



An
Coimisiún
Pleanála

Inspector's Report

PL-500210-CC-25

Development	Demolition of an existing house and ancillary structures and the construction of 9 houses and associated works.
Location	No 7 St Helens Court, Glasheen Road, Cork
Planning Authority	Cork City Council
Planning Authority Reg. Ref.	2443368
Applicant(s)	Darley Development Limited
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party Normal Planning Appeal
Appellant(s)	Kieran and Caroline Healy
Observer(s)	None
Date of Site Inspection	23 rd January 2026
Inspector	Carol Smyth

1.0 Site Location and Description

- 1.1. The subject site is located within the administrative boundary of Cork City Council. The site, No. 7 St Helen's Court, Glasheen Road, is located within an established residential area in the suburb of Glasheen, circa 1.5km to the southwest of Cork city centre.
- 1.2. The site has a stated area of 0.25 ha and comprises a detached single storey residential dwelling within a large garden setting. There are numerous extensions to the house including a sunroom, conservatory, utility and glass house. There are also shed structures within the rear garden.
- 1.3. The site is bounded to the north by an existing dormer bungalow and to the south by the rear of the existing dwellings within Ashford Estate. A large two storey dwelling accessed via Croaghta Park bounds the site to the west. The gardens associated with the Lapp's Court residential facility bound the site to the east. Cork Lough is located approximately 250 metres to the east of site.

2.0 Proposed Development

- 2.1. Planning permission is sought for development at No 7 St Helens Court, Glasheen Road, Cork, T12T6Y0, which will consist of
 - (1) the demolition of an existing dwelling house and ancillary structures and the construction of 9 no. dwelling houses comprising 4no. Type A 3-bed 2-storey semi-detached dwellings, 1no. Type B 3-bed 2-storey semi-detached dwellings and 4 no. Type C 4-bed 3-storey detached dwellings,
 - (2) drainage and foul sewer infrastructure works and
 - (3) all associated and ancillary development works including landscaping, boundary treatments, parking and revisions to existing vehicular and pedestrian access.

3.0 Planning Authority Decision

3.1. Decision

Cork City Council issued a decision to grant permission on the 8th October 2025 subject to 28 no. conditions.

3.2. Planning Authority Reports

3.2.1. The Planners report recommendation is consistent with the notification decision issued.

3.2.2. Primary Reports

- Area Planner's Report dated 6th January 2025. Requested further information, in relation to the proposed layout and design. The applicant was requested to move no. 4 houses (House Type A) northwards; remove House Type B and replace the no. 4 detached houses (House Type C) to 2 sets of semi-detached or a row of 4 no. terrace houses therefore increasing the separation distances to adjacent properties and providing adequate private amenity space and reducing overbearance to adjacent properties to the south. Other items which formed part of the Further Information request included traffic, drainage and landscape.
- Senior Executive Planners Report dated 6th January 2025. Concurred with the Area Planners report requesting further information.
- Traffic Regulation and Safety Report dated 19th December 2024. Further information requested for the submission of a Preliminary Construction Management Plan and a stage 1/2 Road Safety Audit.
- Drainage Report dated 14th November 2024. Further information requested in relation to storm water.
- Environment Report dated 2nd December 2024. No objection subject to conditions.
- Urban Roads & Streets Design Report dated 2nd December 2024. Further information requested in relation to sightlines, pedestrian crossings and taking in charge.

- Housing Report dated 9th December 2024. Part V proposal deemed acceptable in principle. No objection subject to conditions.

3.2.3. Further Information

- Area Planner's Report dated 8th July 2025. Considered that the further items apart from drainage were adequately addressed and requested clarification of further information in relation to storm water.
- Senior Executive Planners Report dated 16th July 2025. concurred with the Area Planners request for clarification of further information but also raised concerns in relation to the proximity of House Type B to the southern boundary and the location of unsupervised public open space to the north of the site. Concerns were also raised in relation to the design of House Type B and the potential overbearing impact of House Type A and potential loss of light to the amenity space of Croagtha Beg House to the west of the site. Requested further revisions to the site layout and elevation/floorplan drawings. A request to provide a boundary treatment and landscaping plan was also included.
- Traffic Regulation and Safety Report dated 30th June 2025. No objection subject to conditions.
- Urban Roads and Street Design Report dated 18th June 2025. No objection subject to conditions.
- Drainage Report dated 17th June 2025. Clarification of further Information requested in relation to storm water.

3.2.4. Clarification of Further Information

- Area Planner's Report dated 7th October 2025. Recommended a grant of permission subject to conditions. The Planners report raised concerns regarding the proximity of the row of House Type C houses to the existing dwellings within Ashford Estate to the south and recommended that a condition be attached relocating the row of House Type C houses, 1 metre northwards.
- Parks and Recreation Planning Report dated 8th October 2025. No objection subject to conditions.
- Drainage Report dated 12th September 2025. No objection subject to conditions.

- Contributions Report dated 19th December 2025, 8th July 2025, 26th September 2025 and the 6th October 2025. No objections subject to a condition in relation to required contributions.

3.3. **Conditions**

- 3.3.1. Condition No. 2 required that the row of houses to the rear of the site be relocated 1 metre to the north towards the mutual boundary of the site adjacent to the appellants property.

2. Prior to the commencement of any development on site a revised site layout plan shall be submitted to and agreed in writing with the Planning Authority to show a relocation of the Type C dwellings a further 1m to the north of the southern boundary

Reason: *In the interests of residential and visual amenity.*

3.4. **Prescribed Bodies**

- 3.4.1. Inland Fisheries Ireland: Observation received 12th November 2024, requesting that they be kept informed when the further information is submitted and when a decision is reached on this application.

3.5. **Third Party Observations**

- 3.5.1. In total 5 no. observations were submitted to the Planning Authority in relation to the proposed development. A further 3 no. observations were submitted to the Planning Authority on foot of revised public notices following the response to the Further Information request.
- 3.5.2. The issues raised in relation to the planning application also form the grounds of the third party appeal and are addressed below in Sections 6 and 7.

4.0 **Planning History**

- 4.1. The following planning history relates to the subject site:

Cork City Council Reg. Ref. 0732312

Permission granted to demolish an existing conservatory and to construct an extension and for works to the existing dwelling.

4.2. Relevant Adjacent Site Planning History

Cork City Council Reg. Ref. 0125128

Permission granted to demolish existing bungalow at No. 6 St. Helen's Court and to construct 2 no. dormer bungalows to the rear of No's. 5 and 6 St. Helen's Court.

Cork City Council Reg. Ref. 0024828

Permission refused to demolish existing bungalow at No. 6 St. Helen's Court and to construct a dormer bungalow.

5.0 Policy Context

5.1. Development Plan

- 5.1.1. The Cork City Development Plan 2022 – 2028 (referred to hereafter as the Development Plan) is the relevant development plan for the area. The site has the zoning objective ZO 01 - Sustainable Residential Neighbourhoods 'To protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses'.

ZO 1.1 - The vision for sustainable residential development in Cork City is one of sustainable residential neighbourhoods where a range of residential accommodation, open space, local services and community facilities are available within easy reach of residents.

ZO 1.2 - Development in this zone should generally respect the character and scale of the neighbourhood in which it is situated. Development that does not support the primary objective of this zone will be resisted.

ZO 1.4 - Uses that contribute to sustainable residential neighbourhoods are also acceptable in principle in this zone provided they do not detract from the primary objective of protecting residential amenity and do not conflict with other objectives of the Development Plan.

- 5.1.2. Section 3.46 states that Cork City Council will support infill development to optimise the role that small sites in the city can play in providing new homes for Cork's expanding population. Objective 3.4 states that the City Council will seek to ensure that at least 66% of all new homes will be provided within the existing footprint of

Cork. This will be achieved by measures including the development of small and infill sites. Objective 3.9 supports infill development.

- 5.1.3. Chapter 11 sets out development management standards in relation to new dwellings. Objective 11.3 – Housing Quality and Standards, requires that in terms of design, developments should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst, minimising overshadowing and maximising the useability of outdoor amenity space.
- 5.1.4. Section 11.95 and Objective 11.4 – Daylight Sunlight and Overshadowing, states that Development shall be guided by the principles of ‘Site Layout Planning for Daylight and Sunlight, A guide to good practice’ (Building Research Establishment Report, 2011) and any updated guidance. Planning applications should be supported by a daylight and sunlight design strategy, which assesses the potential impacts of the proposed development on the amenities enjoyed by adjoining properties.

5.2. Ministerial Guidelines

- 5.2.1. Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities outlines that in city urban neighbourhoods it is a policy and objective of the Guidelines that residential densities in the range 50 dph to 250 dph (net) shall generally be applied in urban neighbourhoods of Dublin and Cork.
- 5.2.2. Section 5.3.7 Daylight of the Guidelines sets out that the provision of acceptable levels of daylight in new residential developments is an important planning consideration and that it is also important to safeguard against the detrimental impact on the amenity of adjacent properties. The potential for poor daylight performance in a proposed development or for a material impact on neighbouring properties will generally arise in cases where the buildings are close together, where higher buildings are involved, or where there are other obstructions to daylight.
- 5.2.3. The Guidelines further outline that planning authorities do not need to undertake a detailed technical assessment in relation to daylight performance in all cases. It should be clear from the assessment of architectural drawings in the case of low-rise housing with good separation from existing and proposed buildings that undue impact would not arise, and planning authorities may apply a level of discretion in

this regard. In cases where a technical assessment of daylight performance is considered by the planning authority to be necessary, regard should be had to quantitative performance approaches to daylight provision outlined in guides such as BRE Guide 209 Site Layout Planning for Daylight and Sunlight, A guide to good practice' 2022 Edition (June 2022), or any relevant future standards or guidance specific to the Irish context.

- 5.2.4. In drawing conclusions in relation to daylight performance, planning authorities must weigh up the overall quality of the design and layout of the scheme and the measures proposed to maximise daylight provision, against the location of the site and the general presumption in favour of increased scales of urban residential development. Poor performance may arise due to design constraints associated with the site or location and there is a need to balance that assessment against the desirability of achieving wider planning objectives. Such objectives might include securing comprehensive urban regeneration and or an effective urban design and streetscape solution.

5.3. **Natural Heritage Designations**

- 5.3.1. The subject site is not located within a designated area. The site is situated proximate to the following natural heritage designations:
- Cork Lough pNHA (site code: 001081) is located approximately 252 metre to the east of the subject site.
 - Lee Valley pNHA (site code: 000094) is located approximately 2.1 km north-west of the subject site.
 - Cork Harbour SPA (site code: 004030) is located approximately 3.82 km to the east of the subject site.

5.4. **EIA Screening**

- 5.4.1. See Appendix 1 - Forms 1 and 2 EIA Preliminary Examination attached to this report. Having regard to the nature and scale of the proposed development, to the established urban nature of the receiving environment, to the nature, extent, characteristics and likely duration of potential impacts, and to the criteria set out in

Schedule 7 of the Regulations, I conclude that the proposed development is not likely to have significant effects on the environment and that the submission of an Environmental Impact Assessment is not required. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1. This is a third-party appeal against the Planning Authorities decision to grant permission. The following provides a summary of the content of the appeal:

- No. 6 St. Helen's Court has 2 no. windows in the side elevation at ground floor level that will be impacted upon by the proposed development.
- No. 6 Helen's Court has a right to light.
- The proposed House Type C is located 5 metres from the mutual side boundary of No. 6 St. Helen's Court and the proposed dwelling has a ridge height of 9.29 metres.
- Having regard to BRE 209-2022 The Visible Sky Angle was calculated at 52 degrees, and the Vertical Sky Component is estimated at 20%.
- The development will therefore significantly affect the light entering the living rooms of No. 6 St. Helen's Court.

6.2. Applicant Response

- The layout and design of the scheme has been revised on foot of the Planning Authority's Further Information request and the Clarification of Further Information request.
- The grounds of appeal mirror the points raised in the appellants respective submission lodged at planning application stage.

- The appellants have raised concerns over the loss of direct sunlight and daylight entering their property due to the proposed development, and particularly the location of House Type C located 5 metres south from the northern boundary.
- Acknowledges the concerns raised by the appellant and considers that the issue was assessed and addressed by the Planning Authority. Requests that the Commission dismisses these grounds of appeal.
- The overall approach to the design of the site has been to pull back from the boundaries with the neighbouring houses.
- Refers to the comprehensive Daylight and Sunlight Analysis which accompanied the planning application which indicates that the proposed development performs favourably from a daylight and sunlight perspective.
- Acknowledges that Condition no. 2 attached to the grant of permission has a potentially impact upon the appellant and may form part of the basis for the appeal.
- Has submitted a revised site layout plan to the Commission to illustrate how the condition can be complied with without any impact upon the appellant.
- A further Daylight and Sunlight Analysis Report has been submitted to address the potential impacts of Condition no. 2 on No. 6 St. Helen's Court (the appellants property), which assess a separation distance of the 4 metres and 5 metres from the northern site boundary, reflecting the potential scenarios associated with Condition no. 2.
- The results of the Daylight Sunlight assessment demonstrates that a layout with either a 4-metre or 5-metre separation distance to the northern boundary, would achieve full compliance with BRE recommendations, and that there would not be an undue reduction in sunlight or daylight on No. 6 St. Helen's Court.
- The submitted revised plans illustrate compliance with Condition no.2 and by also preserving the 5-metre separation distance to the northern boundary ensures that no daylight and sunlight is lost at the appellants dwelling adjacent to the proposed development as shown in the submitted Daylight and Sunlight Analysis Report.

- The planning application was accompanied by several detailed studies and assessments to assess the potential impacts arising from the development. These assessments concluded that the proposed development will not give rise to any significant or undue loss of residential amenity by way of overlooking and overshadowing, loss of privacy or any other significant negative impacts.

6.3. **Planning Authority Response**

None on file.

6.4. **Observations**

None on file.

6.5. **Further Responses**

None on file.

7.0 **Assessment**

Having examined the applications details and all other documentation on file, including the submission received in relation to the appeal, the report/s of the local authority, and having inspected the site, and having regard to the relevant local/regional/national policies and guidance, I consider that the substantive issue in this appeal to be considered is as follows:

- Daylight and Sunlight

7.1. **Daylight and Sunlight**

- 7.1.1. The Third Party appellant contends that the proposed development which is located to the south of the mutual side boundary wall of No. 6 St Helen's Court, will negatively impact on the daylight available to 2 no. windows at ground floor level on the gable elevation, which serve habitable rooms.
- 7.1.2. Objective 11.3 – Housing Quality and Standards, of the Development Plan requires that in terms of design, developments should provide sufficient daylight and sunlight to surrounding housing. The Planning Authority raised concerns regarding the

impacts of the development on neighbouring properties and requested alterations to the design and site layout, increasing separation distances from neighbouring properties as part of a Further Information request and also in a request for Clarification of Further Information. This resulted in a number of revisions to the site layout which culminated in the submission of a revised site layout plan as part of the response to the Clarification of Further Information request, which positioned a row of 4 no. two storey detached houses indicated as House Type C on the submitted plans, 5 metres from the mutual boundary with No. 6 St. Helen's Court to the north and 1.8 metres from the mutual boundary with No. 8 Ashfield Estate to the south. Notwithstanding the revision to the layout, the Planning authority still had concerns regarding the impact of the proposed development on No. 8 Ashfield Estate to the south. The Planning Authority therefore attached Condition No. 2 to the grant of permission which increased the separation distance between the proposed development and No. 8 Ashford Estate by 1 metre and reduced the separation distance from the proposed development to the mutual boundary wall of No. 6 St. Helen's Court from 5 metres to 4 metres.

- 7.1.3. The grounds of appeal states that the visible sky angle of the subject windows was calculated at 52 degrees and the Vertical Sky Component (VSC) is estimated at 20%. The appellant therefore contends that the development will significantly affect the light entering the living rooms of No. 6 St. Helen's Court.
- 7.1.4. In response to the Third Party grounds of appeal, the Applicant has submitted a revised site layout plan and a Daylight and Sunlight Analysis report. The revised site layout plan maintains the 5 metre separation distance from the mutual northern boundary while increasing the setback from the southern boundary by 1 metre. This is achieved by reducing the spacing between the House Type C units from 2.4 metres to 2.05 metres, enabling a 1 metre setback from the southern boundary of the site while retaining a 5 metre separation to the northern boundary. I am generally satisfied with the revised site layout plan in terms of the reduced width of the side access to the rear gardens of the proposed House Type C and I do not consider that the reduction in width would negative impact on the residential amenity of future occupants.
- 7.1.5. In response to the Third Party appeal the Applicant states that the submitted revised Daylight and Sunlight Analysis report demonstrates that the proposed development

would not result in any material reduction in the daylight to windows serving the gable end of the neighbouring dwelling at No. 6 St. Helen's Court.

- 7.1.6. Section 11.95 and Objective 11.4 – Daylight Sunlight and Overshadowing, of the Development Plan requires that Development shall be guided by the principles of 'Site Layout Planning for Daylight and Sunlight, A guide to good practice' (Building Research Establishment Report, 2011) and any updated guidance.
- 7.1.7. The submitted revised Daylight and Sunlight Analysis Report examines the effect of the proposed development on daylight access to No. 6 St. Helen's Court, in accordance with Section 11.95 and Objective 11.4 – Daylight Sunlight and Overshadowing, of the Development Plan and BRE 209 Site Layout Planning for Daylight and Sunlight 2022. The VSC of 3 no. ground floor windows of No. 6 St. Helen's Court, has been assessed at separation distances of 4 metres and 5 metres from the northern site boundary wall to the proposed development, to reflect the impacts of Condition No. 2 in terms of daylight. I note that the west facing front window which has been assessed in the submitted Report will have improved access to daylight as a result of the proposed development due to the demolition of the existing dwelling on the site.
- 7.1.8. The windows assessed which are the subject of the appeal, are the two south facing living rooms on the gable elevation at ground floor level. Having visited the site, I note the one of the windows serves a kitchen/dining room which also benefits from east facing fully glazed patio doors, while the remaining window serves a living room and is the only window in the room. I further note that the windows are located approximately 1 metre to the north of the mutual northern boundary blockwork wall which is approximately 2 metres in height. The submitted Daylight and Sunlight Analysis Report indicates an existing baseline VSC value of 33% for the windows which serve the kitchen/dining room and 32% for the window serving the living room.
- 7.1.9. The submitted Daylight and Sunlight Analysis Report indicates that at a 4 metre separation distance, the VSC value as a result of the proposed development is 25% for both windows and the change factors are calculated as 0.79 and 0.78. I note that the BRE guidelines state that if the VSC is greater than 27% then enough skylight should still be reaching the window of the existing building and that any reduction below this level should be kept to a minimum. The BRE Guidelines further state that

if the VSC, with the new development in place, is both less than 27% and less than 0.80 times its former value, occupants of the existing building will notice the reduction in the amount of skylight. I therefore consider that at a separation distance of 4 metres from the mutual northern boundary wall to the proposed development, the effects on the daylight provision to the ground floor gable windows may be limited but noticeable to the occupants of No. 6 St. Helen's Court.

7.1.10. At a 5 metre separation distance the submitted Daylight and Sunlight Analysis Report indicates the impact further reduces. The VSC value is 26% for both windows while the change factors are 0.81 and 0.80 which I consider to fall within the BRE guidance. Having regard to the submitted Daylight and Sunlight Assessment, I am satisfied that at a separation distance of 5 metres that the proposed development would not unduly impact on the daylight available to the ground floor gable windows of No. 6 St. Helen's Court and is in accordance with Objective 11.3 – Housing Quality and Standards and Objective 11.4 – Daylight Sunlight and Overshadowing, of the Development Plan.

7.1.11. To conclude, I consider that the south facing windows at ground floor level on the gable elevation of No. 6 St. Helen's Court will receive adequate daylight and I am satisfied that the alternative proposed site plan as submitted in response to the grounds of appeal which maintains the 5 metre separation distance from the mutual northern boundary while increasing the setback from the southern boundary by 1 metre, would not negatively impact on the residential amenity of adjoining property in terms of access to daylight and I am satisfied that the development proposal is in accordance with the policies contained in the Cork city Development Plan 2022-2028.

8.0 AA Screening

8.1.1. The proposed development comprises 9 no. houses on an infill site of 0.25 ha in an established suburban area. No nature conservation concerns were raised in the planning appeal.

8.1.2. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European Site.

The reason for this conclusion is as follows:

- The nature and scale of the proposed development and associated site works.
- The location and distance from the nearest European site and the absence of any meaningful pathways to any European site
- Taking into account the screening determination by the Planning Authority.

I consider that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on a European Site and appropriate assessment is therefore not required.

9.0 Water Framework Directive

- 9.1. I have assessed the proposed development (project) with regard to, and have considered the objectives as set out in, Article 4 of the Water Framework Directive (WFD). Article 4 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.
- 9.2. I conclude that the proposed development will not result in a risk of deterioration to any waterbody (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any waterbody in reaching its WFD objectives. Consequently, I conclude that the proposed development can be excluded from further assessment (see Appendix 4 of this report below).
- 9.3. This conclusion is based on:
- Nature of the project, site and receiving environment.
 - Objective information presented in the case documentation (e.g. Engineering Assessment Report).
 - Absence of any meaningful pathways to any waterbody.
 - Standard pollution controls and project design features.

10.0 Recommendation

10.1. I recommend that planning permission should be granted, subject to conditions.

11.0 Reasons and Considerations

11.1. Having regard to the provisions of the Cork City Development Plan 2022-2028 including the ZO 01 Sustainable Residential Neighbourhoods land use zoning of the site, to the pattern of development in the area, to the infill nature and size of the site, and to the design and layout of the proposed development, it is considered that subject to the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

12.0 Conditions

1	<p>The development shall be carried out and completed in accordance with the revised plans and particulars lodged with in response to the third party appeal, on the 10th day of December 2025, specifically Drawing No.2440-100D 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>
3	<p>Details of the materials, colours and textures of all the external finishes to the proposed dwelling 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.</p>
4	<p>The glazing to all bathroom and en-suite windows shall be manufactured opaque or frosted glass and shall be permanently maintained. The</p>

	<p>application of film to the surface of clear glass is not acceptable.</p> <p>Reason: In the interest of residential amenity.</p>
5	<p>Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works.</p> <p>Reason: In the interest of public health.</p>
6	<p>Prior to the commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Uisce Eireann to provide for a service connection(s) to the public water supply and/or wastewater collection network.</p> <p>Reason: In the interests of public health.</p>
7	<p>All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.</p> <p>Reason: In the interest of visual amenity</p>
8	<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 the commencement of development. The scheme shall include lighting along pedestrian routes through open spaces and shall take account of trees. 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>
9	<p>The internal road network serving the proposed development including turning bays, junctions, 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>
10	<p>The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted</p>

	<p>management company, or by the local authority in the event of the development being taken in charge. Detailed proposals in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: To ensure the satisfactory completion and maintenance of this development.</p>
11	<p>The development hereby permitted shall be carried out and completed at least to the construction standards as set out in the planning authority's Taking In Charge Standards. In the absence of specific local standards, the standards as set out in the 'Recommendations for Site Development Works for Housing Areas' issued by the Department of the Environment and Local Government in November 1998. Following completion, the development shall be maintained by the developer, in compliance with these standards, until taken in charge by the planning authority.</p> <p>Reason: To ensure that the development is carried out and completed to an acceptable standard of construction</p>
12	<p>Proposals for a naming/numbering scheme for the dwelling shall be submitted to and agreed in writing with the planning authority prior to the occupation of the dwelling.</p> <p>Reason: In the interest of urban legibility.</p>
13	<p>Site development and building works shall be carried out only between 0800 to 1900 hours Mondays to Fridays inclusive and 0800 to 1400 hours on Saturdays, and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity</p>
14	<p>The construction of the development shall be managed in accordance with a Construction and Environmental Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended</p>

	<p>construction practice for the development, including hours of working, noise and dust management measures, waste management and recycling of materials, environmental protection measures, welfare facilities, site deliveries, complaints procedure, pest control and traffic management arrangements.</p> <p>Reason: In the interest of public safety, environmental protection, and residential amenity.</p>
15	<p>A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.</p> <p>Reason: In the interest of sustainable transport and safety.</p>
16	<p>Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.</p> <p>Reason: In the interest of reducing waste and encouraging recycling.</p>
17	<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</p>

	<p>security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Commission Pleanála for determination.</p> <p>Reason: To ensure the satisfactory completion of the development.</p>
18	<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 the An Bord 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 Development Contribution Scheme made under section 48 of the Act be applied to the permission.</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.

Carol Smyth
 Planning Inspector
 19th February 2026

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

An Coimisiún Pleanála Case Reference	PL-500210-CC-25			
Proposed Development Summary	demolition of an existing house and ancillary structures and the construction of 9 houses and associated works.			
Development Address	No 7 St Helens Court, Glasheen Road, Cork			
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? <small>(that is involving construction works, demolition, or interventions in the natural surroundings)</small>	Yes	X		
	No	No further action required		
2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) and does it equal or exceed any relevant quantity, area or limit where specified for that class?				
Yes		Class.....	EIA Mandatory EIAR required	
No	X		Proceed to Q.3	
3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?				
		Threshold	Comment (if relevant)	Conclusion
No		N/A		No EIAR or Preliminary Examination required
Yes	X	Class 10(b)(i) Construction of more than 500 dwelling units. The proposed development of 3 no. dwelling units is sub-		Proceed to Q.4

		threshold. See Preliminary Examination (Form 2).		
--	--	--	--	--

4. Has Schedule 7A information been submitted?		
No	<input checked="" type="checkbox"/>	Preliminary Examination required
Yes	<input type="checkbox"/>	Screening Determination required

Inspector: _____ Date: _____

Form 2 - EIA Preliminary Examination

Case Reference	PL-500210-CC-25
Proposed Development Summary	Demolition of an existing house and ancillary structures and the construction of 9 houses and associated works.
Development Address	No 7 St Helens Court, Glasheen Road, 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).	Construction of 9 no. dwelling units, and all associated site works. The size of the development is not exceptional. The development would not be exceptional in the context. The development would not result in the production of significant waste, emissions, or pollutants.
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 location is an existing residential suburban environment. The development would not have the potential to significantly impact on an ecologically sensitive site or location.
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).	There are no real likelihood of significant effects on the environment.
Conclusion	
Likelihood of Significant Effects	EIA is not required.

Inspector: _____ Date: _____

WFD IMPACT ASSESSMENT STAGE 1: SCREENING

Step 1: Nature of the Project, the Site and Locality

An Bord Pleanála ref. no.	PL-500210-CC-25	Townland, address	No 7 St Helens Court, Glasheen Road, Cork
Description of project		Demolition of an existing house and ancillary structures and the construction of 9 houses and associated works.	
Brief site description, relevant to WFD Screening,		The site is located within a suburban area Site is located within a suburban area surrounded by residential properties. The Glasheen River (Cork City) _010 is located circa 586 metres to the to the west and the Lee Estuary Upper is located approximately 774 metres to the north. The Western Celtic Sea (HA18;19;20) Coastal waterbody is located 21 km to the south of the site. The Ballincollig (IE_SW_G_002) groundwater body underlies the site.	
Proposed surface water details		On site attenuation with discharge to public combined sewer.	
Proposed water supply source & available capacity		<p>Uisce Éireann mains water connection.</p> <p>The Uisce Éireann water supply capacity register indicates that there is capacity available to support 2034 population targets with Cork City and suburbs.</p> <p>Uisce Éireann confirms that a connection can be facilitated with infrastructure upgrade.</p>	
Proposed wastewater treatment system & available capacity, other issues		<p>Uisce Éireann mains wastewater connection.</p> <p>The Uisce Éireann Wastewater treatment capacity register indicates that there is capacity available. Uisce Éireann confirms that a connection can be facilitated with infrastructure upgrade</p>	

Others?	No
---------	----

Step 2: Identification of relevant water bodies and Step 3: S-P-R connection

Identified water body	Distance to (m)	Water body name(s) (code)	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 Waterbody	420 metres	Glasheen (Cork City) _010 (IE_SW_19G040700)	Poor	At risk	Unknown	Surface water run-off
Groundwater Waterbody	Underlying the site	Ballincollig Ground Water Body (IE_SW_G_002)	Good	Not at risk		Drainage to ground

Step 4: 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	Water body 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.
1.	Surface	Glasheen River (Cork City) _010 (IE_SW_19G0 40700)	Surface water run off	Water Pollution - Deterioration of surface water quality from pollution of surface water run-off during site preparation and construction	Standard construction practice, and condition requiring the submission of a Construction Management Plan	No	Screened out
2	Discharges to Ground	Ballincollig Ground Water Body	Drainage to ground	Reduction in groundwater quality from pollution of surface water run-off	Standard construction practice, and condition requiring the submission of a Construction Management Plan	No	Screened out
OPERATIONAL PHASE							

3.	Surface	Glasheen (Cork City) _010	Surface water run off	Spillages Deterioration of water quality	SUDs features	No	Screened out
DECOMMISSIONING PHASE							
4.	Decommissioning is not anticipated as this is a permanent residential development						Screened out