



### Development

RETENTION of existing site works  
PERMISSION for part demolition of the walls and demolition of 2 outbuildings, upgrade 2 disused buildings and extensions to side and rear for short term/holiday letting and all associated works.

### Location

Inishodriscol, Church Cross, Skibbereen,  
Co. Cork

### Planning Authority

West Cork County Council

### Planning Authority Reg. Ref.

255794

### Applicant(s)

Tadhg O'Driscoll

### Type of Application

Retention and Permission

### Planning Authority Decision

Refuse Retention and Permission

### Type of Appeal

First Party Normal Planning Appeal

### Appellant(s)

Tadhg O'Driscoll

### Observer(s)

None

### Date of Site Inspection

22<sup>nd</sup> January 2026

### Inspector

Carol Smyth



## **1.0 Site Location and Description**

- 1.1. The subject site at Inishodriscol, Church Cross has a stated area of 0.796 hectares and is located on Heir Island within the administrative area of Cork County Council.
- 1.2. Heir Island is situated in Roaringwater Bay, Co. Cork. It has a permanent population of approximately 28 persons according to the 2016 census. The Island is accessed by a short ferry journey from Cunnamore Pier. The appeal site is towards the middle of the Island, and is accessed via a narrow, surfaced road. The site is located in an exposed coastal location with sea views to the north and west.
- 1.3. The appeal site comprises a group of derelict single storey stone buildings accessed via an existing vehicular entrance and a private laneway. The private laneway also serves 2 no. dwellings located to the south of the subject site which are within the ownership of the applicant. There is a large concrete slab and stone walls to the east of the private laneway which the applicant seeks to retain as part of the development.

## **2.0 Proposed Development**

- 2.1. Retention Permission sought for existing site works comprising a concrete slab and surrounding walls.
- 2.2. Planning permission sought for
  - the part demolition of the walls to the slab and remedial works to the slab area and walls to reinstate the natural landscape
  - the demolition of 2 no. outbuildings/total 22.17 sqm
  - alterations and upgrade works to 2 disused stone buildings (former dwelling/dwellings) including single-storey extensions to the side and rear for use as a single dwelling for short term/holiday letting
  - construct new septic tank and percolation area and all associated site works.

## **3.0 Planning Authority Decision**

### **3.1. Decision**

The Planning Authority issued a decision to refuse permission on the 29<sup>th</sup> October 2025 for the following reason:

1. *The proposed site is located in a highly sensitive High Value Landscape on Heir Island which is designated as a 'Tourism and Rural Diversification Area' under the Cork County Development Plan 2022, where there are concerns that a higher demand for holiday and second homes is depriving genuine rural communities the opportunity to meet their own rural generated housing needs. This site also lies within a Rent Pressure Zone. A key issue on Heir Island is the need to stabilise and increase the permanent population on the island and to encourage growth in the permanent all year-round population. It is considered that the proposed change of use of two disused outbuildings, that are not part of an established or viable farm holding, to short term / holiday letting would contribute to the existing shortage of long term rented accommodation available on the island, would not support the retention of the year round population and would be contrary to policy objectives RP 5-5, RP 5-28, MCI 7-10 and GDO-03 for Heir Island as expressed in volumes 1 and 5 of the Cork County Development Plan 2022. The proposed development would be contrary to national and local policy, and would therefore be contrary to the proper planning and sustainable development of the area.*

### **3.2. Planning Authority Reports**

#### **3.2.1. Area Planners Report**

The Area Planners report dated the 28<sup>th</sup> October 2025 is consistent with the decision notice issued. The Planning Report noted that the applicant has 2 no. holiday lets on the landholding and now proposes to extend and refurbish 2 no outbuildings for use as a dwelling for short-term letting. The Area Planner did not consider that the land holding to be a viable farm and noted that the applicant had an address on the mainland. The Planners Report further highlighted that the Development Plan seeks to stabilise and increase the permanent population base on the Island and that the growth of holiday homes/second homes can have an adverse impact on the vibrancy and sustainability of island communities. The development was deemed contrary to policy objectives RP 5-5, RP 5-28, MCI 7-10 and GDO-03 of the Development Plan.

#### **3.2.2. Senior Executive Planners Report**

The Senior Executive Planners report dated 28<sup>th</sup> Oct 2025 concurs with the Area Planners Report and is consistent with the decision notice issued and recommends refusal.

### 3.2.3. Ecology Report

The Ecologists report dated 21<sup>st</sup> October 2025 is satisfied that Appropriate Assessment is not required. The Ecologist required further information regarding the proposed patio located within the area to be retained as part of the development and required that the area be reinstated to natural habitats. A biodiversity lead landscaping plan for the site was also required with a planting schedule for native species sensitive to the SAC.

### 3.2.4. Area Engineer

The Area Engineers report dated 17<sup>th</sup> October 2025 raises no objections to the development subject to conditions.

## 3.3. **Prescribed Bodies**

3.4. None on file.

## 3.5. **Third Party Observations**

None on file.

## 4.0 **Planning History**

### 4.1. Cork County Council Reg. Ref. 18/255

**Planning permission refused** for the refurbishment and extension of a disused dwelling and to install a new septic tank and percolation area. It is intended to use the dwelling for short-term letting. The Planning Authority's reasons for refusal are as follows:

- 1. The proposed site is located within a 'Tourism and Rural Diversification Area' as designated in the Cork County Development Plan 2014. Heir Island has experienced above average housing vacancy rates which has led to concerns that a higher demand for holiday and second homes is depriving genuine rural communities the opportunity to meet their own rural generated housing needs and is at risk from population decline. The proposed development is urban-generated*

*i.e. comprises of a second home/holiday home on Heir Island which does not satisfy a genuine rural generated housing need and would therefore materially contravene the Council's policy objectives RCI 4-3 and RCI 2-1 as expressed in the Cork County Development Plan 2014. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.*

- 2. Having regard to the provisions of Policy Objective RCI 10-3 (b & c) which seek to prioritise development that contributes to retention of the year round population on the islands and exclude the development of individual second homes, it is considered that the proposed development of a new individual holiday home/second home on Heir Island, does not satisfy the provisions of Objective RCI 2-2 (i.e. the 'Rural Generated Housing Need' requirement) which is applied in 'Tourism and Rural Diversification Areas'. Accordingly, the proposal would materially contravene policy objectives RCI 10-3 (b & c) and RCI 2-2 of the Cork County Development Plan 2014 as stated above and would be contrary to the proper planning and sustainable development of the area.*
- 3. Having regard to the open and exposed nature of the subject site which is located on Heir Island and to the siting, scale and design of the dwelling proposed, it is considered that the proposed development would seriously detract from the rural character and visual amenity of the area. The proposed development would materially contravene policy objectives RCI 6-1 of the Cork County Development Plan 2014 and would, therefore, be contrary to the proper planning and sustainable development of the area.*
- 4. The proposed site is located within Roaringwater Bay and Island Special Area of Conservation (SAC site code 00101). On the basis of the information submitted with this application and in the absence of a site specific Habitats Directive Screening Report, the Planning Authority cannot conclude that the proposed development would not cause significant effects on or adversely impact on the integrity of the Special Area of Conservation or Special Protection Area. Accordingly, to permit the proposed development would materially contravene policy objectives GDO-01 and GDO-02 of the West Cork Municipal District Local*

*Area Plan 2017 and would be contrary to the proper planning and sustainable development of the area.*

4.2. Cork County Council Reg. Ref. 17/327

**Planning permission refused** for the demolition of existing out buildings & construction of a dwelling house for short term let and all associated site works. The Planning Authority's reasons for refusal are as follows:

1. *Having regard to the provisions of Policy Objective GEN – 01 (d) of the Bantry Local Area Plan 2011 and Policy Objective RCI 8-1 and RCI 10-3 of the Cork County Development Plan 2014, it is considered that the proposed development is unacceptable for the following reasons:-*

*a) The proposed development seeks total demolition of an existing redundant farm building and the construction of a second home/holiday home which conflicts with the policy objective of the LAP and RCI 10-3 (C) which encourage the sensitive renovation and conservation of existing disused or derelict dwellings in accordance with the provisions of RCI 8-1.*

*b) The proposed development does not meet the provisions of Objective RCI 2-2 (i.e. the 'Rural Generated Housing Need' requirement) which is applied when permission is being sought for total or substantial demolition of an existing structure and a new dwelling is proposed.*

*Accordingly, the proposal would be contrary to the proper planning and sustainable development of the area.*

2. *Having regard to the open and exposed nature of Heir Island and to the scale and design of the dwelling proposed, it is considered that the proposed development would be out of keeping with the traditional island vernacular and would not fit appropriately into the landscape, and would seriously detract from the rural character and visual amenity of the area. The proposed development would materially contravene policy objectives RCI 6-1 of the Cork County Development Plan 2014. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.*

3. *The proposed site is located within Roaringwater Bay and Island Special Area of Conservation (SAC site code 00101). On the basis of the information submitted*

*with this application and in the absence of a site-specific Habitats Directive Screening Report, the Planning Authority cannot conclude that the proposed development would not cause significant effects on or adversely impact on the integrity of the Special Area of Conservation or Special Protection Area. Accordingly, to permit the proposed development would be contrary to the proper planning and sustainable development of the area.*

#### 4.3. **Adjacent Planning History**

Cork County Council Reg. Ref. 07/1900

**Planning Permission granted** for change of use of existing grain barn to dwelling; permission for renovation, alterations and extension to said building.

Cork County Council Reg. Ref. 05/406

**Planning Permission granted** for installation of septic tank to serve dwelling.

#### 4.4. **Development Plan**

##### 4.4.1. Cork County Development Plan 2022-2028

The site is governed by the policy and objectives of the Cork County Development Plan 2022-2028 (referred to hereafter as the Development Plan). The subject site is located within the 'West Cork Strategic Planning Area' and the 'Tourism and Rural Diversification Area' housing policy area. Heir Island is also within a designated High Value Landscape as set out in the Development Plan.

##### 4.4.2. Objective CS 2-6: West Cork Strategic Planning Area

*(f) Support a vibrant and well populated countryside, recognising the need to strengthen and protect the rural communities of the area by encouraging sustainable and balanced growth in both urban and rural populations, maintain traditional rural settlement patterns in rural areas and the islands, protecting agricultural and fishery infrastructure and productivity and focusing other employment development in the main towns and key villages.*

*(i) Protect and enhance the natural heritage of the areas coast including the West Cork Islands through the implementation of the National Marine Planning Framework.*

##### 4.4.3. Volume 1 – Chapter 5 Rural

The Development Plan states that communities in island areas have many separate but distinctive needs from those in urban areas such as population loss and economic decline. It is further noted that Island communities need particular support in their economic, social, and cultural development to ensure equality of opportunity with the mainland.

4.4.4. Section 5.4.5 Tourism and Rural Diversification Area, of the Development Plan recognises that these parts of rural and coastal County Cork are under considerable pressure for rural housing, in particular higher demand for holiday and second home development. These areas have higher levels of environmental and landscape sensitivity and a weaker economic structure with significant opportunities for tourism and rural diversification.

4.4.5. Objective RP 5-5: Tourism and Rural Diversification Area

*This rural area has experienced high housing construction rates and above average housing vacancy rates which has led to concerns that a higher demand for holiday and second homes is depriving genuine rural communities the opportunity to meet their own rural generated housing needs. Therefore, in order to make provision for the genuine rural generated housing needs of persons from the local community based on their social and / or economic links to a particular local rural area and to recognise the significant opportunities for tourism and rural diversification that exist in this rural area, it is an objective that applicants must demonstrate that their proposal complies with one of the following categories of housing need:*

*(a) Farmers, their sons and daughters who wish to build a first home for their permanent occupation on the family farm.*

*(b) Persons taking over the ownership and running of a farm on a full-time basis, (or part – time basis where it can be demonstrated that it is the predominant occupation), who wish to build a first home on the farm for their permanent occupation, where no existing dwelling is available for their own use. The proposed dwelling must be associated with the working and active management of the farm.*

*(c) Other persons working full time in farming (or part – time basis where it can be demonstrated that it is the predominant occupation), forestry, inland waterway, marine related occupations or rural based sustainable tourism, for a period of over*

*three years, in the local rural area where they work and in which they propose to build a first home for their permanent occupation.*

*(d) Persons who have spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build a first home for their permanent occupation.*

*(e) Persons whose predominant occupation is farming / natural resource related, for a period of over three years, in the local rural area where they work and in which they propose to build a first home for their permanent occupation.*

*(f) Persons whose permanent employment is essential to the delivery of social and community services and intrinsically linked to a particular rural area for a period of over three consecutive years and who can demonstrate an economic and social need to live in the local rural area where they work, within which it is proposed to build a first home for their permanent occupation.*

*(g) Returning emigrants who spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build a first home for their permanent occupation, who now wish to return to reside near other immediate family members (mother, father, brother, sister, son, daughter or guardian), to care for elderly immediate family members, to work locally, or to retire. It is not necessary for the applicant to show that they have already returned to Cork, provided they can show that they genuinely intend taking up permanent residence.*

4.4.6. Section 5.9 - Holiday Home and Second Home Development, of the Development Plan recognises that sensitive and coastal parts of the County have relatively limited capacity to accommodate single rural houses in significant numbers. It is considered that priority must be given to the genuine rural generated housing needs of rural communities.

4.4.7. Objective RP 5-26: Demand for Holiday and Second Home Development

*Recognise that sensitive scenic areas such as coasts, lakeside areas and uplands are limited in their capacity to carry significant levels of development and that such capacity as exists needs to be carefully managed to prioritise the needs of rural communities rather than for holiday and second home development.*

4.4.8. Objective RP 5-27: Holiday Home Accommodation

*Encourage appropriately scaled holiday home development to locate within existing settlements, where there is appropriate infrastructure provision, where they can contribute to the maintenance of essential rural services and help act as a revitalising force in counteracting population decline.*

Section 5.10 - Small Scale Rural Business and Tourism Initiatives acknowledges that the diversification of traditional farms with supplementary ancillary uses such as tourism business initiatives can have a significant role to play in supplementing farm viability and supporting local employment and the rural economy. The Council encourages small-scale rural business / tourism initiatives, such as the renovation of barns, outhouses or other existing structures or the siting within existing or adjacent to farm complexes for owner run agri-tourism / rural business use as short-term holiday accommodation, subject to normal planning considerations.

4.4.9. Objective RP 5-28: Small Scale Agri-Tourism Accommodation

*Encourage appropriately scaled agri-tourism on- farm accommodation development to locate within existing or adjacent to farm complexes, such as the renovation of barns, outhouses or other existing structures or the siting of appropriately scaled camping type accommodation within existing farm complexes for owner run agri-tourism / rural business use as short-term holiday home accommodation, subject to normal planning considerations. Consideration will also be given to appropriately scaled camping type accommodation being located within the main farm holding on suitable sites subject to normal planning considerations. Proposals will be subject to the following:*

- a) The proposed development shall be ancillary to an existing established or viable farm holding.*
- b) The scale and layout of the development is appropriate for the area and shall integrate visually in the area.*
- c) Site Suitability and normal planning considerations such as traffic safety, wastewater disposal, safe access, ecological impact assessment and landscaping.*

4.4.10. Objective RP 5-30: Redevelopment or replacement of an Uninhabitable or Ruinous dwelling

*Encourage proposals for the sensitive renovation, redevelopment, or replacement of existing uninhabitable or ruinous dwellings subject to normal proper planning and sustainable development considerations as well as the requirements of other objectives in this Plan and provided that it satisfies the following criteria:*

- The original walls of the dwelling structure must be substantially intact.*
- The structure must have previously been in use as a dwelling.*
- The development is of an appropriate scale and design (including materials used), relative to the structure being replaced and the location and character of the site.*
- Existing mature landscape features are retained and enhanced, as appropriate.*
- No damage shall be caused to sites used by protected wildlife.*
- Proposals must be acceptable in terms of public health and traffic safety.*

4.4.11. Objective RP 5-31: New uses for disused or derelict farm buildings.

*Encourage the sensitive refurbishment and conversion of suitable disused or derelict traditional farm buildings, built using traditional methods and materials, and other suitable historic buildings such as mills and churches, for residential purposes, community, or commercial uses (including social enterprise) where appropriate, subject to normal planning considerations, while ensuring that the re-use is compatible with environmental and heritage protection.*

4.4.12. Objective TO 10-10: Tourism Facilities

*b) Carefully consider tourism - related developments outside settlements at an appropriate scale and balance having regard to the pertaining environmental conditions and sensitivities, scenic amenity, availability of services and the cumulative impact of such developments on the environment.*

*c) Support sustainable environmentally sensitive small-scale tourism enterprises including Agri-tourism enterprises and other initiatives that are developed in conjunction with established rural activities such as, fishing, walking, cycling, mountain biking, surfing, equestrian sports and other activities where these are compatible with environmental legislation. A limited amount of tourist accommodation could be included in association with such enterprises subject generally to the renovation of existing structures or redundant agricultural farm buildings as well as*

*limited new buildings on an appropriate scale (new structures will have regard to the policies of Chapter 5 Rural).*

*f) Encourage the provision of small scale agri tourism accommodation and the reuse of disused/derelict farm buildings, in line with the provisions of objectives RP 5-28 Small Scale Agri Tourism Accommodation and RP5-31 New uses for disused or derelict farm buildings.*

#### 4.4.13. Volume 1 - Chapter 7 Marine, Coastal and Islands

The Development Plan considers that the islands are an important part of the culture, heritage, ecology, economy and tourism appeal of the County and have experienced decline. There is an increasing desire amongst those who live in urban communities to holiday or own second homes in very remote locations. Proposals for second homes, even in small numbers, can have seriously adverse effects on islands where the natural population base is already fragile. The Development Plan aims to provide an alternative to the development of second homes through encouraging the sensitive renovation of disused / derelict dwellings.

#### 4.4.14. Objective MCI 7-9: Economic Development on the Islands

*Support the economic development of the islands for the benefit of island communities generally and to encourage the development of speciality or niche economic sectors that might be appropriate to different islands in a manner that is compatible with environmental and landscape sensitivities as well as nature conservation designations pertaining to the islands.*

#### 4.4.15. Objective MCI 7-10: Development Proposals on the Islands

*(a) Support sustainable development proposals that are compatible with environmental and landscape sensitivities as well as nature conservation designations pertaining to the islands; and contribute to the long term economic and social development of the islands.*

*(b) Prioritise development that contributes to retention of the year-round population on the islands, that has a clear and identifiable economic and social benefit (that endures beyond the construction phase), and that is compatible with the capacity of the local community to accommodate it.*

*(c) Exclude the development of individual second homes, instead encouraging proposals for the sensitive renovation and conservation of existing disused or derelict dwellings in accordance with the provisions of objective RP 5-30 Redevelopment or Replacement of an Uninhabitable or Ruinous Dwelling in Chapter 5 Rural.*

*(d) Ensure that new development of any kind is sympathetic to the individual form and character of the islands' landscapes and traditional building patterns.*

4.4.16. Section 10.6 - Protection of Tourist Assets, lists West Cork Islands as a tourist asset. The Development Plan further states that it is important to ensure that other development generally and tourism development in these areas does not have a negative impact on the overall character of such areas and does not cause harm to the environment, designated sites or protected species.

4.4.17. Objective HE 16-19: Vernacular Heritage

*a) Protect, maintain and enhance the established character, forms, features and setting of vernacular buildings, farmyards and settlements and the contribution they make to our architectural, archaeological, historical, social and cultural heritage and to local character and sense of place.*

*b) Cork County Council encourages best conservation practice in the renovation and maintenance of vernacular buildings including thatched structures through the use of specialist conservation professionals and craft persons. Development proposals shall be accompanied by appropriate documentation compiled by experienced conservation consultant.*

*c) There will generally be a presumption in favour of the retention of vernacular buildings and encouragement of the retention and re-use of vernacular buildings subject to normal planning considerations, while ensuring that the re-use is compatible with environmental and heritage protection.*

4.4.18. Objective HE 16-21: Design and Landscaping of New Building

*a) Encourage new buildings that respect the character, pattern and tradition of existing places, materials and built forms and that fit appropriately into the landscape.*

*b) Promote sustainable approaches to housing development by encouraging new building projects to be energy efficient in their design and layout.*

*c) Foster an innovative approach to design that acknowledges the diversity of suitable design solutions in most cases, safeguards the potential for exceptional innovative design in appropriate locations and promotes the added economic, amenity and environmental value of good design.*

*d) Require the appropriate landscaping and screen planting of proposed developments by using predominantly indigenous/local species and groupings and protecting existing hedgerows and historic boundaries in rural areas. Protection of historical/commemorative trees will also be provided for.*

#### 4.4.19. Objective GI 14-9: Landscape

*a) Protect the visual and scenic amenities of County Cork's built and natural environment.*

*b) Landscape issues will be an important factor in all land-use proposals, ensuring that a pro-active view of development is undertaken while protecting the environment and heritage generally in line with the principle of sustainability.*

*c) Ensure that new development meets high standards of siting and design.*

*d) Protect skylines and ridgelines from development.*

*e) Discourage proposals necessitating the removal of extensive amounts of trees, hedgerows and historic walls or other distinctive boundary treatments.*

#### 4.4.20. Volume 5 - West Cork

Section 2.22 - West Cork Island Communities, states that the design of all housing developments should be consistent with the Cork Rural Design Guide and respect the existing architectural style of the individual islands.

#### 4.4.21. Objective GO-01: General Objectives for West Cork Island Communities

*a) Encourage the provision of houses on suitable sites for permanent all year-round occupation subject to normal planning considerations. Preference will be given to refurbishment of existing buildings over greenfield sites.*

*b) Appropriate and sustainable water and wastewater infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development. Development should be supported by individual wastewater*

*treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.*

*c) New development should be sensitively designed and planned to provide for the protection of the green infrastructure features of the islands and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity. The green infrastructure assets of the islands include habitats associated with their marine and coastal zones as well as open heath, scrub, and biodiverse grassland habitats.*

*d) Second home and individual holiday home development will be restricted except where existing dwellings or redundant buildings are restored or extended.*

*e) Consideration of very small-scale managed holiday home developments may be considered in or adjacent to existing development clusters, where there are clear and identifiable economic and social benefits (that endures beyond the construction phase), and that is compatible with the capacity of the local community to accommodate it.*

*f) All proposals for development within the areas identified as being at risk of flooding will need to comply with flood risk objectives as detailed in Volume One, Chapter 11 Water Management in this plan as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required.*

*j) Encourage sustainable tourist related development based on the natural and cultural heritage of the islands.*

*k) Encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as it relates to the West Cork Island Communities where these are compatible with the objectives and policies of this plan, the Regional Spatial and Economic Strategy and the Conservation Objectives of any Natura Sites.*

*p) Support and promote sustainable economic development on the islands.*

4.4.22. Section 2.26 - Heir Island Volume 5 of the Development Plan, sets out the strategic aim for Heir Island, to ensure that the island community can pursue their economic social and cultural development, preserve, and enhance their unique cultural heritage and engage in viable socio-economic development in order that the permanent population will be sustained and further increased.

The Development Plan states that to retain permanent residents on the island, the level of basic services needs to be improved by promoting retention and expansion of existing facilities and employment opportunities, encouraging appropriately scaled tourist facilities and economic diversification, and protecting the environmental qualities which attract tourists.

The Development Plan further states that the Council will support development that contributes to retention of the year-round population on the island, has clear and identifiable economic and social benefits (that endures beyond the construction phase) and that is compatible with the capacity of the local community to accommodate it. The Development Plan further notes the potential for expansion of tourism provided it is planned and managed having regard to the environmental sensitivities of the island.

4.4.23. General Development Objectives for Heir Island

*GDO-01 Most of Heir Island lies within the Roaringwater Bay and Islands SAC and all of it lies within the Roaringwater Bay and Islands proposed Natural Heritage Area. Development on the island shall be compatible with the protection of these sites.*

*GDO-02 Conserve the landscape and cultural quality of Heir while recognising the needs of its occupants. All development should be carefully designed, sited, and landscaped to retain the wild and open character of the island, and avoid harm to the environmental qualities of the locality.*

*GDO-03 Retain a sustainable population base on the island and build on the existing community facilities and economic activities on the island. It is a particular objective to investigate sites for the provision of a burial ground on the island during the lifetime of the plan.*

4.5. **West Cork Islands Integrated Development Strategy 2010**

The West Cork Islands Integrated Development Strategy, 2010 was prepared in order to address the physical, economic, social and cultural development of the West Cork Islands of Oileán Chléire, Bere, Whiddy, Dursey, Long, Sherkin and Heir and sets out a framework of objectives and actions for the next 10+ years, with a view to making the islands a better place in which to live, work, visit and do business.

- 4.5.1. Section 5.9 - Heir Island of the Strategy, seeks to *inter alia* expand on existing enterprise development and maintain and enhance the profile of the island as a tourist destination. The Strategy notes that there are a number of micro-enterprises and home based enterprises on the island and considers that additional complementary activities on the island could encourage longer stays on the island.
- 4.5.2. Objective HI: *To develop community facilities on Heir Island, expand on existing enterprise development and maintain and enhance the profile of the island as a tourist destination.*

#### 4.6. **Relevant National or Regional Policy / Ministerial Guidelines**

##### 4.6.1. **National Planning Framework – First Revision – April 2025**

The National Planning Framework recognises that rural areas, including Gaeltacht regions and Ireland’s inhabited offshore islands, hold much of Ireland’s natural resources, biodiversity, environmental qualities and landscape and contribute in a unique way to Ireland’s culture.

National Policy Objective 23 - Protect and promote the sense of place and culture and the quality, character and distinctiveness of the Irish rural landscape including island communities that make Ireland’s rural areas authentic and attractive as places to live, work and visit. Any successor policy documents relating to national policy for rural areas and the islands will ensure continued alignment and consistency with the National Policy Objectives of this Framework.

##### National Strategic Outcome 3

Implementation of the policy measures outlined in Our Living Islands policy documents

##### 4.6.2. **Our Living Islands: the National Islands Policy 2023-2033 (DRCD).**

Seeks ensure our offshore islands continue to support sustainable and vibrant communities and allow for a continuing sustainable tourism product. The policy's initial Action Plan 2023 – 2026, sets out numerous actions under the five strategic objectives:

- Revitalise population levels on the islands;
- Diversify island economics;
- Enhance health and wellbeing services;
- Empower Island Communities;
- Build smart sustainable futures.

Notes that traditionally, islanders have relied heavily on the tourism, agriculture and fishing sectors for employment, with limited alternative economic activities available. Having access to good employment opportunities will encourage people to remain on the islands and sustain population levels. Greater diversification of island economies, as well as adding greater specialisation and value within traditional sectors such as Agri-food and Tourism, will be important for the future sustainability of island communities. The demand for holiday homes is cited as a cause for house price inflation.

#### 4.6.3. **Sustainable Rural Housing Guidelines for Planning Authorities, 2005**

The Guidelines acknowledge the trends for development of holiday homes in some coastal, scenic and lakeside parts of the country and emphasises the importance of clustering such tourism driven activity, as far as possible, in well designed and appropriately scaled developments in or adjoining small towns and villages.

Section 3.2.2 - Holiday and Second Home Development, of the Guidelines notes that the proportion of the total housing build comprised of second home or holiday home development is growing. The section further notes that well located and appropriately scaled second home and holiday home development can act as a revitalising force. Small-scale enterprises, such as the renovation of barns, outhouses or other existing structures and or the construction of one or two holiday homes for rental associated with an existing permanent residence will be encouraged.

#### 4.6.4. **Circular PL4/2019 (New Regulations for Short-Term Letting)**

The primary objective of this circular is to influence the bringing back of houses and apartments in designated Rent Pressure Zones which are currently being used for short-term letting purposes to the traditional long-term rental market thereby helping to ease the accommodation shortage pressures currently being experienced in this area. The Circular sets out the summary of the new legislative provisions which include Section 38 of the Residential Tenancies (Amendment) Act 2019 and inserts a new Section 3A into the Planning and Development Act 2000 to provide that short-term letting of a house in a Rent Pressure Zone is a material change of use of the property concerned thereby requiring planning permission, unless specifically exempt from this requirement.

#### 4.6.5. **Circular PL10/2017 (Guidance Note on Short-Term Letting)**

This Circular seek the protection of residential rental stock in areas of high housing demand/need. The strategy for the rental sector recognises the issue of potentially significant numbers of properties being withdrawn from the long-term rental market for use for short-term lettings and the negative impact this would have for the supply and availability of residential rental accommodation. The growing use of online platforms may, if not adequately regulated, facilitate, and encourage this trend.

#### 4.6.6. **Climate Action Plan 2025**

The Climate Action Plan 2025 (CAP25) is the third annual update to Ireland's Climate Action Plan. It should be read in conjunction with Climate Action Plan 2024. The purpose of the Climate Action Plan is to lay out a roadmap of actions which will ultimately lead us to meeting our national climate objective of pursuing and achieving, by no later than the end of the year 2050, the transition to a climate resilient, biodiversity rich, environmentally sustainable and climate neutral economy. It aligns with the legally binding economy-wide carbon budgets and sectoral emissions ceilings that were agreed by Government in July 2022.

#### 4.6.7. **National Biodiversity Action Plan 2023 – 2030**

Ireland's 4th National Biodiversity Action Plan (NBAP) sets the national biodiversity agenda for the period 2023-2030 and aims to deliver the transformative changes required to the ways in which we value and protect nature.

#### 4.7. **Natural Heritage Designations**

The subject site is located within the Roaringwater Bay SAC/NHA (Site Code 000101) and is situated approximately 4.3 km to the northwest of the Sheep's Head to Toe Head SPA (Site Code 004156).

#### 5.0 **EIA Screening**

5.1. See EIA Pre-Screening Form 1 in Appendix 1.

5.2. The proposed development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended.

#### 6.0 **The Appeal**

##### 6.1. **Grounds of Appeal**

6.2. This is a first-party appeal against the Planning Authority's decision to refuse retention permission for existing site works comprising a concrete slab and surrounding walls and planning permission for remedial works to the slab area and walls to reinstate the natural landscape, the demolition of 2 no. outbuildings and alterations and extensions to 2 disused stone buildings for use as a single dwelling for short term/holiday letting, the construction new septic tank and percolation area and all associated site works.

6.3. The following provides a summary of the content of the appeal:

- The development accords with the policies and objectives of the Development Plan including Policy Objective RP 5-5.
- The farm holding is viable and is a small-scale beef farm registered with the Department of Agriculture. Letter of confirmation from Teagasc and registered maps from the Department of Agriculture submitted.
- The Appellant confirms that they reside on the mainland and states that they attend the farm on a daily basis and live on the Island during peak periods such as silage making, herd testing and calving times.

- The Appellant participates in eco-friendly initiatives on his farm, has been part of the Department of Agriculture REPS, GLAS schemes and is currently participating in the Acres Environmental Schemes.
- The Appellant runs a successful holiday home business with 2 no. holiday homes located adjacent to the subject site. The application site and the existing holiday homes are situated on a working farm.
- The holiday home business is sensitive to the environment and Agri-Tourism is a core aspect of the holiday experience. Guests engage with Island nature, walking, local history and farming during their stay.
- The existing holiday homes are fully booked for summer months and bookings continue all year round with a natural drop off in demand from September to May for general tourists.
- There is an all year demand for larger groups i.e. 15 no. visitors for yoga, mindfulness, arts and crafts, painting and writer's retreat groups, as well as angling and hiking clubs.
- The current 2 no. houses in combination cannot accommodate these larger groups and there is nowhere on Heir Island to accommodate these groups. The proposed and existing accommodation could accommodate up to 15 no. guests.
- The proposed dwelling provides 4 no. bedspaces while the existing holiday homes provide 7 and 4 bed spaces respectively.
- The proposed development would allow for larger groups and clubs to use the accommodation all year round which would provide an economic benefit to the Island, providing additional employment by supporting other business such as the pizzeria, restaurant, sailing school, ferry, café, festivals and theatre groups.
- Maintenance and housekeeping staff live permanently on the Island.
- Letters of support from local businesses on the Island submitted.
- There are other non-statutory plans such as Failte Ireland DEDP in relation to the promotion of tourism in West Cork that the Planning Authority did not have regard to and which seeks more holiday accommodation in West Cork.

- The Development Plan allows for the sustainable reuse of existing structures and encourages the use of disused/derelict farm buildings in the provision of small scale agri-tourism.
- The Appellant is happy to comply with the Ecologist recommendations for the retention of works to the concrete slab and walls.
- Pre-planning was carried out prior to the lodgement of the application with Cork County Council contrary to the Planners Report.
- The proposed development addresses the previous reasons for refusal.
- This is not an application for a second home but a short term let as part of an established business.
- Rent pressure zones cited in the reason for refusal does not apply as the proposed development is for a short-term holiday let.
- An Appropriate Assessment and Ecological Assessment have been submitted to address previous reasons for refusal.
- The development has been sensitively designed and respects the landscape character.
- There is planning precedent for holiday rental homes on Bere Island.

#### 6.4. **Planning Authority Response**

None on file.

### 7.0 **Assessment**

7.1. Having examined the applications details and all other documentation on file, 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 issues in this appeal to be considered are as follows:

- Planning History
- Principle of Development
- Short-Term Letting

- Visual Impact
- Landscape
- Vehicular Access and Servicing

## 7.2. Planning History

- 7.2.1. The site has an established planning history. The Appellant was previously refused permission on the subject site for a short-term holiday let under Cork County Council Reg. Ref's 17/327 and 18/255.
- 7.2.2. On the 21<sup>st</sup> July 2017 Cork County Council issued a decision to refuse permission under Reg. Ref. 17/327 to the Appellant for the demolition of existing out buildings & construction of a dwelling house for short term let. There were 3 no. reasons for refusal relating to rural housing policy, design, and potential impacts on the SAC due to the lack of a Habitats Directive Screening Report.
- 7.2.3. On the 27<sup>th</sup> August 2018 Cork County Council issued a decision to refuse permission to the Appellant under Reg. Ref. 18/255 for the refurbishment and extension of a disused dwelling for short-term letting. There were 4 no. reasons for refusal relating to housing vacancy rates on the island and the demand for second homes/holiday homes, noncompliance with rural housing policy, design, and potential impacts on the SAC due to the lack of a Habitats Directive Screening Report.
- 7.2.4. Under the current application the Appellant proposes the demolition of 2 no. outbuildings, and the refurbishment, extension and conversion of 2 no. disused structures for short term/holiday letting. In addition, retention permission is sought for a raised concrete slab and walls to the east of the existing vehicular entrance and permission for the demolition of the walls to the slab and remedial works to reinstate the natural landscape. To address the previous reasons for refusal, an Architectural Impact Assessment, an Ecological Impact Assessment and Screening for Appropriate Assessment were submitted to the Planning Authority in conjunction with the planning application material. I further note that the applications included a revised the design proposal for the dwelling.
- 7.2.5. On the 29<sup>th</sup> October 2025 the Planning Authority refused permission for the development for one reason relating to housing vacancy rates on the island and the

demand for second homes/holiday homes, the need to increase the permanent population base on the Island and noncompliance with rural housing policy.

### **7.3. Principle of Development**

- 7.3.1. The subject site is located within the 'West Cork Strategic Planning Area'. Objective CS 2-6: West Cork Strategic Planning Area, of the Development Plan, aims to encourage sustainable rural development while safeguarding coastal and natural heritage. The proposed development is also located within the 'Tourism and Rural Diversification Rural' housing policy area as set out in the Development Plan.
- 7.3.2. The Planning Authority considered that the site in a designated 'Tourism and Rural Diversification Area', is already under pressure from holiday homes/second homes which reduces the housing availability for local residents. The Planning Authority noted that the Applicant lived on the mainland and that the site was not a viable farm. It was therefore considered that the proposed change of use of two disused outbuildings to short-term/holiday letting, that are not part of an established/viable farm holding, would contribute to the existing shortage of long-term rented accommodation available on the Island. The development was considered contrary to Objective RP 5-5: Tourism and Rural Diversification Area and RP 5-28: Small Scale Agri-Tourism Accommodation.
- 7.3.3. Section 5.4.5 Tourism and Rural Diversification Area and Section 5.9 Holiday Home and Second Home Development of the Development Plan, sets out that the island areas have distinct needs including population decline and weaker economies. It is also set out that coastal areas face pressures from holiday homes and housing should prioritise local community needs over second homes. I consider this to be reasonable.
- 7.3.4. The grounds of appeal sets out that the Appellant runs a holiday home business since 2006, trading as Heir Island Self Catering. The business includes 2 no. holiday homes located adjacent to the subject site on the lands within the ownership of the applicant. The Appellant states that they are not seeking permission for a holiday/second home and that the proposal is for a short-term holiday tourist accommodation as part of their existing agri-tourism business. The Appellant sets out that the existing short term lets on the farm are registered with Failte Ireland and

has submitted a spreadsheet of the booking history in conjunction with the grounds of appeal.

- 7.3.5. The Appellant further acknowledges that they live on the mainland and states that they visit the farm daily, staying fulltime on the farm during peak periods such as silage making, herd testing and calving times. The grounds of appeal sets out that the application site and the existing holiday homes are situated on a viable a small-scale farm, which is registered with the Department of Agriculture. In this regard I note the documentation submitted with the grounds of appeal including a letter from Teagasc which confirms that the Appellant is a beef farmer on Heir Island and the maps from the Department of Agriculture which indicates that Appellant has registered 8.56 hectares of land.
- 7.3.6. Having visited the site and having regard to the submitted documentation I am satisfied that the Appellants is a farmer and that the overall land holding constitutes a farm albeit disjointed.
- 7.3.7. I note that Objective RP 5-5: Tourism and Rural Diversification Area seeks to make provision for the genuine rural generated housing needs of persons from the local community based on their social and / or economic links to the rural area. The objective sets out a number of categories of local housing need with which applicants must demonstrate compliance with, including *inter alia*, farmers and their children, persons working full time in farming; persons who have spent a substantial period of their lives (i.e. over seven years) living in the local rural area; persons whose predominant occupation is farming / natural resource related; persons whose permanent employment is essential to the delivery of social and community services in the area; and returning emigrants. I consider this objective to be reasonable.
- 7.3.8. Having visited the site and having regard to the existing short term holiday letting business on the farm, and the nature of the development which is described as short term holiday accommodation, I do not consider that Objective RP 5-5 which sets out categories of housing need for persons from the local community based on their social and / or economic links to the area to provide permanent housing, is relevant to the current application due to the proposal for commercial development.
- 7.3.9. I note that Section 5.10: Small Scale Rural Business and Tourism Initiatives, of the Development Plan, supports small-scale agri-tourism to support farm viability, and

rural economy, encouraging the reuse of existing farm buildings and appropriately located accommodation. I am satisfied that the proposed development is an agri-tourism development and therefore I consider that Objective RP 5-28: Small Scale Agri-Tourism Accommodation of the Development Plan, which aims to promote appropriately scaled agri-tourism development located within existing farm complexes and ancillary to an existing established or viable farm holding is the appropriate policy objective for assessing this development.

- 7.3.10. Development Plan Objective RP 5-28: Small Scale Agri-Tourism Accommodation, supports small scale agri-tourism on existing farms for short-term stays where the development is secondary to a viable farm, integrates visually in the area and meets planning requirements in relation to safety, access, wastewater and environmental considerations. I note that Objective RP 5-28 does not require that the farmer resides on the farm. I refer the Commission to Sections 7.3-7.7 below where I have assessed the development in terms of visual impact, servicing and landscape and concluded that the proposal development is acceptable. I also refer the Commission to Section 8.0 Appropriate Assessment Screening where the requirement for Appropriate Assessment has been screened out. I therefore consider the proposal to be consistent with the proper planning and sustainable development of the area in accordance with Objective S 2-6: West Cork Strategic Planning Area which seeks to encourage sustainable rural development while safeguarding coastal and natural heritage and Objective RP 5-28: Small Scale Agri-Tourism Accommodation, of the Development Plan.
- 7.3.11. In terms of the principle of the refurbishment, extension and conversion of the existing farm buildings to a provide an agri-tourism accommodation, I note that Development Plan Objectives RP 5-31: New uses for disused or derelict farm buildings, seeks to encourage the sensitive refurbishment and conversion of suitable disused or derelict traditional farm buildings, and Objective TO 10-10: Tourism Facilities of the Development Plan which seeks to encourage the provision of small scale agri tourism accommodation and the reuse of disused/derelict farm buildings.
- 7.3.12. The Planning Authority raised no objection to the refurbishment, extension and restoration of the existing farm buildings. An Architectural Heritage statement was submitted in conjunction with the planning application material which dates the

existing stone structures as pre-famine and inhabited in the mid 1800's. The structures have been in agricultural use and comprise corrugated roofs. A small single storey stone extension is proposed to the south elevation. A larger extension is proposed to be finished in smooth render. I consider that the proposed extensions are subservient to the existing structures and note that the proposed ridge heights at 4 metres are lower than the existing structures.

7.3.13. I am therefore satisfied that the proposed refurbishment, extension and conversion of the existing farm buildings to a dwelling is supported by Objectives RP 5-31 and TO 10-10 of the Development Plan.

7.3.14. To conclude this section, I therefore consider that the proposed development accords with Objective S 2-6: West Cork Strategic Planning Area, Section 5.10 Small Scale Rural Business and Tourism Initiatives and Objective RP 5-28 Small Scale Agri-Tourism Accommodation of the Development Plan. I am further satisfied that the principle of the refurbishment, extension and conversion of the existing farm buildings to a provide an agri-tourism accommodation is in accordance Objectives RP 5-31 and TO 10-10 of the Development Plan. I therefore consider that the proposal is consistent with the proper planning and sustainable development of the area in this regard.

#### **7.4. Short-Term Letting**

7.4.1. The reason for refusal also sets out that the site is located within a rent pressure zone and that there is a need to support permanent year-round population growth on the Island. The Planning Authority considered the development of short-term holiday accommodation contrary to Development Plan Objective MCI 7-10: Development Proposals on the Islands, which seeks *inter alia* to prioritise development that contributes to retention of the year-round population on the islands, and Objective GDO-03 of the General Development Objectives for Heir Island, which seeks to retain a sustainable population base on the island and build on the existing community facilities and economic activities on the island. The Planning Authority also contended that the proposed development is contrary to government policy to regulate short-term letting in Rent Pressure Zones (RZPs).

7.4.2. The grounds of appeal sets out that the purpose of the short-term letting unit is to serve the tourism market. Furthermore, the Appellant states that there is a need for

such accommodation to cater for larger groups of to 15 no. guests to serve the tourist attractions of the wider area and provide for a year-round rental market.

- 7.4.3. Government guidance is very clear with regard to short term lettings in Rent Pressure Zones (RPZs). Circular PL4/2019 states that the primary objective of the new reforms is to influence the bringing back of houses and apartments in designated RPZs to the traditional long-term rental market which are currently being used for short-term letting purposes, thereby helping to ease accommodation pressures. Amended legislative provisions, Section 3A of the Planning and Development Act 2000 (as amended) provides that short-term letting of a house in a RPZ is a material change of use of the property concerned thereby requiring planning permission, unless specifically exempt from this requirement. A short-term letting is defined as a letting of a house or apartment or part of a house or apartment for any period not exceeding 14 days.
- 7.4.4. In addition, Circular PL10/2017 seeks the protection of existing residential rental stock in areas of high housing demand/need, as it recognises the issue of potentially significant numbers of properties being withdrawn from the long-term rental market for use for short-term lettings and the negative impact this would have for the supply and availability of residential rental accommodation. The purpose of this guidance is to highlight residential properties being lost to the residential housing system meaning that less long-term and secure accommodation will be available for the people who need it.
- 7.4.5. The proposed development relates to the conversion and extension of 2 no. stone buildings to a short-term tourist letting accommodation unit. As such it is worth noting that the proposed development does not result in the loss of an existing residential unit to accommodate the proposed short-term letting unit. I note that both Circular PL10/2017 and PL4/2019 relate specifically to existing residential properties in the housing market. Circular PL4/2019 also refers to 'properties not affected' which includes apartments or housing developments, which already have a specific grant of planning permission for use as holiday accommodation / short-term letting.
- 7.4.6. In this current application, planning permission is specifically sought for holiday accommodation for short-term letting and on this basis, I do not consider that the

proposed development is contrary to Ministerial Circulars PL4/2019 and PL10/2017. The proposed short-term letting unit must therefore be considered on its own merits.

- 7.4.7. The grounds of appeal sets out the need and the demand for tourist accommodation on the Island. In this regard I note that the proposed development comprises 4 no. bedspaces. I note that the grounds of appeal refers to research by Failte Ireland (Failte Ireland Destination Experience Development Plans) which seeks to increase visitor numbers off season. The Appellant states that there is a demand for accommodation for larger groups to take part in yoga, mindfulness, arts and crafts, painting and writer's retreat groups/workshops, and angling and hiking clubs on a year-round basis. It is further stated that the current 2 no. holiday lets cannot accommodate these larger groups and there is no further accommodation on Heir Island to accommodate these groups. The grounds of appeal outlines that the combination of the proposed and existing holiday lets on the farm could accommodate up to 15 no. guests as a group.
- 7.4.8. The Appellant contends that the proposed development would provide an economic benefit to the Island, by supporting other business such as the pizzeria, restaurant, sailing school, ferry, café, festivals and theatre groups. The applicant further outlines that maintenance and housekeeping staff live permanently on the Island. I note the letters of support from local businesses submitted in conjunction with the grounds of appeal including the sailing school which states that business is lost due to the lack of self-catering tourist accommodation on the Island.
- 7.4.9. I am satisfied that the Appellant has demonstrated a need for the proposed tourist accommodation, and in my view the short-term letting unit would be beneficial to the island in terms of footfall and spin-off economic benefits. In this regard I note that the development of tourist accommodation is supported by the Development Plan Objective RP 5-27: Holiday Home Accommodation which aims to facilitate the development of holiday homes where they can contribute to the maintenance of essential rural services and help act as a revitalising force in counteracting population decline.
- 7.4.10. Contrary to the Planning Authority's reason for refusal, it is my view that the proposed development would contribute to retention of the year-round population in terms of supporting existing business and would build on the existing economic

activities on the island. I therefore consider that the proposed development accords with the provisions of Objective MCI 7-10: Development Proposals on the Islands and Objective GDO-03 of the General Development Objectives for Heir Island.

7.4.11. Notwithstanding, having regard to the requirements of Objective RP 5-5 in relation to rural housing policy in my assessment above, should the Commission be mindful to grant permission, I recommend that a condition be attached restricting the use of the dwelling to short term holiday rental.

7.4.12. To conclude this section, I consider that the proposed short-term letting holiday unit would be acceptable in this location and would not be contrary to Ministerial Circular PL4/2019 and PL10/2017 with respect to RPZ and would accord with the provisions of the Development Plan Objective MCI 7-10: Development Proposals on the Islands and Objective GDO-03 of the General Development Objectives for Heir Island.

## **7.5. Visual Impact**

7.5.1. The reason for refusal noted that the subject site is located within a designated High Value Landscape. Notwithstanding, the Planning Authority considered that the proposed extension and external alterations to the existing structures to be carefully considered and respectful of the traditional rural character, proportion, scale and design of the existing traditional dwellings on the island. The Planning Authority further considered that the proposed development would fit into the highly sensitive coastal landscape.

7.5.2. Development Plan objectives HE 16-9 and HE 16-21 seeks to protect, maintain and enhance the established character, forms, features and setting of vernacular buildings and requires new buildings to respect the character, pattern and tradition of existing places, materials and built forms and that fit appropriately into the landscape. I further note that Development Plan Objective GI 14-9 – Landscape, seeks to protect the visual and scenic amenities of Cork’s built and natural environment. I consider these objectives to be reasonable.

7.5.3. The designated High Value Landscape within which the site is located, covers the entire Island and an expansive area of the surrounding mainland. The appeal site is located towards the middle of the Island in a coastal location. Having visited the site and having regard to the design and layout of the dwelling, I note that the proposed development is substantially set back from the local road. In terms of the visibility of

the existing structure on the site, given the alignment of the road, I note that the existing structures are visible are partially screened by the planting and are located to the front of a rock outcrop.

- 7.5.4. Having regard to the photomontages and perspective views of the proposed development submitted with the planning application material, in my view the proposed siting, scale and design of the proposed extensions and external alterations have been carefully considered. I am satisfied that the extensions have been sympathetically designed and are respectful of the vernacular character of the existing structures. Given the limited scale, extent and nature of the proposed development, it is my opinion that the impact the on designated High Value Landscape at this location would not be so great as to warrant a refusal of permission and I am satisfied that the proposed development will have not have a negative visual impact on the area.
- 7.5.5. I do not consider that the proposal would detract from the setting and historic character of Heir Island and I am satisfied that the proposal would not contravene Objective GI 14-9 of the Development Plan in relation to the protection of visual and scenic amenities of Cork's built and natural environment.
- 7.5.6. To conclude this section, I consider that the proposed development will not overly intrude on the general view or prospect of the area in the vicinity of the site and I am satisfied that the development would not negatively impact on the designated High Value Landscape. I am also satisfied that the landscape has capacity to absorb a development of the nature and scale proposed, without detriment to the visual and scenic amenities of the area and I therefore consider the proposal to be consistent with the proper planning and sustainable development of the area.

## 7.6. **Landscape**

- 7.6.1. The Appellant seeks the retention for an existing raised concrete slab and walls, and permission to demolish the said walls and reinstate the area visually and environmentally with the surrounding area by backfilling with rock and regrading down to the access lane. The Appellant proposes to reclad the existing low stone wall with local stone to match the existing stone wall on the lane. It is proposed to leave a small area of the slab uncovered for use as a patio for the proposed dwelling.

- 7.6.2. The Council's Ecologist was not supportive of the patio area and requested that a revised landscape design be submitted omitting the patio from the development. The Ecologist also raised concerns regarding the planting and noted that no specific schedule of planting was included with the planning application material. The Ecologist further stated a preference for colonisation from the existing seed bank with seeds harvested from the local area.
- 7.6.3. Development Plan Objective GI 14-9: Landscape, aims to ensure that a pro-active approach of development is undertaken while protecting the environment and heritage generally in line with the principles of sustainable development.
- 7.6.4. Having visited the site, I consider that the existing concrete slab and walls are visually incongruous in terms of siting and materiality and are therefore wholly inappropriate for the site. In this regard I am satisfied with the proposal to reinstate the landscape to its original state.
- 7.6.5. I note that the proposed development comprises 2 no. patio areas to the west and south of the proposed dwelling. I therefore do not consider that the proposed additional patio area which is separated from the dwelling by the shared access road is required as amenity space for the dwelling and it should therefore be omitted from the development. I consider that the entire concrete slab should be backfilled with rock, regrading down to the access lane.
- 7.6.6. Should the Commission be mindful to grant permission, I consider that a condition should be attached requiring a revised landscape plan and restorative planting in accordance with the Council's Ecologist requirements.

## **7.7. Vehicular Access and Servicing**

- 7.7.1. It is proposed to utilise the existing vehicular access to serve the development. In total 2 no. dedicated car parking spaces have been indicated on the site layout plan. I note that Heir Island is accessed daily by passenger ferry. The planning application material indicates that the Appellant arranges transport for visitors to and from the ferry on arrival and departure. I note that the Council's Area Engineer did not raise any issues in relation to vehicular access or car parking. I am satisfied that the proposed development will therefore not significantly increase traffic at the entrance or road, and I consider that the existing vehicular access is acceptable to serve the development.

- 7.7.2. A wastewater treatment system is proposed to serve the development which would comprise a septic tank with percolation area. A Site Suitability Assessment was carried out for the proposed on-site wastewater treatment system and a Site Characterisation Form in accordance with the EPA Code of Practice, Wastewater Treatment and Disposal Systems (Population Equivalent  $\leq 10$ ) 2021, was prepared and submitted with the application. The form states that it is proposed to install a 4-person wastewater treatment unit.
- 7.7.3. The site overlies the Bandon Islands ground waterbody which is classified as 'Not at Risk' and 'Good Status'. The underlying bedrock is 'Devonian red sandstone, mudstone and siltstone'. The location of the trial hole was not visible on the occasion of the site visit but the ground underfoot was firm with no evidence of rushes or other species indicating poor drainage. I note that the Planning Authority had no objection to the proposed wastewater treatment system.
- 7.7.4. A trial hole was opened on the 11th of August 2025 to a depth of 2 metres. Based on the percolation values returned, I am satisfied that the site is suitable for a septic tank and percolation area. This conclusion is supported by the guidance contained in Table 6.4 of the EPA Code of Practice. All separation distances shown are in accordance with the requirements of Section 6.3 of the Code of Practice.
- 7.7.5. I am satisfied that, based on my observations on the character of the site and the information contained in the Site Characteristic Form, that the proposed wastewater treatment system would be acceptable subject to a regular maintenance schedule.
- 7.7.6. Surface water from the roofs of the proposed development will drain to water butts which will then discharge to 2 no. soakaways. I note that the Council's Area Engineer did not raise any issues in relation to surface water subject. On the basis of the information submitted, I consider that the proposed surface water drainage to be acceptable.
- 7.7.7. Mains water for the proposed development is via public supply. The report from the Council's Area Engineer refers to a submission from Uisce Éireann. The Planning Authority has confirmed that there was no submission from Uisce Éireann in relation to the proposed development. In this regard I note the letter on file from the Planning Authority referring the Planning Application to Uisce Éireann. Should the

Commission be mindful to grant permission I recommend that a condition be attached requiring a connection agreement with Uisce Éireann.

## 8.0 AA Screening

8.1. 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 the Roaringwater Bay and Islands SAC (Site Code: 000101) and Sheep's Head to Toe SPA (site code: 004156) in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

8.2. This determination is based on:

- Location, nature and scale of the proposed development
- The AA screening report submitted with the Planning Application
- The Planning Report on file

## 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.
- Absence of any meaningful pathways to any waterbody.
- Standard pollution controls and project design features

## 10.0 Recommendation

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

## 11.0 Reasons and Considerations

11.1. Having regard to the provisions of the Cork County Development Plan 2022-2028 including Section 5.10 Small Scale Rural Business and Tourism Initiatives and Objectives RP 5-27: Holiday Home Accommodation, RP 5-28 Small Scale Agri-Tourism Accommodation and Objective GI 14-9 – Landscape, and the provisions Circular PL4/2019 and PL10/2017 with respect to Rent Pressure Zones, it is considered that subject to the conditions set out below that the proposed development would not result in the loss of an existing residential unit to accommodate the proposed short-term letting unit, and would contribute to the maintenance of essential rural services and help act as a revitalising force in counteracting population decline and would not injure the visual and scenic amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## 12.0 Conditions

1	The development shall be retained, 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 4 <sup>th</sup> day of September 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
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	<p>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><b>Reason:</b> In the interest of clarity.</p>
2	<p>The proposed dwelling(s) shall be used for short-term tourist accommodation only, and shall not be used as a place of permanent residence.</p> <p><b>Reason:</b> The occupation of the proposed dwelling(s) on a permanent basis is unsustainable having regard to its location</p>
3	<p>Prior to the commencement of the development that developer shall submit for the written agreement of the Planning Authority a revised landscape and planting schedule plan omitting the patio / sit out area on the existing concrete slab. The entire area subject to the retention element of the scheme shall be reinstated to natural habitats. The planting schedule shall only include native species (of Irish or local provenance) which are sensitive to the Special Area of Conservation</p> <p>Reason: in order to protect the Special Area of Conservation.</p>
4	<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><b>Reason:</b> In the interest of visual amenity.</p>
5	<p>Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.</p> <p><b>Reason:</b> In the interest of public health.</p>
6	<p>All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.</p> <p><b>Reason:</b> In the interest of traffic safety and to prevent flooding or pollution</p>

7	<p>(a) The septic tank/wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on [date] and shall be in accordance with the standards set out in the document entitled “Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent <math>\leq 10</math>) ” – Environmental Protection Agency, 2021.</p> <p>(b) Treated effluent from the septic tank/ wastewater treatment system shall be discharged to a percolation area/ polishing filter which shall be provided in accordance with the standards set out in the document entitled “Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent <math>\leq 10</math>)” – Environmental Protection Agency, 2021.</p> <p>(c) Within three months of the first occupation of the development, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the septic tank/ wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.</p> <p><b>Reason:</b> In the interest of public health and to prevent water pollution</p>
8	<p>Prior to the commencement of development, the developer shall enter into water connection agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply network.</p> <p><b>Reason:</b> In the interests of public health.</p>
9	<p>All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.</p> <p><b>Reason:</b> In the interest of visual amenity</p>
10	<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><b>Reason:</b> In order to safeguard the residential amenities of property in the vicinity</p>
11	<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 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><b>Reason:</b> In the interest of public safety, environmental protection, and residential amenity.</p>
12	<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><b>Reason:</b> 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 me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

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Carol Smyth

Planning Inspector

30<sup>th</sup> March 2026

### Appendix 1: Form 1 EIA Pre-Screening

<b>Case Reference</b>	PL-500360-WC-25
<b>Proposed Development Summary</b>	RETENTION of existing site works PERMISSION for part demolition of the walls and demolition of 2 outbuildings, upgrade 2 disused buildings and extensions to side and rear for short term/holiday letting and all associated works.
<b>Development Address</b>	Inishodriscol, Church Cross, Skibereen, Co. Cork
<b>IN ALL CASES CHECK BOX / OR LEAVE BLANK</b>	
<b>1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?</b>	<input type="checkbox"/> Yes, it is a 'Project'. Proceed to Q.2.
	<input checked="" type="checkbox"/> No, No further action required.
(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)	
<b>2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?</b>	

<input type="checkbox"/> Yes, it is a Class specified in Part 1. <b>EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.</b>	<b>State the Class here</b>
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
<b>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?</b>	
<input checked="" 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. <b>No Screening required.</b>	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold. <b>EIA is Mandatory. No Screening Required</b>	<b>State the Class and state the relevant threshold</b>
<input type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.  <b>Preliminary examination required. (Form 2)</b> <b>OR</b>	<b>State the Class and state the relevant threshold</b>

<b>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</b>	
<b>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)?</b>	
<b>Yes</b> <input type="checkbox"/>	
<b>No</b> <input checked="" type="checkbox"/>	<b>Pre-screening determination conclusion remains as above (Q1 to Q3)</b>

**Inspector:** \_\_\_\_\_

**Date:** \_\_\_\_\_



## Appendix 3: Standard AA Screening Determination Template 2

### Test for likely significant effects

<p style="text-align: center;"><b>Screening for Appropriate Assessment</b> <b>Test for likely significant effects</b></p>	
<p><b>Case Reference Number:</b> PL-500360-WC-25</p>	
<p><b>Step 1: Description of the project and local site characteristics</b> RETENTION of existing site works PERMISSION for part demolition of the walls and demolition of 2 outbuildings, upgrade 2 disused buildings and extensions to side and rear for short term/holiday letting and all associated works.</p>	
<p><b>Brief description of project</b></p>	<p>Retention permission for existing site works comprising a concrete slab and surrounding walls and planning permission for remedial works to the slab area and walls to reinstate the natural landscape, the demolition of 2 no. outbuildings and alterations and extensions to 2 disused stone buildings for use as a single dwelling for short term/holiday letting, the construct new septic tank and percolation area and all associated site works.</p>
<p><b>Brief description of development site characteristics and potential impact mechanisms</b></p>	<p>The site extends to 0.796 ha and is located within Roaringwater Bay and Islands SAC (Site Code: 000101 and is located approximately 4.3 km from Sheep's Head to Toe SPA (site code: 004156).</p> <p>The site is located circa 67 metres to the east of the Roaring Water Bay coastal waterbody and overlies the Bandon Islands ground waterbody.</p> <p>The data from the Waterframework Directive indicates that Roaringwater Bay is classified as 'Not at Risk' and 'Good</p>

	<p>Status' and Bandon Islands ground waterbody is also classified as 'Not at Risk' and 'Good Status'.</p> <p>There are no surface water bodies or drainage ditches within/adjacent to the site.</p> <p>Surface water from roofs will be collected in water butts and discharged to 2 no. soak pits.</p> <p>An on-site wastewater treatment system is proposed which accords with the EPA Code of Practice.</p>			
<b>Screening report</b>	A Screening Report prepared by Greenleaf Ecology was submitted with the planning application material.			
<b>Natura Impact Statement</b>	No			
<b>Relevant submissions</b>	None on file			
The Applicant has submitted an Ecological Impact Assessment prepared by Greenleaf Ecology in conjunction with the planning application.				
<b>Step 2. Identification of relevant European sites using the Source-pathway-receptor model</b>				
<b>European Site (code)</b>	<b>Qualifying interests<sup>1</sup> Link to conservation objectives (NPWS, date)</b>	<b>Distance from proposed development (km)</b>	<b>Ecological connections<sup>2</sup></b>	<b>Consider further in screening<sup>3</sup> Y/N</b>
Roaring Bay and Islands SAC	Large shallow inlets and bays [1160] Reefs [1170]	The subject site is partially located within the SAC	Direct - the proposed site is located within this SAC	Yes

(Site Code 000101)	Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]  European dry heaths [4030]  Submerged or partially submerged sea caves [8330]  Phocoena phocoena (Harbour Porpoise) [1351]  Lutra lutra (Otter) [1355]  Halichoerus grypus (Grey Seal) [1364]			
Sheep's Head to Toe Head SPA (Site Code 004156)	Peregrine (Falco peregrinus) [A103]  Chough (Pyrrhocorax pyrrhocorax) [A346]	Circa 4.3 km	There is no connectivity via surface water or ground water.  Potential use of habitats by Chough (Pyrrhocorax pyrrhocorax) [A346]	Yes
<p><sup>1</sup> Summary description / <b>cross reference to NPWS website</b> is acceptable at this stage in the report</p> <p><sup>2</sup> Based on source-pathway-receptor: Direct/ indirect/ tentative/ none, via surface water/ ground water/ air/ use of habitats by mobile species</p> <p><sup>3</sup> if no connections: N</p>				

**Step 3. Describe the likely effects of the project (if any, alone or in combination) on European Sites**

[From the AA Screening Report or the Inspector’s own assessment if no Screening Report submitted, complete the following table where European sites need further consideration taking the following into account:

- (a) Identify potential direct or indirect impacts (if any) arising from the project alone that could have an effect on the European Site(s) taking into account the size and scale of the proposed development and all relevant stages of the project (See Appendix 9 in Advice note 1A).
- (b) Are there any design or standard practice measures proposed that would reduce the risk of impacts to surface water, wastewater etc. that would be implemented regardless of proximity to a European Site?
- (c) Identify possible significant effects on the European sites in view of the conservation objectives (alone or in combination with other plans and projects)

**AA Screening matrix**

Site name Qualifying interests	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
	Impacts	Effects
<p><b>Roaring Bay and Islands SAC (Site Code 000101)</b> <u>Qualifying Interests</u></p> <ul style="list-style-type: none"> <li>• Large shallow inlets and bays [1160]</li> <li>• Reefs [1170]</li> <li>• Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>• European dry heaths [4030]</li> <li>• Submerged or partially submerged sea caves [8330]</li> <li>• Phocoena phocoena (Harbour Porpoise) [1351]</li> <li>• Lutra lutra (Otter) [1355]</li> </ul>	<p><b>Direct:</b> Not directly impacting any of the QI’s habitats.</p> <p><b>Indirect:</b> Negative impacts (temporary) on surface water/water quality due to construction related emissions including increased sedimentary and construction related pollution</p>	<p>There is no surface water connectivity between the proposed development and SAC.</p> <p>No significant adverse effects as a result of deleterious substances within surface water run-off or ground water continuation during activities undertaken in the construction phase.</p> <p>Foul water will be treated in a septic tank that will meet the requirements of the EPA</p>

<ul style="list-style-type: none"> <li>Halichoerus grypus (Grey Seal) [1364]</li> </ul>	Leakage from septic tank	Code of Practice, Wastewater Treatment and Disposal Systems.
	<b>Likelihood of significant effects from proposed development (alone): No</b>	
	<b>If No, is there likelihood of significant effects occurring in combination with other plans or projects? No</b>	
	<b>Impacts</b>	<b>Effects</b>
<b>Sheep's Head to Toe Head SPA (Site Code 004156)</b> <u>Qualifying Interests</u> Peregrine (Falco peregrinus) [A103] Chough (Pyrrhocorax pyrrhocorax) [A346]	None	None
	<b>Likelihood of significant effects from proposed development (alone): No</b>	
	<b>If No, is there likelihood of significant effects occurring in combination with other plans or projects? No</b>	
*Where a restore objective applies it is necessary to consider whether the project might compromise the objective of restoration or make restoration more difficult. N/A		
<b>Step 4: Conclude if the proposed development could result in likely significant effects on a European site</b>		
<b>Screening Determination</b> <b>Finding of no likely significant effects</b>		

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/ X named European Site(s)] in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

This determination is based on:

- Location, nature and scale of the proposed development
- The AA screening report submitted with the Planning Application
- The Planning Report on file

## WFD IMPACT ASSESSMENT STAGE 1: SCREENING

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

<b>An Bord Pleanála ref. no.</b>	PL-500360-WC-25	<b>Townland, address</b>	No 7 St Helens Court, Glasheen Road, Cork
<b>Description of project</b>		RETENTION of existing site works PERMISSION for part demolition of the walls and demolition of 2 outbuildings, upgrade 2 disused buildings and extensions to side and rear for short term/holiday letting and all associated works.	
<b>Brief site description, relevant to WFD Screening,</b>		The site is located within a rural area on Heir Island. The Bandon Islands Ground Water Body (IE_SW_G_013) underlies the site while the Roaring Water Bay (IE_SW_140_0000) is located approximately 180 metres to the north and west of the site.	
<b>Proposed surface water details</b>		Surface water from roofs will be collected in water butts and discharges to 2 no. soakpits proposed to the north and west of the proposed development.	
<b>Proposed water supply source &amp; available capacity</b>		Connection to public water mains.	
<b>Proposed wastewater treatment system &amp; available capacity, other issues</b>		Wastewater treatment system which complies with the EPA Code of Practice	

Others?	No
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**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)
Coastal Waterbody	c. 180 metres	Roaring Water Bay (IE_SW_140_0000)	Good	Not at risk		Surface water run-off
Groundwater Waterbody	Underlying the site	Bandon Islands Ground Water Body (IE_SW_G_013)	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	<b>Determination** to proceed to Stage 2. Is there a risk to the water environment? (if</b>
							<b>the water environment?) (if</b>

							'screened' in or 'uncertain' proceed to Stage 2.
1.	Surface	Roaring Water Bay (IE_SW_140_0000)	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	Bandon Islands Ground Water Body (IE_SW_G_013)	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
<b>OPERATIONAL PHASE</b>							
3.	Surface	Roaring Water Bay	Surface water run off	Spillages Deterioration of water quality	Surface water discharged to soakpits	No	Screened out

		(IE_SW_140_0000)					
4	Discharges to Ground	Bandon Islands Ground Water Body (IE_SW_G_013)	Drainage to ground	Pollution associated with wastewater discharge.	Compliance with EPA Code of Practice for wastewater treatment systems.	No	
<b>DECOMMISSIONING PHASE</b>							
4.	Decommissioning is not anticipated as this is a permanent residential development						Screened out