



An
Coimisiún
Pleanála

Inspector's Report ACP-323011-25

Development	Demolition of dwelling and construction of 20 apartments and associated site works
Location	Lower Codrum, Macroom, Co.Cork
Planning Authority	Cork County Council
Planning Authority Reg. Ref.	246516
Applicant(s)	Peppard Investment Limited
Type of Application	Permission
Planning Authority Decision	Grant with conditions
Type of Appeal	Third Party
Appellant(s)	Cait Breathnach obo Macroom Golf Club Billy Murphy Christopher Murphy
Observer(s)	none
Date of Site Inspection	4 th September 2025
Inspector	Aisling Mac Namara

1.0 Site Location and Description

- 1.1. The proposed development is located on a 0.42ha site located at the western side of Macroom town in County Cork. The site is within an overall parcel of lands within the control of the applicant and which contains the Macroom Accommodation Centre within the building of the former Riverside Park Hotel. The site is bounded by the R618 Killarney Road on its northern boundary, the existing Accommodation Centre to its western boundary, the Sullane River to the south and Macroom golf course to the east and southeast. There is a graveyard and An Gleann housing development located on the opposite side of the R618 road. There is an existing bungalow dwelling on part of the site. This bungalow has a vehicular entrance to the public road. The remainder of the land is undeveloped grassland. The former hotel building/ Accommodation Centre is accessed via a separate vehicular entrance west of the bungalow entrance. Levels fall from the southern part of the site steeply towards the river. There are trees and hedging on the site including along the southeastern boundary adjoining the golf course.

2.0 Proposed Development

Permission is sought for the following:

- Demolition of the existing dwelling (117.1sqm) and outbuilding (9.7sqm).
- Construction of two buildings to provide 20 apartment style units (20 x 2 bed units) for temporary accommodation of persons seeking international protection.
- Associated car parking (10 spaces), landscaping, site clearance and site development works.

The cover letter submitted by the applicants with the application states that the application is 'for additional accommodation ancillary to the existing Accommodation Centre'.

3.0 Planning Authority Decision

3.1. Decision

The planning authority granted permission for the proposed development by order dated 19/06/2025.

- Condition 2 states that the development shall only be occupied by Beneficiaries of Temporary Protection as defined under the 2001 EU Temporary Protection Directive or displaced persons to whom temporary protection applies in accordance with Article 2 of Council Implementing Decision (EU) 2022/382 and shall not be used for any other purpose without a prior grant of permission.
- Condition 3 states that the ‘apartment style units’ and existing Accommodation Centre (Riverside Park Hotel) shall be held in sole ownership.
- Condition 4 states all facilities (bicycle stand, bin store, pedestrian footpath link) shall be completed and operational prior to occupation.
- Condition 5 relates to section 96 (Part V housing)
- Condition 16 requires 10 no. on site car parking spaces to be provided before occupation.
- Condition 20 requires the developer to enter into connection agreement with Uisce Eireann and that the developer ensure that the development is served by adequate water and wastewater facilities.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- Report of the Executive Planner (24/02/2025) recommends Further Information. The report addresses principle of development, general layout and design, housing density and mix, Part V, connectivity, access/ traffic/ parking, flood risk and sanitary provisions. The report states that the density is 47 units per ha and lower density would normally be applicable for

settlements with population under 5000, however notes 4.9.8 and general support in plan for higher densities within the built envelope. The report states that the site is not within a flood zone A or B but is adjacent to one.

- Report of the Senior Executive Planner (25/02/2025) recommends Further Information. Report notes that consideration was given to 'Sustainable Urban Housing: Design Standards for New Apartments, 2023', 'Sustainable Residential Development and Compact Settlements, 2024' and 'Guidelines for Temporary Accommodation in Existing Buildings – Single Persons & Family Type Accommodation, updated 2023'
- Further Information was requested on 25/02/2025 in relation to 9 items: (1) layout / design of bedroom no.2 at ground level of all units to be redesigned to allow for improved natural daylighting, (2) overlooking potential from first floor rear balcony to bedroom no. 2 window at ground level should be avoided and will require redesign, (3) storage is below standards of 'Sustainable Urban Housing: Design Standards for New Apartments' and revised layout should be submitted, (4) verification required that the proposed 'apartment style units' and existing Accommodation Centre (Riverside Park Hotel) shall be held in sole ownership, confirm willingness to accept a restrictive planning use control condition, (5) submit proposals for provision of link from site to the public footpath at northeastern end of site into the site, for pedestrian connectivity, (6) submit calculations regarding parking – parking to be in accordance with CDP 2022, (7) confirm all parking spaces can accommodate future charging points, (8) show location of refuse bins, (9) an auto track shall be provided of refuse truck / fire engine turning area within the site.
- Response to Further Information request was received on 23/05/2025. Response includes revised drawings and details to address the FI items as following:
 - Design revisions to increase light to bedroom.
 - Screens are on both sides of external balcony to avoid overlooking of ground floor.
 - Storage of 6sqm is provided within each apartment as per the Apartment Guidelines.

- Letter from applicant submitted stating that they agree to restrictive planning condition in relation to the use control – both the proposed apartment style accommodation and the existing Accommodation Centre shall be held in sole ownership.
- Drawing submitted showing a pedestrian access from the public footpath into the site at the northeastern end of the site.
- The proposal for 10 car parking spaces is in accordance with CDP requirements, the existing Accommodation Centre has 52 car parking spaces, the majority of which are not being used. All parking spaces will be constructed to accommodate future charging points.
- Drawing submitted showing existing refuse and recycling area on the northwestern portion of the hotel.
- Autotrack drawing submitted – a new turning area is proposed.
- Report of the Executive Planner (17/06/2025) recommends grant of permission. The report indicates that the FI response is acceptable.
- Report of the Senior Executive Planner (18/06/2025) recommends grant of permission.

3.2.2. Other Technical Reports

- Area Engineer (14/02/2025) recommends further information in relation to car parking amounts and charging capability, location of bin stores and need for turning bay for refuse truck and autotrack drawing. Notes that the site is not subject to flooding. Disposal of surface water to river is acceptable. Existing sightlines at the entrance are acceptable.
- Engineering report (05/06/2025) considers the FI response, has no objection and recommends grant of permission with recommended conditions.
- Estates (19/02/2025) – no objection, grant with recommended conditions.
- Housing Officer (24/02/2025) and Part V report – application can be validated, the Council have demand for social and affordable housing in Macroom and the 4 units proposed for transfer under Part V are suitable. No objection to grant of permission.

- Public Lighting report (07/02/2025) – no objection, grant with recommended conditions.

3.3. Prescribed Bodies

- Transport Infrastructure Ireland (24/01/2025)– requests regard be paid to DoECLG Spatial Planning and National Roads Guidelines for Planning authorities and TII publications.
- Inland Fisheries Ireland (20/01/2025) – Effluent from the development is to dispose to the public sewer. Request there be sufficient capacity so that it does not overload hydraulically or organically the treatment facilities, resulting in polluting matter entering waters or cause non compliance with the legislative requirements. If permission granted, request condition be attached to so that there be no interference with, bridging or draining of the river, their banks or bankside vegetation to facilitate the development without prior consultation with IFI.

3.4. Third Party Observations

Eight third party submissions were received. The issues raised include concerns over proximity of site to the golf club, flooding and surface water concerns, pressure on housing and services in the town, concern over adequacy of the public waste and water services, lack of public transport, developer has commercial interest only, other sites closer to town centre more suitable, lack of parking.

4.0 Planning History

The following planning history relates to the site and other relevant in the area.

The site:

- PA 06/54053 (ABP PL69.223295) – grant – permission for demolition of existing dwelling and construction of 10 No. three storey semi-detached dwellinghouses with associated car-parking and siteworks.
- PA 10/54002 – refused – outline permission to demolish existing building & erect drive-thru restaurant.

- PA 05/54059 – refused – permission for demolition of existing dwelling and construct a three storey building consisting of 12 no. one-bedroom apartments and 12 no. two bed-room apartments with associated car parking and siteworks.

Riverside Park Hotel site:

- PA20/4776 - grant – permission for change of use from a function room, kitchen and attic space to bedrooms and planning permission for the installation of skylight windows to the proposed attic bedrooms at the rear of the building.

Macroon golf course (adjoining land to southeast):

- PA07/54010 - refused permission for erection of 20m high golf ball net fencing.

5.0 Policy Context

5.1. Natonal policy

- National Planning Framework, First Revision 2025
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024
- Design Standards for New Apartments Guidelines for Planning Authorities 2023
- Comprehensive Accommodation Strategy for International Protection Applicants, Department of Children, Equality, Disability, Integration and Youth, 2024

5.2. Development Plan

Cork County Development Plan (CDP) 2022-2028

Volume 1 Main Policy

Chapter 11 Water Management

- *WM 11-8: Water Supply*

a) Support the prioritisation of the supply of adequate sustainable drinking water for the resident population and invest and expand the water supply in line with future population targets. b) Ensure that all drinking water in the County complies with the European Union Drinking Water Directive 98/83/EC and that all surface water and groundwater supplies comply with the requirements of Surface Water Directive 75/440/EC and Groundwater Directive 80/68/EEC. c) Conserve sources of drinking water and minimise threats to either the quality or quantity of drinking water reserves that might result from different forms of development or development activity and other sources of pollution.

- *WM 11-9: Wastewater Disposal*

a) Require that development in all settlements connect to public wastewater treatment facilities subject to sufficient capacity being available which does not interfere with Council's ability to meet the requirements of the Water Framework Directive and the Habitats Directive. In settlements where no public wastewater system is either available or proposed, or where design, capacity or licensing issues have been identified in existing plants, new developments will be unable to proceed until adequate wastewater infrastructure is provided.

Chapter 12 Transport and Mobility

- *TM 12-9: Parking*

Secure the appropriate delivery of car parking and bicycle spaces and facilities in line with the Standards set out in Section 12.24 of this document:

a) All non-residential development proposals will be subject to maximum parking standards as a limitation to restrict parking provision to achieve greater modal shift.

c) Cycle parking will be appropriately designed into the urban realm and new developments at an early stage to ensure that adequate cycle parking facilities are located and designed in accordance with cycle parking design guidelines; The National Cycle Manual (NTA, 2011), and the Standards for

Chapter 14 Green Infrastructure and Recreation

- *GI 14-13: Scenic Routes*

Protect the character of those views and prospects obtainable from scenic routes and in particular stretches of scenic routes that have very special views and prospects identified in this Plan. The scenic routes identified in this Plan are shown on the scenic amenity maps in the CDP Map Browser and are listed in Volume 2 Heritage and Amenity Chapter 5 Scenic Routes of this Plan

- *GI 14-14: Development on Scenic Routes*

a) Require those seeking to carry out development in the environs of a scenic route and/or an area with important views and prospects, to demonstrate that there will be no adverse obstruction or degradation of the views towards and from vulnerable landscape features. In such areas, the appropriateness of the design, site layout, and landscaping of the proposed development must be demonstrated along with mitigation measures to prevent significant alterations to the appearance or character of the area. b) Encourage appropriate landscaping and screen planting of developments along scenic routes (See Chapter 16 Built and Cultural Heritage).

- *S23 Scenic Route is along the Killarney Road - N22, National Primary Route from Macroom to Baile Bhuirne to County Boundary Views of Derrynasaggart Mountains, surrounding hills, the Sullane River Valley & rugged landscape*

Chapter 15 Biodiversity and Environment

- *BE 15-2: Protect sites, habitats and species*

a) Protect all natural heritage sites which are designated or proposed for designation under European legislation, National legislation and International Agreements. Maintain and where possible enhance appropriate ecological linkages between these. This includes Special Areas of Conservation, Special Protection Areas, Marine Protected Areas, Natural Heritage Areas, proposed Natural Heritage Areas, Statutory Nature Reserves, Refuges for Fauna and Ramsar Sites. These sites are listed in Volume 2 of the Plan.

b) Provide protection to species listed in the Flora Protection Order 2015, to Annexes of the Habitats and Birds Directives, and to animal species protected under the Wildlife Acts in accordance with relevant legal requirements. These species are listed in Volume 2 of the Plan.

c) Protect and where possible enhance areas of local biodiversity value, ecological corridors and habitats that are features of the County's ecological network. This includes rivers, lakes, streams and ponds, peatland and other wetland habitats, woodlands, hedgerows, tree lines, veteran trees, natural and semi-natural grasslands as well as coastal and marine habitats. It particularly includes habitats of special conservation significance in Cork as listed in Volume 2 of the Plan.

Chapter 18 Zoning and Land Use

- ZU 18-5: Transitional Zones Have regard to development in adjoining zones, in particular more environmentally sensitive zones, in assessing development proposals for lands in the vicinity of zoning boundaries.*
- ZU 18-9: Existing Residential/Mixed Residential and Other Uses * The scale of new residential and mixed residential developments within the Existing Residential/Mixed Residential and Other Uses within the settlement network should normally respect the pattern and grain of existing urban development in the surrounding area. Overall increased densities are encouraged within the settlement network and in particular, within high quality public transport corridors, sites adjoining Town Centres Zonings and in Special Policy Areas identified in the Development Plan unless otherwise specified, subject to compliance with appropriate design/amenity standards and protecting the residential amenity of the area. Other uses/non-residential uses should protect and/or improve residential amenity and uses that do not support, or threatens the vitality or integrity of, the primary use of these existing residential/mixed residential and other uses areas will not be encouraged.*

Appendix E Policy Objectives for the Cork Joint Housing Strategy 2022-2028

- PO 21 The Councils will continue to work with Central Government and relevant State Agencies to support the provision of housing for asylum seekers and refugees in Cork*

Volume 4 South Cork

Macroon is located in the Greater Cork Strategic Planning Area. It is designated a 'Main Town' targeted to grow in population from 3,765 in 2016 to 4,809 by 2028 requiring the delivery of 399 units for the plan period. It is a large town and important growth / development centre in the area.

Section 4.3 sets out the settlement plan for Macroon

- The site is on land zoned 'R 'Existing Residential / Mixed Residential and Other Uses'
- Vision and Strategic Context:
 - *Macroon is the largest main town within the Macroon Municipal District and it is an important centre of population and employment in the south west region.*
 - *In line with Government Policy following on from the National Planning Framework and the Regional Spatial and Economic Strategy (RSES) for the Southern Region, a compact growth model is recommended for the future development of Macroon. The aim of this strategy is to encourage densification rather than allow continuous edge of town expansion. The preference for growth is to a more compact urban form which would support public transport and pedestrian/ cycling movements.*
- *MM-GO-09 Consider the provision of additional green links, greater connectivity and informal walkways within the town itself including the Mill Race and Riverside Walks and also its environs particularly at Codrum, Masseytown / Kilnagurteen and Sleeveen East and along the R584 road from Hartnett's Cross out to the Gearagh Nature Reserve, however, the linkage to the nature reserve will also require sensitive design to ensure the avoidance of impacts on the Gearagh SAC. Riverside walks should be developed sensitively incorporating appropriate setbacks from riverbanks in order to minimise impacts on freshwater habitats and species, taking account of best practice guidelines.*

5.3. Natural Heritage Designations

The subject site is not within or immediately adjacent to any designated or Natura 2000 sites. The closest designated sites are:

- The Gearagh SAC, SPA and pNHA located c 1.66km from the site
- Prohus Wood pNHA located c 5.2km from the site

6.0 EIA Screening

The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

7.0 The Appeal

7.1. Grounds of Appeal

Three third party appeals have been received. Two appeals are from residents of Macroom and one appeal is from Macroom Golf Club. The main issues raised are summarised as follows:

- Proposal should be refused permission.
- Notwithstanding the zoning of the site under the CDP, the site is not suitable for the proposed development. It is located too far from the town centre, services and bus stops. Proposal does not accord with good planning principles and national and local planning policy to promote town centre first, sequential and compact development of lands – refer to Town Centre First, Development Plan Guidelines 2022, Sustainable Residential Development in Urban Areas 2009.

- Land was zoned on foot of a previous refusal of permission, regret permission of existing development on the site, poor planning decisions were undertaken in the past and should not be repeated.
- Proposal is for a stand alone development and is not an extension to an existing use / development.
- Public water supply is deficient – problems with current water supply, town facing boil water notices due to elevated levels of turbidity and operational issues (during heavy rainfall, storm).
- Macroon waste water treatment plant does not have capacity for the development – issues with ammonia EVLs exceeded, biochemical oxygen demand and suspended solids, overflow into river at times of heavy rain – subject to EPA investigations.
- Increased risk of pollution to Sullane River (salmonid river with freshwater pearl mussel) due to pollution from treatment plant and pollution from poor water quality.
- Macroon Golf Club raise concerns regarding the impact of the development on the operations of the golf club – potential for golf balls from hole 13 to damage the proposed development and threat of litigation, changes to orientation of hole 13 would be costly, netting unlikely to be sufficient. Over 20 years, golf balls have entered the property - the golf club have acquired a legal easement over the site. The development interferes with this acquired easement. If granted, developer should install netting on the boundary or have development redesigned with development pushed to western part of site.
- Obstructs right of way through the site – people enter the golf course through the property, people walk through the property to access the Castle Demesne.
- Increased strain on services including GP, schools, ambulances, development provides temporary accommodation only – puts pressures on residential sector – lack of properties to rent and buy in the town, already 2 IPAS centres in the town,
- Inadequate public transport.

- Insufficient parking – car park at existing Accommodation Centre at the hotel site is full, residents park at cemetery.
- Developer financially benefits, however not impacted by the development.
- Overdevelopment of the site.

7.2. Applicant Response

The applicant responded to the grounds of appeal. The main issues raised are summarised as follows:

- Permission should be granted.
- The proposal adheres to the policies and objectives of the CDP and all relevant national planning guidelines.
- The proposal provides for sustainable use of an underutilised site within Macroom town's boundary.
- Benefits from safe pedestrian connection into the town centre which is less than 2km from the site. The site is less than 1km from bus stop and 2km from 233 bus route.
- Proposed residential use is in keeping with the zoning objective, two storey design, treatment and landscaping is in accordance with established pattern of development which includes housing estate immediately to north, proposal is an infill development within the town.
- The development adheres to current standards for density and compact growth, density is in accordance with national guidelines to promote high density, is in line with Guidelines for Sustainable Residential Development and Compact Settlements, 2024, density is in accordance with CDP.
- The golf club has responsibility to operate safely and to not litter the applicants site with golf balls and cause harm to residents.
- Disagree they have a right of easement over the site by reason of golf balls being hit into the site.

- There is no right of way indicated on Land Direct and no documentation has been provided by third parties to provide proof of right of way. It is not within the remit of the Commission to adjudicate on legal matters.
- There is sufficient parking for the proposed development and the operational management of the car parking can be provided by the operator, parking is in accordance with CDP standards, bicycle parking is provided, supports sustainable transport, Council's engineer is satisfied with parking proposals.
- Uisce Eireann are upgrading water and wastewater infrastructure which is due to be complete by summer 2026, UE have provided confirmation of feasibility.
- Issues with capacity of local services is outside of the remit of the planning application, applicant is not accountable for overall trends in housing supply – this is a matter for higher order strategies, the proposal contributes to emergency accommodation and social housing supply.
- Issues raised in relation to zoning are best raised during plan making stages, inappropriate to suggest zoning is not valid.

7.3. Planning Authority Response

The planning authority has responded to the appeal. The planning authority is of the opinion that all relevant issues have been covered in the technical reports already submitted. The planning authority has no further comment.

7.4. Observations

None received.

8.0 Assessment

- 8.1. Having examined the application details and all other documentation on file, including all submissions received in relation to the appeal and inspected the site and having regard to relevant local policies and guidance, I consider that the main issues in this appeal are as follows:

- principle of development and zoning

- site location and density
- compliance with Design Standards for New Apartments
- car parking
- capacity of infrastructure
- pollution of river
- other matters

8.2. Principle of development and zoning

- 8.2.1. The proposed development is for the demolition of an existing bungalow and outbuilding and the construction of two buildings to provide 20 no. 2 bed 'apartment style units' for 'temporary accommodation of persons seeking international protection' including associated development.
- 8.2.2. The site of the proposed development adjoins and is to be accessed via the existing Macroom Accommodation Centre, which occupies the Riverside Park Hotel building and which is part of the lands in the control of the applicant. The applicant has indicated that the proposed units are to be ancillary to the existing Accommodation Centre.
- 8.2.3. No information is provided in relation to the planning status of the existing Accommodation Centre. I note that that the temporary use of a hotel to accommodate displaced persons or persons seeking international protection is an exempted form of development under the Planning and Development Regulations 2001 (as amended). I also note that the planning authority has not raised any issues in relation to the planning status of the Accommodation Centre use.
- 8.2.4. Under the Cork County Development Plan (CDP) 2022-2028, the site is located on lands zoned in the Macroom settlement plan as 'Existing Residential / Mixed Residential and Other Uses'. Section 18.3.9 states that appropriate uses in these areas include residential development and specialised housing.
- 8.2.5. Appendix E of the CDP sets out the Policy Objectives for the Cork Joint Housing Strategy. Objective PO 21 states that the Council will continue to work to support the provision of housing for asylum seekers and refugees in Cork. I note the Governments 'Comprehensive Accommodation Strategy for International Protection

Applicants' 2024 which refers to the current accommodation shortfall for international protection applicants.

- 8.2.6. I am satisfied that in principle, the proposed residential development which is to provide residential accommodation for persons seeking international protection, is acceptable and is in accordance with the zoning objective and objective PO 21 to support the provision of housing for asylum seekers and refugees in the county.

8.3. **Site location and density**

- 8.3.1. The proposal is described in the development description as 'apartment style' units. The definition of apartment as set out in the 'Sustainable and Compact Settlement Guidelines' states that an apartment is a 'self contained residential unit that forms part of a multi-unit building...'. I am satisfied that the proposal is for residential units and that it should be considered in light of the national and local policy in relation to density and sustainable residential development.
- 8.3.2. The density of the proposed development is 47 units/ha (20 units over 0.42ha). The density figure can be adjusted to discount the lands that are not directly part of the development area of the site including the steeper land to the rear of the buildings and the land to the rear of the existing hotel building for connection to the pumping station which is not directly part of the development. Excluding this land, the density of the development rises to 60/ha (20 units over 0.33ha). However in this regard, I note also that the development is stated to be ancillary to the main Accommodation Centre on the site and that the site in red is also part of an overall larger site for the Accommodation Centre which shared access, outdoor areas etc.
- 8.3.3. The site is located near the southwestern edge of the settlement and c 1.5km from the town centre zoned land and is located within lands that are part of the Census 2022 'Built Up Area' (Tailte Eireann). The site contains an existing bungalow and directly adjoins the Accommodation Centre building, is opposite a housing estate and cemetery and adjoins the golf course. I am satisfied that the site is within the built up area of the settlement.
- 8.3.4. The site is served by the following bus services:
- The 257 Intercity Macroom to Killarney bus stop (c 5 buses a day) is located c 13min walk / 1km away on Millstreet Road,

- The Expressway 40 Cork /Tralee (hourly service), Intercity 233 (Cork to Macroom c 10 buses a day) and 257 (Killarney, c 5 buses a day) bus stops are located c 28min walk / 2km from the site at Main Street in the town centre.

8.3.5. The accessibility of the site to surrounding services and facilities is as follows:

- The site is c 11min walk/800m to the Spar and petrol station on Millstreet Road.
- The site is c 14min walk/ 1 km to Tom Creedon Park (GAA grounds).
- The site is c 20min walk /1.6km to the shops, services, schools and community facilities in the centre.

8.3.6. There is a footpath connection along the northern and southern side of the R618 road linking the site to the town centre and surrounding area. It is proposed to construct a new connection at the northeastern corner of the site to connect to the public footpath. In addition, residents can access via the existing access on the adjoining Accommodation Centre site. It is also proposed to install cycle facilities.

8.3.7. The Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities set national planning policy guidance in relation to the planning and development of urban and rural settlements. The overriding objective of the policy is to promote compact growth.

8.3.8. Under the Guidelines, Macroom is within the category of a 'small and medium sized town (1500-5000 population)'. The key priorities for these towns are to (a) strengthen town centres, (b) protect, restore and enhance historic fabric, character, amenity, natural heritage, biodiversity and environmental quality, (c) realise opportunities for adaption, reuse and intensification of existing buildings and for backland, brownfield and infill development and (d) to deliver sequential and sustainable urban extension.

8.3.9. It is a policy objective of the Guidelines that densities at the edge of these towns are in the range 25dph to 40dph (net). In terms of accessibility to public transport, the lands are at a 'peripheral' location. While densities within the ranges set are acceptable, densities below the mid density range are encouraged at peripheral locations.

8.3.10. The proposed density of the site is higher than the range promoted by the Guidelines.

8.3.11. The Guidelines state that it may be necessary and appropriate in some exceptional circumstances to permit densities that are above or below the ranges. In such circumstances the Commission should detail the reasons for the deviation, based on considerations relating to proper planning and sustainable development.

8.3.12. Section 3.3.6 lists the 'exceptions' and item (c) is as follows:

"In the case of very small infill sites that are not of sufficient scale to define their own character and density, the need to respond to the scale and form of surrounding development, to protect the amenities of surrounding properties and to protect biodiversity may take precedence over the densities set out in this Chapter."

8.3.13. In the context of the surrounding area, I am satisfied that the site is a small infill site and that it is reasonable to consider the proposal under this category.

8.3.14. It is proposed to construct two blocks of two storey buildings with dormer projections.

The scale, form, height and treatment of the proposed blocks is in keeping with that of existing Accommodation Centre building. The ground levels at the site are to be lowered so that the building is constructed at similar level to the Accommodation Centre building with shared access via the existing entrance to the Accommodation Centre at the public road. This means that only the upper part of the blocks are visible from the public road. The development is also in keeping with the two storey and dormer dwellings in the An Gleann housing estate across the road.

Photomontages are submitted showing the view of the development from the public road and it shows that the buildings integrate into the streetscape and will improve the appearance of the site. Existing mature trees along the boundary to the adjoining golf course are to be retained and these provide an attractive backdrop to the development. The development is set back from the river. There are no adjoining third party dwellings impacted.

8.3.15. I am satisfied that the proposed development responds positively to the scale and form of the surrounding area, is in keeping with the character of the surrounding area, that it will positively impact on visual amenities, will not adversely impact on residential amenity and protects biodiversity. The development is located within the urban built up area on lands served by footpath and within walkable distance of services and facilities. The proposed units are to be ancillary to the existing Accommodation Centre and will share the overall site. It represents an efficient use

of underutilised infill lands. I am satisfied that the proposed density is appropriate for the site, that the proposed development would contribute to delivering a compact urban form and is in accordance with the Guidelines.

- 8.3.16. The Cork County Development Plan 2022-2028 sets out the local policy relating to density. Sections 4.9.8 and 4.9.9 set out the approach to density within lands zoned 'Existing Residential and Other Uses' which states that the plan *"generally supports proposals for increased densities within this category to optimise the development of lands within the built envelope of a settlement, subject to protecting existing residential amenities and adhering to proper planning and development standards"*. Sections 4.9.10-4.9.13 relates to brownfield sites and regeneration and states there are *"opportunities to better utilise some brownfield / existing built footprint sites so that they can provide a higher density of development and a greater mix of uses to contribute to the compact growth of the settlement"*. The ZI18-9 zoning objective promotes overall increase in densities subject to compliance with appropriate design, amenity standards and protection of residential amenity.
- 8.3.17. I am satisfied that the proposed development is in accordance with the CDP provisions to increase densities and to optimise the use of underutilised lands located within the built up area. I am satisfied that existing residential amenities are protected. I am also satisfied that the design of the apartments is acceptable and will provide an acceptable level of residential amenity for future residents (this matter is also addressed in detail under the separate heading 'Compliance with Design Standards for New Apartments').
- 8.3.18. The site is visible from Scenic Route S23 which runs along the Killarney Road. Objectives GI14-13 and GI14-4 are for the protection of scenic routes. I am satisfied that there will be no adverse obstruction or degradation of views from the scenic route of features including mountains, hills, the river valley, built heritage or any vulnerable landscape features and that the development is designed to successfully integrate with the character of the area and that additional mitigation such as landscaping will further integrate the development into the surrounding area.
- 8.3.19. Overall, I am satisfied that the location, density and form of development is acceptable and is in accordance with relevant sections of the CDP and the 'Sustainable and Compact Settlement Guidelines'.

8.4. Compliance with Design Standards for New Apartments

- 8.4.1. The Design Standards for Apartments, Guidelines for Planning Authorities 2025 are applicable to any application for planning permission and to any subsequent appeal to the Commission submitted after the issuing of the Guidelines, i.e. 9th July 2025 (refer Circular NSP04/2025 Transitional Arrangements). The application to the planning authority was before this date. Therefore the 2025 guidelines do not apply to the current application. The proposed development is to be considered having regard to 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities', 2023.
- 8.4.2. The planning authority considered the layout and design of the proposed development in light of the Guidelines. The planning authority requested further information requesting design revisions to improve light to ground floor bedroom no.2, to ensure there is no overlooking from first floor balconies and to request storage space in accordance with the requirements of the Guidelines. The applicant responded with revised drawings addressing the items raised. The planning authority was satisfied with the response.
- 8.4.3. Having reviewed the proposals, I am satisfied that the development complies with the specific planning policy requirements of the 2023 Guidelines in relation to mix (SPPR1), floor area (SPPR3), dual aspect (SPPR4) and floor to ceiling height (SPPR5). Each apartment is provided with private open space (balcony/ terrace) and internal storage in accordance with the minimum requirements. Communal amenity space is provided to the front of the units which benefits from passive supervision and is of acceptable form and size.
- 8.4.4. The site layout shows a bike stand located to the front of the apartments, however no detailed drawings are submitted. Noting the distance of the site from the centre, it is recommended that a condition be attached to any permission so that cycle parking facilities are provided in accordance with the CDP standards set out in table 12.8 (1 parking space per bedroom plus 1 visitor space per 2 units). This standard is the same as that set out in the Guidelines, which sets out a general minimum standard of 1 cycle space per bedroom and visitor cycle parking at standard of 1 space per 2 residential units. This will promote sustainable active transport.

- 8.4.5. The development is to be served by the existing refuse building located near the western end of the former hotel building which is nearly 100m from the site. Due to the distance to the facility from the proposed units and its location outside of the site, I consider that a facility should be provided within the site of the proposed development. Should permission be granted, it is recommended that a condition be attached to address this matter.
- 8.4.6. In conclusion, subject to conditions in relation to refuse storage and cycle facilities, I am satisfied that the design and layout of the proposed apartments will provide an acceptable level of amenity for future residents and that the design is in accordance with the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, 2023'.

8.5. Car parking

- 8.5.1. It is proposed to provide 10 car parking spaces as part of the proposed development located to the front of apartment. This equates to 0.5 spaces per apartment.
- 8.5.2. Objective TM12-9 of the CDP states that all residential development proposals are subject to maximum parking standards as a limitation to restrict parking provision to achieve greater modal shift. Table 12.6 sets out the car parking requirements of new developments. Residential apartments are to be provided with a maximum of 1.25 spaces per apartment.
- 8.5.3. Under the Sustainable and Compact Settlement Guidelines, SPPR3 sets out a specific policy requirement in relation to car parking. The Guidelines state that in peripheral locations, the maximum rate of parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 2 no. spaces per dwelling.
- 8.5.4. The proposal to construct 10 new parking spaces to serve 20 new apartments is in accordance with the parking standards set out in the CDP and Guidelines.
- 8.5.5. The applicant states that is in conjunction with the 52 existing spaces at the existing Accommodation Centre. On day of site visit, there was ample parking free at the site.
- 8.5.6. Overall, I am satisfied that the number of parking spaces is acceptable.

8.6. Capacity of infrastructure

8.6.1. Effluent collection and disposal

- 8.6.2. It is proposed to connect the development to the public sewer. The applicant proposes to connect to the existing private foul pump station and rising main which is currently used by the Accommodation Centre and is within the overall lands owned by the applicant. The existing pump and system is to be upgraded in accordance with Uisce Eireann 'Code of Practice for Wastewater Infrastructure: Design and Construction Requirements for Self Lay Developments'.
- 8.6.3. Objective WM11-9 of the CDP states that development in all settlements are required to connect to public wastewater treatment facilities subject to sufficient capacity being available. In settlements where no public wastewater system is either available or proposed or where design, capacity or licensing issues have been identified in existing plants, new development will be unable to proceed until adequate wastewater infrastructure is provided.
- 8.6.4. The Macroon settlement plan in the CDP states the following: *"At present the WWTP is not compliance with Waste Water Discharge Licence emission limit values but capable of achieving at least UWW standards. Capacity will be available for full potential growth once capital upgrade project is completed. Currently, the planned capital upgrade project is progressing and due for completion by end 2023/beginning 2024"*.
- 8.6.5. The Uisce Eireann website indicates that the existing wastewater infrastructure in Macroon is overloaded and outdated. Uisce Eireann is in the progress of carrying out works for the upgrade of the Macroon Wastewater Treatment Plant. When the project is complete it will improve the performance of wastewater infrastructure, improve the quality of treated water discharged into the Sullane River, increase the capacity of the wastewater treatment plant to accommodate growth and ensure compliance with national and EU standards for the treatment of wastewater. The project is scheduled for completion in 2026.
- 8.6.6. The applicant has submitted a UE Confirmation of Feasibility letter dated 3rd July 2024 in relation to 20 units at the Riverside Park Hotel. The letter indicates that a wastewater connection is 'feasible without infrastructure by Uisce Eireann'.

8.6.7. I am satisfied that the private infrastructure will be upgraded to acceptable standards to accommodate the loading of the additional development and I am satisfied that the public sewerage infrastructure will have capacity to accommodate the loading of the proposed development upon completion of the upgrade works. I am satisfied that the works will be undertaken during the lifetime of a permission. Should permission be granted it is recommended that a condition be attached restricting occupation of the development until the completion of the upgrade works to the Macroom Wastewater Treatment Plant.

8.6.8. I am satisfied that waste water can be collected and disposed of in an acceptable manner in accordance with objective WM 11-9 and that the development would not result in risk to public health or the environment.

8.6.9. Water supply

8.6.10. It is proposed to supply water to the development via public water supply.

8.6.11. Objective WM11-8 of the CDP is to support the supply of sustainable water supply and to ensure drinking water complies with the EU Drinking Water Directive.

8.6.12. The Macroom settlement plan in the CDP states the following:

“The existing Macroom water supply does not have much spare capacity and infrastructure to provide adequate water supply to accommodate proposed development in Macroom. Availability of adequate reservoir storage is also an issue. Options for improving capacity are currently being reviewed and prioritised through the full options assessment (FOA) stage process as part of the National Water Resources Plan. It is envisaged that the outcome of the FOA, i.e. a preferred option will be available in Q3 2021”.

8.6.13. The Uisce Eireann website indicates that UE has commenced the upgrade of the Macroom Water Treatment Plant (WTP). The Macroom Water Treatment Plant is on the Environmental Protection Agency’s Remedial Action List to improve and address treatment and management issues. The upgrade works include upgrade to intake works, upgrade to existing CFC process, installation of new filters, electrical upgrade, upgrade to pumps and upgrade to SCADA computer software. The works are at construction state and will be complete by 2026. Once complete, water supply

will be safer and more reliable and will comply with national and EU drinking water regulations.

- 8.6.14. The applicant has submitted a UE Confirmation of Feasibility letter dated 3rd July 2024 in relation to 20 units at the Riverside Park Hotel. The letter indicates that a water connection is 'feasible without infrastructure upgrade by Uisce Eireann'.
- 8.6.15. I am satisfied that the public water supply infrastructure will be upgraded to allow for the supply of water to the proposed development in accordance with the relevant standards. I am satisfied that the upgrade works will be undertaken during the lifetime of the permission. Should permission be granted it is recommended that a condition be attached restricting occupation of the development until the completion of the upgrade works to the Macroom Water Treatment Plant.
- 8.6.16. I am satisfied that the proposed development is in accordance with objective WM11-8 and that water can be supplied to the development without risk to public health or to the environment.
- 8.6.17. Community infrastructure
- 8.6.18. The appellants have raised concerns in relation the capacity of community services and housing supply (once residents vacate the proposed units). In this regard, I consider that the overriding objective as set out in the Macroom settlement plan is to allow for the growth of the population within the settlement in a sustainable manner. The number of units proposed is relatively modest and whilst any increase in population puts additional pressure on services and facilities, I am satisfied that overall, the proposal represents sustainable development of the site.

8.7. Pollution of river

- 8.7.1. The appellant has raised concerns that poor drinking water quality and waste water overflow and pollution impacts on the Sullane River which supports salmonids and freshwater pearl mussel.
- 8.7.2. Freshwater pearl mussel are Annex II and Annex V species and are protected under the Wildlife Act. The Department of Culture, Heritage and the Gaeltacht map of Margaritifera Sensitive Areas (June 2010) states that the Lee-Sullane catchment has extant populations.

- 8.7.3. Atlantic salmon are Annex II and Annex V species. The Sullane River is not designated under the Salmonid River Regulations (S.I.293/1988). The river is not designated under the Water Framework Directive River Network Routes Designated as Salmonid Waters for the EU Water Framework Directive.
- 8.7.4. Objective BE15-2 is for the protection of sites, habitats and species.
- 8.7.5. At application stage, Inland Fisheries Ireland (FI) submitted an observation requesting that regard be paid to ensuring there is sufficient capacity in the public sewerage network so that the development does not overload the existing treatment facilities, result in polluting matter entering the riverine waters or result in non compliance with the legislative requirements. IFI has requested that a condition be attached to ensure no interference with, bridging or draining of the river, their banks or bankside vegetation without prior consultation with IFI.
- 8.7.6. I have considered the impact of the development on water bodies including the River Sullane (refer to heading below Screening for Water Framework Directive). I am satisfied that having regard the nature, scale and location of the development, that there would be no risk to the water quality in the river. Should permission be granted, it is recommended that a condition be attached to require the submission of a Construction and Environmental Management Plan which is in accordance with the requirements of Inland Fisheries Ireland.
- 8.7.7. I am satisfied that the development will not result in any adverse impacts on the ecological value of the river or any species or habitat within the river.

8.8. Other matters

- 8.8.1. Rights of way
- 8.8.2. The third party has raised that the development impacts on rights of way through the site.
- 8.8.3. The applicant has submitted a response to state that there is no recorded right of way on Land Direct and no right of way indicated on the site location map submitted with the application and that there is no proof of a right of way through the site.
- 8.8.4. There is no map of public rights of way in the development plan.

- 8.8.5. I am satisfied that there is insufficient evidence to show that there is a designated public right of way through the site and on this basis I am satisfied that the development would not impact on a public right of way.
- 8.8.6. Walkway
- 8.8.7. The third parties raise that the development impacts on walkways through the site to the golf club and the Castle Demesne and along the river.
- 8.8.8. Having visited the site, I note there is access from site to the golf course via a gap in the hedge, however there is no formalised access through the site to the golf course or from the gap onwards through the golf course lands.
- 8.8.9. The zoning map for Macroom in the CDP does not show any objective for a walkway through the site or along the river. I note however MM-GO-09 which is to consider the provision of additional green links, connectivity and informal walkways within the town including the Mill Race and Riverside Walks and also its environs particularly at locations including Codrum.
- 8.8.10. I note that no construction works are proposed near the river, other than for the laying of a surface water pipe to the river. The landscape drawings show fencing around the buildings on the higher land set back from the river. Therefore, I am satisfied that the development would not interfere with any potential future walkway along the river bank.
- 8.8.11. Matters raised by Macroom Golf Club
- 8.8.12. Macroom Golf Club have raised that the golf club have acquired an easement over the subject property such that it is legally entitled to have golf balls enter the property, in accordance with the provisions of the Land and Conveyancing Law Reform Act 2021 and the application of the common law Doctrine of Lost Modern Grant. It is argued that the proposed development interferes with their acquired easement.
- 8.8.13. In this regard, I note that the determination of title is not a matter for the Commission. The third parties have not submitted documentary evidence or legal evidence to show that they have acquired a legal easement over the land.
- 8.8.14. I am satisfied that any legal dispute is a civil matter and I note the provisions of section 34(13) of the Planning and Development Act 2000 (as amended) which

states *“A person shall not be entitled solely by reason of a permission under this section to carry out any development”*.

- 8.8.15. Macroom Golf Club also raise that there is a risk of golf balls damaging the proposed development. A map is submitting showing the direction of play at the golf course from the tee box to the green at the 13th hole.
- 8.8.16. The site is on lands zoned ‘Existing Residential / Mixed Residential and Other Uses’. The site directly adjoins land zoned ‘Green Infrastructure’ which is part of the golf course. Section 18.2.2 of the CDP and objective ZU18-5 relate to development at transitional zones. Section 18.2.2 states: *“In dealing with development proposals in these contiguous transitional zonal areas, it is necessary to avoid developments that would be detrimental to the amenities of these zones and in particular the more environmentally sensitive zones.”*
- 8.8.17. The proposed buildings are located close to the shared boundary. The Tee Box is c 55m to the shared boundary and the line of play is c 30m from the shared boundary. The line of play is roughly parallel to the shared boundary. Golfers will not be directing balls directly towards the buildings. There is a difference in ground levels with the golf course located at a lower level of +69.5 / +70.0 and the finished floor level of the blocks at 74.65 and 74.85. It is proposed to construct a 2m high post and panel fence along to the rear of the proposed buildings. There is a line of heavy vegetation of trees and hedging along the shared boundary that provides a certain level of screening between the golf course and the development. Due to the difference in levels, heavy vegetation and proposed fencing, I consider it unlikely that the development will significantly interfere in the operation or amenity of the golf club.
- 8.8.18. Condition relating to controls on the ownership of the site and occupancy of units
- 8.8.19. The planning authority attached conditions to in relation to the ownership of the site and the occupancy of the proposed units.
- 8.8.20. Condition 2 states that the development shall only be occupied by people in temporary protection or displaced persons under temporary protection. I note the development description describes the development as “apartment style units for the temporary accommodation of persons seeking international protection”. I do not consider that an occupancy condition is necessary. I have assessed the proposal

against the relevant standards in the CDP and Guidelines, namely the Sustainable Urban Housing: Design Standards for New Apartments Guidelines and Sustainable Residential Development and Compact Settlement Guidelines, and conclude that the development meets the relevant standards. In addition, the Commission will note that the applicant is required to comply with the plans and particulars of the proposal.

8.8.21. Condition 5 requires the applicant to enter into agreement with the planning authority providing for compliance with Section 96 of the Planning and Development Act 2000 (as amended). Section 96 applies to dwellings and as such it is recommended that a similar condition be attached.

8.8.22. Condition 3 states that the proposed development and the existing Accommodation Centre (Riverside Park Hotel) shall be held in single ownership. At application stage, the applicant indicated that they are agreeable to a planning condition so that the apartment style accommodation and the existing Accommodation Centre shall be held in single ownership. As the proposed development will share private vehicular access and sewerage infrastructure etc. I consider that it is reasonable, in the interests of orderly development, that the overall lands are held in single ownership.

9.0 AA Screening

9.1. I have considered the proposed development in light of the requirements of S177U of the Planning and Development Act as amended. The closest Natura 2000 sites are the Gearagh SAC which is c 1.6km from the site and the Gearagh SPA which is c 1.6km from the site.

9.2. In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on any European Site in view of the conservation objectives of those sites and Appropriate Assessment is therefore not required. This determination is based on:

- the scale and nature of the development
- the lack of impact mechanisms that could significantly affect a European site,
- distance from European sites.

10.0 Water Framework Directive Screening

- 10.1. I have considered the proposed development in light of the requirements of the Water Framework Directive. A screening assessment for WFD is attached in Appendix 4 of this report.
- 10.2. The site is located within the Lee, Cork Harbour and Youghal Bay WFD catchment and the Sullane_SC_010 sub catchment. Part of the site adjoins the Sullane_060 river. The site overlays the Ballinhassig West groundwater body.
- 10.3. The Sullane_060 river has 'good' WFD status and is 'not at risk'. The Ballinhassig West groundwater body has 'good' status and is 'not at risk'.
- 10.4. I have assessed the proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seeks to protect and where necessary, restore surface and ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the proposed development, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any water bodies either qualitatively or quantitatively.
- 10.5. The reason for this conclusion is as follows:
- the low risk status of the receiving water bodies,
 - the low risk of potential impacts having regard to the proposed drainage measures including mitigation measures such as the following:
 - collection of surface water via SUDS measures, installation of oil and silt traps,
 - the Construction, Demolition and Environmental Management Plan,
 - waste water collection and disposal to Macroom WWTP which is to be upgraded within the lifetime of the permission and condition attached to prohibit occupation until upgrade complete,

10.6. I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

11.0 Recommendation

I recommend that permission for the proposed development be granted subject to conditions.

12.0 Reasons and Considerations

12.1. Having regard to

- (a) The nature, scale and design of the proposed development and the pattern of existing development in the area,
- (b) National planning policy which supports compact growth including the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024,
- (c) The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2023,
- (d) The 'R Existing Residential / Mixed Residential and Other Uses' zoning of the site under the Cork County Development Plan 2022-2028 and the objectives of this plan,

it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities or the natural environment of the area or of property in the vicinity, would not be prejudicial to public health or traffic safety and would contribute to the compact growth of the settlement. The proposed development would, therefore be in accordance with the proper planning and sustainable development of the area.

13.0 Conditions

1	<p>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 23rd May 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.</p> <p>Reason: In the interest of clarity</p>
2	<p>(a) Prior to commencement of development, the developer shall enter into a connection agreement with Uisce Eireann to provide for a service connection to the public water supply and wastewater collection network.</p> <p>(b) The development shall not be occupied until the Macroom Waste Water Treatment Plant Upgrade and Macroom Water Treatment Plant Upgrade are complete, to the written satisfaction of the planning authority.</p> <p>Reason: in the interest of public health and to ensure adequate water/wastewater facilities.</p>
3	<p>The disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Prior to the 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.</p> <p>Reason: In the interest of public health.</p>

4	<p>The internal road network serving the proposed development including turning bays, parking areas, footpaths, and kerbs shall comply with the detailed construction standards of the planning authority for such works and design standards outlined in Design Manual for Urban Roads and Streets (DMURS).</p> <p>Reason: In the interest of amenity and of traffic and pedestrian safety.</p>
5	<p>All of the in-curtilage car parking spaces serving the residential units shall be provided with electric connections to allow for the provision of future electric vehicle charging points.</p> <p>Reason: in the interest of sustainable transportation.</p>
6	<p>Details of cycle storage facilities shall be submitted for the written agreement of the planning authority prior to commencement of development. The details shall include:</p> <p>(a) 50 no. safe and secure bicycle parking spaces shall be provided within the site. Provision should be made for a mix of bicycle types including cargo bicycles and individual lockers. Details of the layout and marking demarcation of these spaces shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>(b) Electric charging points to be provided at an accessible location for charging cycles/scooters/mobility scooters. Details to be submitted to and agreed in writing with the planning authority.</p> <p>Reason: To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.</p>

7	<p>Public lighting shall be provided in accordance with a scheme which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Such lighting shall be provided prior to the making available for occupation of any residential unit.</p> <p>Reason: in the interest of amenity and public safety.</p>
8	<p>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.</p> <p>Reason: in the interest of visual and residential amenity.</p>
9	<p>Details of the materials, colours and textures of all the external finishes to the proposed buildings and structures shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity and to ensure an appropriate high standard of development..</p>
10	<p>Prior to commencement of development, revised drawings and details shall be submitted for the written agreement of the planning authority showing a dedicated refuse storage facility located within the site outlined in red, for the use of the proposed development.</p> <p>Reason: In the interests of orderly development and proper planning and sustainable development.</p>
11	<p>A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. This scheme shall include the following:-</p>

	<p>(a) details of all proposed hard surface and/or permeable surface finishes, including samples of proposed paving slabs/materials for footpaths, kerbing and road surfaces within the development;</p> <p>(b) proposed locations of trees and other landscape planting in the development, including details of proposed species and settings;</p> <p>(c) existing trees and hedgerows, specifying which are proposed for retention as features of the site landscaping and the measures to be put in place for the protection of these landscape features during the construction period.</p> <p>(d) details of any proposed boundary treatments at the perimeter of the site and at the curtilage of the dwellings, including heights, materials and finishes.</p> <p>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 five 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.</p> <p>The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.</p> <p>Reason: In the interest of visual amenity.</p>
12	<p>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.</p> <p>Reason: To safeguard the amenity of property in the vicinity.</p>

13	<p>(a) A Construction and Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the planning authority prior to the 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.</p> <p>(b) All works shall be in accordance with the requirements of Inland Fisheries Ireland. Details shall be submitted to the planning authority to show that the CEMP is to the written agreement of Inland Fisheries Ireland.</p> <p>Reason: In the interest of environmental protection, residential amenities, public health and safety and environmental protection.</p>
14	<p>Proposals for apartment numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of urban legibility.</p>
15	<p>Prior to commencement of development the applicant shall enter into a legal agreement with the planning authority under Section 47 of the Planning Act 2000, as amended, specifying that:</p> <p>The lands encompassed by the application site as outlined in red on the plans and particulars received by the planning authority shall be held in single ownership with the entire holding outlined in blue.</p> <p>Reason: To regulate the use of the development in the interests of orderly development and proper planning and sustainable development.</p>
16	<p>Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an</p>

	<p>agreement in writing with the planning authority [in relation to the transfer of a percentage of the land, to be agreed with the planning authority, in accordance with the requirements of section 94(4) and section 96(2) and 96(3)(a), (Part V) of the Planning and Development Act 2000, as amended, and/or the provision of housing on lands in accordance with the requirements of section 94(4) and section 96(2) and 96(3) (b), (Part V) of the Planning and Development Act 2000, as amended], unless an exemption certificate has been granted under section 97 of the Act, as amended. Where such an agreement cannot be reached between the parties, the matter in dispute (other than a matter to which section 96(7) applies) shall be referred by the planning authority or any other prospective party to the agreement, to An Coimisiún Pleanála for determination.</p> <p>Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan for the area.</p>
17	<p>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.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the</p>

	Development Contribution Scheme made under section 48 of the Act be applied to the permission.
18	<p>Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.</p> <p>Reason: To ensure the satisfactory completion of the development.</p>

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Aisling Mac Namara
Planning Inspector

6th October 2025

Appendix 1: Form 1 - EIA Pre-Screening

Case Reference	323011
Proposed Development Summary	Demolition of dwelling and construction of 20 apartments and associated works
Development Address	Lower Codrum, Macroom, Co.Cork
	In all cases check box /or leave blank
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2. <input type="checkbox"/> No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested.	State the Class here
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
<input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	

<input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	Schedule 5, Part 2, 10 (b) (i) Construction of more than 500 dwelling units Schedule 5, Part 2, 14 works of demolition
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4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes <input type="checkbox"/>	Screening Determination required (Complete Form 3)
No <input checked="" type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____ **Date:** _____

Appendix 2: Form 2 - EIA Preliminary Examination

Case Reference	3203011
Proposed Development Summary	Demolition of dwelling and construction of 20 apartments and associated site works
Development Address	Lower Codrum, Macroom, Co.Cork
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	<ul style="list-style-type: none"> - Proposed residential use is compatible with other uses in area, - Modest size and intensity of development - Localised impact on natural resources - Modest production of waste - No significant risk of pollution or nuisance - No significant risk of accidents / disasters to human health
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	<ul style="list-style-type: none"> - Urban area - Local ecology only on site - No built heritage on site - River near southwestern boundary of site (site is not within flood zone) - No designated sites at the site - Localised impacts on streetscape
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	Having regard to the following: <ul style="list-style-type: none"> - nature and scale of the development, - lack of significant environmental sensitivities on the site, - absence of significant in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment. x	EIA is not required.

Inspector: _____ **Date:** _____

DP/ADP: _____ **Date:** _____

(only where Schedule 7A information or EIAR required)

Appendix 3: AA Screening Determination Template Test for likely significant effects

Screening for Appropriate Assessment Test for likely significant effects				
Step 1: Description of the project and local site characteristics				
Brief description of project	Demolition of dwelling and construction of 20 apartments and associated works			
Brief description of development site characteristics and potential impact mechanisms	Contains existing house and outbuilding to be demolished and undeveloped grassland. River to southwestern boundary. Southeastern boundary contains trees and vegetation.			
Screening report	Yes Greenleaf Ecology 'Screening for Appropriate Assessment' report submitted. The report concludes the following: <i>"The proposed Riverside Apartments, Macroom, Co. Cork, either alone or in-combination with other plans and / or projects, does not have the potential to significantly affect any European site, in light of their conservation objectives. Therefore, a Stage 2 Appropriate Assessment is deemed not to be required."</i>			
Natura Impact Statement	No			
Relevant submissions	At application stage, IFI submitted observation - request that there be sufficient capacity in public wastewater infrastructure so as no polluting matter enter waters and any works impacting on river to be subject to consultation with IFI.			
Planning authority	Planning authority AA screening report of Executive Planner concludes that requirement for AA is screened out having regard to the lack of physical or hydrological connections to European site.			
Step 2. Identification of relevant European sites within zone of influence using the Source-pathway-receptor model				
European Site (code)	Qualifying interests ¹ Link to conservation objectives (NPWS, date)	Distance from proposed development (km)	Ecological connections ²	Consider further in screening ³ Y/N
The Gearagh SAC	Water courses of plain to montane levels with the Ranunculus fluitans and Callitriche-Batrachion vegetation [3260] Rivers with muddy banks with Chenopodium rubrum p.p. and Bidens p.p. vegetation [3270] Old sessile oak woods with Ilex and Blechnum	c 1.6 km	No hydrological or ecological connections.	no

	<p>in the British Isles [91A0]</p> <p>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae) [91E0]</p> <p><i>Lutra lutra</i> (Otter) [1355]</p>			
The Gearagh SPA	<p>eal (<i>Anas crecca</i>) [A052]</p> <p>Mallard (<i>Anas platyrhynchos</i>) [A053]</p> <p>Coot (<i>Fulica atra</i>) [A125]</p> <p>Wigeon (<i>Mareca penelope</i>) [A855]</p> <p>Wetland and Waterbirds [A999]</p>	c 1.6 km	<p>No hydrological or ecological connection.</p> <p>Habitat not likely to be used by QI species</p>	no
Mullaghanish to Musheramore Mountains SPA	Hen Harrier (<i>Circus cyaneus</i>) [A082]	c 4.8km	<p>Site is downstream of the SPA. No ecological or hydrological pathway from the development to the SPA.</p> <p>Habitat not likely to be used by QI species.</p>	no
St. Gobnet's Wood SAC	Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0]	c 11.2km	No hydrological or ecological connection	no
¹ Summary description / cross reference to NPWS website is acceptable at this stage in the report				

² Based on source-pathway-receptor: Direct/ indirect/ tentative/ none, via surface water/ ground water/ air/ use of habitats by mobile species
³if no connections: N

Screening Determination

Finding of no likely significant effects

In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on any European Site in view of the conservation objectives of those sites and Appropriate Assessment is therefore not required.

This determination is based on:

- the scale and nature of the development
- the lack of impact mechanisms that could significantly affect a European site,
- distance from European sites,

Appendix 4: Water Framework Directive Screening

WFD IMPACT ASSESSMENT STAGE 1: SCREENING						
Step 1: Nature of the Project, the Site and Locality						
An Bord Pleanála ref. no.	323011	Townland, address	Lower Codrum, Macroom, Co.Cork			
Description of project	20 apartments					
Brief site description, relevant to WFD Screening,	Site within urban built up area, part contains a house and part is undeveloped land. Contains existing house and outbuilding River located near southwestern boundary					
Proposed surface water details	Stormwater outfall to River Sullane - controlled via hydrobrake and attenuation tanks, discharge will pass through oil separator and silt collector before outfall. SUDS measures proposed.					
Proposed water supply source & available capacity	Public mains					
Proposed wastewater treatment system & available capacity, other issues	Public sewer					
Step 2: Identification of relevant water bodies and Step 3: S-P-R connection						
Identified water body	Water body name(s) (code)	Distance to (m)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)
River	SULLANE_060	site adjoins	good	Not at risk	None	Surface water drainage to river, Discharge to river via Macroom WWTP
Groundwater	Ballinhassig West	underground	good	Not at risk	none	Surface water drainage to ground
Step 3: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.						
CONSTRUCTION PHASE						

No.	Component	Waterbody receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.
	Surface water drainage to Sullane River	SULLANE_060	runoff	Pollution and sedimentation	Standard best construction; Construction, demolition and environmental management plan (condition)	No	Screened out
	Drainage to ground	Ballinhassig West	underground	Pollution	Standard best construction; Construction, demolition and environmental management plan (condition)	No	Screened out
OPERATIONAL PHASE							
	Drainage to Sullane River	SULLANE_060	Storm water runoff to river	Pollution and sedimentation	Drainage collection and disposal measures (silt collector / petrol bypass, SUDS measures to collect clean storm water)	No	Screened out
	Effluent disposal to river via Macroom WWTP	SULLANE_060	Discharge of effluent	pollution	WWTP upgrade to be complete by 2026. Development not to be occupied until upgrade complete (condition)	No	Screened out
	Drainage to ground	Ballinhassig West	Storm water drainage underground	pollution	Drainage collection and disposal measures (silt collector / petrol bypass, SUDS measures to collect clean storm water)	No	Screened out
DECOMMISSIONING PHASE							
	N/A						