



An
Coimisiún
Pleanála

Inspector's Addendum Report

ACP-323612A-25

Development

Permission for the demolition of an existing single storey dwelling, construction of a new detached two storey dwelling, including modifications to the front boundary wall, the existing pedestrian entrance to be widened to allow for vehicular access with the existing vehicular entrance to be closed, and all associated site works.

Location

Oaklands, 39 Dundanion Road,
Beaumont, Cork, T12 HP6P

Planning Authority

Cork City Council

Planning Authority Reg. Ref.

2543631

Applicant(s)

Ger & Lisa Buckley

Type of Application

Planning Permission

Planning Authority Decision

Grant permission with 12no.
conditions

Type of Appeal	Third Party
Appellant(s)	Patrick O'Driscoll
Observer(s)	Kevin Gallagher
Date of Site Inspection	26 th October 2025
Inspector	Sarah O'Mahony

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1.0 Introduction

- 1.1. This report is an addendum report to the Inspector's report in respect of ABP-323612-25 dated 28th October 2025.
- 1.2. On 26th November 2025 the board decided to defer the decision and request further information under Section 132 of the Planning and Development Act 2000, as amended. The request was issued to the applicant on 10th December 2025 and comprised the following:

Section 11.154 of the Cork City Development Plan 2022-2028, under the heading of "Demolition of Existing Residential Dwellings" states that the Council has a preference for the deep retrofitting of structurally sound, habitable dwellings, as opposed to demolition and replacement, unless a strong justification in respect of the latter has been put forward by the applicant.

Objective 3.4 of the Cork City Development Plan 2022-2028, states that optimising the potential for housing delivery on all suitable and available sites, will be achieved by, amongst other things:

- *Encouraging the retrofitting and reuse of existing buildings, rather than their demolition and reconstruction.*

- 1.3. This report considers the submissions made on foot of that request.

2.0 Response of Relevant Parties/Observers to the Board's Decision to Request Further Information

- 2.1. The first party response comprised:
 - An assessment was undertaken to determine whether retention, retrofit or extension of the existing structure would represent a 'sustainable and proportionate solution' and to justify the rationale behind the proposed development. Investigations identified that the foundations of the existing dwelling will not support a second storey without significant and invasive intervention including underpinning and partial

reconstruction, fundamentally altering the existing structure and effectively amounting to a near-complete re-build.

- A 2018 grant of planning permission for a two-storey extension reached detailed design and was costed, revealing how the existing building would require stripping back and retaining only the four outer walls. The cost of implementing this extension, while achieving energy efficiency and complying with building regulations is comparable to an entire new-build a-rated dwelling. This was verified by several architects and building contractors. A roofing contractor carrying out repairs to the existing roof also advised it is reaching the end of its serviceable life and will require full replacement *‘within the medium term’*.
- This further reinforces the conclusion that piecemeal investment of the existing structure is not proportionate or sustainable long term. Therefore, *‘demolition and replacement represents a planned, comprehensive and sustainable response, enabling delivery of a high-quality, energy-efficient dwelling fully compliant with current regulations. This approach accords with Section 11.154 of the Cork City Development Plan 2022-2028, which allows for demolition where retention or retrofit is not the most appropriate solution.’*
- There is an established pattern of re-development in the area including the adjoining site to the south where a single bungalow was demolished and replaced with 4no. three-storey dwellings. These dwellings have windows above ground floor overlooking the subject site. The appellant resides in one of these dwellings.
- The proposed design is modest in scale and consistent with the established character of the area. Planning history on the site demonstrates the Planning Authority’s acceptance of the principle of two-storey development with south facing windows. Purchasers of the aforementioned adjacent 4no. dwellings were aware of this design prior to purchase. Accordingly, the relationship between the sites formed an established and transparent planning contest well before the current appeal was lodged.
- Responding to the observation from occupants of the dwelling to the north, the applicant states that a shadow analysis was undertaken which concluded minimal to no impacts would occur.

3.0 Further Submissions

3.1. A response from the third-party appellant was submitted which raised the following:

- Demolition and replacement is unsuitable. The existing suburban context comprises bungalows and the proposed two-storey development would erode this built character and result in overshadowing and overlooking.
- Agree that the existing dwellings were not designed to be extended vertically and consider there is ample rear private open space to extend horizontally.
- Note and welcome provisions in the Cork City Development Plan 2022-2028 emphasising reuse and adaption of existing dwellings rather than demolition due to embodied energy and sustainability concerns.

4.0 Planning History Update

4.1. None

5.0 Policy Context Update

5.1. Variation no. 3 of the Cork City Development Plan 2022-2028 was made on 13th July 2026. It focuses on aligning population and housing growth with the 2025 NPF requirements and there are no material changes relevant to this proposed development.

6.0 Assessment

- 6.1. The further information request focussed on justification of demolition rather than adaption. I note the response and further responses reference design and scale including matters such as overlooking and overshadowing, however I addressed these topics in my previous report and do not intend to discuss them again. I consider the scale, layout and design of the proposed development to be acceptable.
- 6.2. For clarity however, I note the third party's further submission raises the principle and sustainability of a vertical extension requiring new foundations etc versus a horizontal extension into the rear open space. Aside from any scale, layout and

design matters, I consider the principle of a vertical extension is more appropriate and represents sustainable development as it retains more green space in an urban area which has environmental benefits such as surface water management and biodiversity as well as opportunities for future densification and creating compact settlements.

- 6.3. The further information request sought justification to demolish the existing dwelling as section 11.154 of the the Cork City Development Plan 2022-2028 sets out a *preference* for retrofitting rather than demolition. I consider this preference is aspirational and not strictly prohibitive of demolition once a robust justification is provided for the demolition. I also note that Objective 3.4 referenced in the further information request refers to compact growth and part (o) thereof states *optimising the potential for housing delivery on all suitable and available brownfield sites will be achieved by: ... 'Encouraging the retrofitting and reuse of existing buildings, rather than their demolition and reconstruction.'* I do not consider that this objective is entirely relevant to the proposed development as no increase or densification of housing stock is proposed.
- 6.4. I note the applicant's response focused on economic benefits and overall construction timelines and methodologies rather than any environmental or embodied carbon benefits. Having regard to the content of the applicant's response however and particularly the contention that only the 4no. outer walls would be suitable for retention and reuse in any redevelopment, and that even these would require substantial removal and alteration to accommodate new foundations or underpinning, I consider there is little difference in retaining those walls versus permitting their demolition and construction of a new dwelling in terms of environmental sustainability and carbon capture/maximising embodied carbon.
- 6.5. The small scale of these 4no. single storey walls and their foundations are inherently limited in my opinion to result in any meaningful carbon storage benefits in the course of any potential reuse. I recommend however that all construction and demolition waste is appropriately managed in accordance with a Construction Management Plan to be agreed prior to the commencement of development.

- 6.6. Further, I consider it likely that a shorter construction timeframe would occur if demolition were permitted, which has benefits in terms of construction stage impacts to residential amenity.
- 6.7. I therefore consider that the applicant has demonstrated sufficient justification to rationalise demolishing the existing building and constructing a proposed new dwelling on the site.

7.0 Recommendation

- 7.1. I refer to the previous Inspector's Report and recommendation on this application dated 28th October 2025. Having regard to the additional submissions received I conclude that the additional information submitted by the applicant confirms and supports my previous recommendation to grant permission according to the same conditions as outlined below.

8.0 Reasons and Considerations

Having regard to the location of the existing residential site within the existing built up area of Cork city on zoned and serviced lands, the provisions of Cork City Development Plan 2022-2028, the established pattern of residential development in the area and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be appropriate in terms of design and layout, would not result in the creation of a traffic hazard, and would not seriously injure the amenities of neighbouring properties in the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

9.0 Conditions

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| 1. | The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 18 th day of July 2025, except as may otherwise be required in order to comply with the |
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	following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars. Reason: In the interest of clarity.
2.	The first floor window on the southern elevation shall be permanently finished with opaque glazing and any openable section shall be situated a minimum of 1.7m above the first floor finished floor level. Reason: In the interest of upholding adjoining residential amenity.
3.	(a) All foul sewage and soiled water shall be discharged to the public foul sewer. (b) Only clean, uncontaminated storm water shall be discharged to the surface water drainage system [or soakpits] and no surface water shall enter the public road. Reason: In the interest of public health.
4.	Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste. Reason: In the interest of public safety and amenity.
5.	Site development and building works shall be carried out between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1600 on

	Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority. Reason: To safeguard the amenity of property in the vicinity.
6.	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.

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.

Sarah O'Mahony
Planning Inspector

29th July 2026

Form 1 - EIA Pre-Screening

Case Reference	323612
Proposed Development Summary	Demolish existing dwelling and construct new dwelling, alterations to vehicular entrance and all associated site development works.
Development Address	Oaklands, 39 Dundanion Road, Beaumont, Cork, T12 HP6P.
	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)	☒ Yes, it is a 'Project'. Proceed to Q2.
	☐ 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)?	
☐ Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
☐ 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?	

☐ 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.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
☒ 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)	Class 10 (b)(i) Construction of more than 500 dwelling units. Class 10 (b)(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere Class 14 Works of Demolition Works of demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7

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 ☐	Screening Determination required (Complete Form 3)
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Form 2 - EIA Preliminary Examination

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).	The urban site is serviced and its size is not exceptional in the context of the prevailing plot size in the area. A short-term construction phase would be required and the development would not require the use of substantial natural resources, or give rise to significant risk of pollution or nuisance due to its scale. The development, by virtue of its type and nature, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. Its operation presents no significant risks to human health. The size and scale of the proposed development is not significantly or exceptionally different to the existing dwellings.
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).	The development is situated in an urban area adjacent to and in close proximity to existing residential properties which is not exceptional in the context of surrounding development. It is not likely to have any cumulative impacts or significant cumulative impacts with other existing or permitted projects. The development is removed from designated sites and landscapes of identified significance in the County Development Plan.
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and	Having regard to the nature of the proposed development and works constituting development within an existing built up area, likely limited magnitude and spatial extent of effects, and absence of in

complexity, duration, cumulative effects and opportunities for mitigation).	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.	EIA is not required.

Inspector: _____ **Date:** _____