) construction of a porch extension to the front of the existing dwelling house, (c) conversion of the existing attic space to habitable accommodation, (d) construction of dormer windows and rooflight to the front and rear elevations of existing dwelling, (e) retention of ground floor windows to the side (west) of existing dwelling and all associated site works at 72 Willowbank Court, Broomfield West, Midleton, 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 nature and scale of the proposed development and development proposed to be retained and the pattern and character of development in the vicinity and to the policies and provisions of the Cork County Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development and development proposed to be retained would not have a significant adverse effect and would not detract from the character of the area and would not seriously injure the amenities of adjacent residential properties. The proposed development and development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the drawings and particulars lodged with the application, as amended by the further information submitted to the planning authority on the 29th day of April 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 retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The external materials and finishes of the proposed development shall be in accordance with the revised plans submitted to the planning authority on the 29th day of April, 2026 unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

3. Water supply and drainage requirements, including surface water collection and disposal, shall comply with the requirements of Uisce Éireann and the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

4. 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 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.

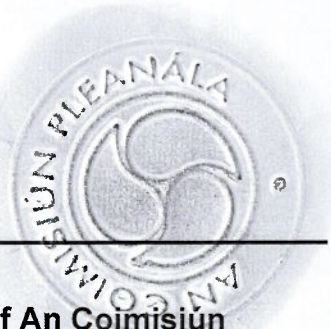
5. Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of reducing waste and encouraging recycling.



Emer Maughan

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



Dated this 30th day of September 2026.