



Inspector's Report

PL-500362-CC-25

Development	Construction of a 4 bedroom house and all associated site works.
Location	Rathcooney Road, Ballyharoon, Glanmire, Cork.
Planning Authority	Cork City Council
Planning Authority Reg. Ref.	2543898
Applicants	Judith Gahan
Type of Application	Permission
Planning Authority Decision	Grant Permission + Conditions
Type of Appeal	Third Party Normal Planning Appeal
Appellants	Helena McCarthy
Observers	Pauline O'Brien
Date of Site Inspection	28 th January 2026
Inspector	Siobhan Carroll

Table of Contents

1.0	Site Location and Description	3
2.0	Proposed Development	3
3.0	Planning Authority Decision	3
4.0	Planning History.....	6
5.0	Policy Context	6
6.0	EIA Screening.....	9
7.0	The Appeal.....	9
8.0	Assessment.....	20
9.0	AA Screening.....	27
10.0	Water Framework Directive.....	27
11.0	Recommendation	29
12.0	Reasons and Considerations.....	29
13.0	Conditions	29
	Appendix 1: Form 1 EIA Pre-Screening	32
	Appendix 2: Form 2 - EIA Preliminary Examination	36
	Appendix 3: Water Framework Assessment Screening	

1.0 Site Location and Description

- 1.1. The appeal site has a stated area of 0.35 hectares and is located within the townland of Ballyharoon, Glanmire, Cork which is situated approximately 2.6km to the west of Glanmire. Cork City centre is situated circa 4km to the south-west.
- 1.2. The main section of the site is located at roughly the 115m contour. The site is situated on the northern side of the Rathcooney Road the L2975. Immediately to the west of the site is a pair of semi-detached cottages with a further three dwellings to the west of those properties. On the southern side of the Rathcooney Road there is a row of residential properties comprising a mix of detached single storey and dormer dwellings.
- 1.3. The site extends back for approximately 152m from the Rathcooney Road. The eastern boundary is formed by mature trees and hedgerow. The western site boundary at the main area of the site where the dwelling is proposed is defined by trees and hedgerow. The other section of the western site boundary where the driveway is proposed is currently undefined. The northern site boundary adjoins agricultural lands and is defined by trees and hedgerow. There is a residential property setback 134m from the Rathcooney Road, it is situated to the west of the site and the location of proposed dwelling.

2.0 Proposed Development

- 2.1. Permission is sought for the construction of a 4-bedroom, single storey dwelling house with a floor area of 326.2sq m to provide specialist care accommodation for adults with physical and intellectual disabilities, and all ancillary site development works. Ancillary site development works include the installation of an on-site effluent treatment system to serve the proposed dwelling house and the demolition of 2 no. existing shed structures.

3.0 Planning Authority Decision

- 3.1. **Decision**

3.1.1. By order dated the 6th of November 2025 Cork City Council issued a notification to grant permission subject to 14 no. conditions.

3.2. **Planning Authority Reports**

3.2.1. Planning Reports

3.2.2. Report of Report of Assistant Planner dated 15/07/2025: Recommended to request further information.

3.2.3. Report of Senior Executive Planner dated 15/07/2025: Recommended to request further information.

3.2.4. Further information was requested in relation to the following;

- (1) The Planning Authority has concerns regarding the proposal as currently presented in relation to the principle of development and it is considered same has not been robustly justified in terms of compliance with the Cork City Development Plan 2022-2028, as varied. The preferred location for dwellings incl. specialist accommodation is on appropriately zoned lands (e.g. Sustainable Residential Neighbourhoods, Mixed Use Developments etc.). No evidence has been provided regarding site selection and whether sites on appropriate zoned lands were not available or if the particular nature of tenure necessitates the rural location proposed. The applicant, in conjunction with the identified service provider, is requested to provide information in this regard and set out a robust rationale/justification as to why the subject site is appropriate for the proposed development. The applicant is advised that familial ownership of the site is not justification for supporting the development in its own right and any proposal must comply with the requirements of the Development Plan.
- (2) The nature of the facility is unclear and the future operation of same in terms of service model, number of supports staff, traffic movements etc, has not been provided. The applicant in conjunction with the identified service provider, is requested to provide details in this regard.
- (3) Details of stopping sight distance (SSD) demonstrating compliance with applicable standards, is required.

(4) Proposals for surface water drainage for both the curtilage of the dwelling and the access and access driveway required. Surface water generated from the proposed development shall be maintained and disposed of onsite and not be allowed to flow onto the public road. All soakpits to be sized in accordance with BRE Digest 365 and to comply with required separation distances to structures and boundaries.

(5) Submit a Pre-Connection Enquiry (PCE) with Uisce Eireann to access the feasibility of connection to the public water mains. The outcome of the PCE to be submitted with the further information response.

3.2.5. Report of Assistant Planner dated 6/11/2025: The response to the items in the further information request were considered acceptable. Recommended to grant permission.

3.2.6. Report of Senior Executive Planner dated 6/11/2025: Recommended to grant permission.

3.2.7. Other Technical Reports

3.2.8. Area Engineer: Report dated 5/6/2025 – Further information was requested in relation to the submission of surface water drainage details.

3.2.9. Area Engineer: Report dated 16/10/2025 – Following the applicant's response to the request for further information, it is recommended that permission is granted subject to conditions.

3.2.10. Rural Water: Report dated 15/6/2025 – No objection subject to the attachment of conditions.

3.2.11. Contributions: Report dated 27/6/2025 – No objection subject to attachment of a condition for a development contribution.

3.3. **Prescribed Bodies**

- None

3.4. **Third Party Observations**

3.4.1. The Planning Authority received 6 no. submissions/observations in relation to the application. The issues raised are similar to those set out in the appeal and observation to the appeal.

4.0 Planning History

- 4.1. Reg. Ref. 05/4253 – Permission was granted for extension to side of dwelling, remove external toilet and septic tank and install a waste water treatment unit, excavate part of front garden and construct a car parking space with entrance gates.

5.0 Policy Context

5.1. Cork City Development Plan 2022-2028

- 5.1.1. The appeal site at Ballyharoon, Glanmire, Cork is subject to two zoning objectives. The main section of the site is located on lands zoned Objective ZO 20 – ‘City Hinterland’. A small section of the site adjacent to the road is zoned Objective ZO 1 – ‘Sustainable Residential Neighbourhoods’.
- 5.1.2. Chapter 12 refers to Land Use Zoning Objectives
- 5.1.3. ZO1 – Sustainable Residential Neighbourhoods: To protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses.
- 5.1.4. ZO 20 – City Hinterland: To protect and improve rural amenity and provide for the development of agriculture.
- 5.1.5. Section ZO.20.1 – The primary objective of this zone is to preserve the character of the City Hinterland generally for use as agriculture, rural amenity, open space, recreational uses, green and blue infrastructure and to protect and enhance biodiversity. Rural-related business activities which have a demonstrated need for a rural location are also permissible. Any development associated with such uses should not compromise the specific function and character of the City Hinterland in the particular area.
- 5.1.6. Section ZO.20.4 – Single housing in the City Hinterland will be facilitated only where the objectives and requirements on rural housing set out in Chapter 3 Delivering Homes and Communities are met. Housing must be based on exceptional rural housing need and on the core considerations of demonstratable economic or social need to live in a rural area. Other considerations including siting and design criteria are also relevant.

5.1.7. Chapter 3 refers to Delivering Homes and Communities

5.1.8. Section 3.47 – Housing for Older People and People with Disabilities

An ageing population and under-occupation of Cork City’s housing stock means that providing housing products that suit “rightsizing” (downsizing), to release family units, is a key priority for Cork City. Integrated housing and community developments in the right location can provide a spectrum of housing options within neighbourhoods. Housing needs within these developments are tailored to range from independent living to assisted living, to best meet the needs of an ageing population. ‘Age Friendly Principles and Guidelines for the Planning Authority’ (Age Friendly Ireland, 2021) and Cork City Council’s ‘Age Friendly City Strategy 2015-2020’ will also provide relevant context to housing provision in Cork. Designing homes to a Universal Design Standard will also be vital to enable independent living now and in the future (see Chapter 11: Placemaking and Managing Development).

5.1.9. Section 3.48 – Cork City Council will work with its partners to seek to ensure that housing need is met for a range of special categories within Cork City during the Plan period.

5.1.10. Objective 3.10 – Housing and Community for Older People

Cork City Council will actively seek to meet the housing and community needs of older persons by:

- (a) Supporting mainstream housing options for older people and persons with disabilities (including but not limited to physical, mental health) consistent with NPO 30 of the NPF, and RPO 182 of the RSES;
- (b) Supporting the adaptation of existing homes;
- (c) Promoting opportunities for right sizing/downsizing by older people within their neighbourhoods to enable sustainable social networks and support to be maintained;
- (d) Supporting the provision of integrated housing and community development specifically designed for older people in accessible locations that allow for wider engagement with existing communities;

- (e) Integrating community facilities within a range of housing designed for the elderly such as assisted living homes and clusters (with support), transition clusters (combining mainstream and supported living) and step-down units (with care), and specialised care homes;
- (f) Supporting the development of lifetime housing (Lifetime Homes Standard);
- (g) Supporting the development of housing designed to Universal Design Standards.

5.1.11. Objective 3.12 – Special Categories of Housing

Cork City Council will actively seek to meet the housing needs of special categories of housing by:

- (a) To directly provide and also support the development of suitable accommodation to meet the particular housing needs of Cork City's Travelling Community through the planning process and development of new sites, the extension of existing sites and the refurbishment of existing sites in accordance with the needs identified in the Travellers Accommodation Plan. Specific development locations are specifically identified in Table 3.7 and accommodation for Travellers will also be suitable on lands zoned for purposes that accommodate residential uses, including the ZO 1:Sustainable Residential Neighbourhoods and ZO 20 City Hinterland land use zoning objectives;
- (b) Encouraging and supporting, in conjunction with Túsla and other relevant agencies, the provision of Domestic Violence Refuge which seek to provide appropriate Domestic Abuse Crisis Intervention Services in Cork;
- (c) Supporting the provision of homeless accommodation and/or support services throughout Cork City;
- (d) Supporting the provision of housing for people with intellectual disability and/or autism consistent with the National Disability Act and the policy on congregated settings.

5.1.12. Chapter 11 refers to Placemaking and Managing Development

5.1.13. Objective 11.8 – Older Persons and Specialist and Supported Living Accommodation

Planning permission for elderly-persons and supported and specialist care accommodation will be granted where it:

- (a) Is located with good access to local facilities and services including public transport, shops and healthcare facilities;
- (b) Is located close to or as part of a mixed community and will contribute positively to the creation and maintenance of mixed and balanced communities;
- (c) Is appropriate for its intended residents and the neighbourhood in terms of form, scale and design;
- (d) Includes gardens and amenity space of appropriate size and quality;
- (e) Meets the affordable housing requirements of Chapter 3 Delivering Home and Communities.

Planning permission will not be granted for the loss of existing special care accommodation unless it can be demonstrated that provision is to be replaced or that there is not a need for the facility.

5.2. Natural Heritage Designations

- 5.2.1. Cork Harbour SPA (Site Code 004030) is located 2km to the south-east of the appeal site.
- 5.2.2. Great Island Channel SAC (Site Code 001058) is located 6km to the east of the appeal site.

6.0 EIA Screening

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

7.0 The Appeal

7.1. Grounds of Appeal

A third party appeal has been submitted by Helena McCarthy. The issues raised are as follows;

- The appellant is a resident of Ballyharoon, Rathcooney Road.
- It is submitted that the proposed development is contrary to the ZO-20 Rural Hinterland zoning. The site is located on lands zoned ZO-20, to protect and improve rural amenity and provide for the development of agriculture. The proposed development is a specialist supported residential arrangement involving staff attendance and scheduled care support with staff, shifts and service activity. The proposed development does not constitute rural housing, agricultural use or any form of development anticipated within ZO-20 Rural Hinterland zoning.
- Section ZO-20.4 of the Development Plan requires that rural housing be justified by exceptional rural housing need, including social or economic ties in the area. The applicant does not reside locally has no ties to the area and does not intend to live at the property. The land was recently purchased specifically for a non-residential commercial purpose, contrary to the intent of this zoning.
- The report of the Planning Officer acknowledged that the structure is intended for service provision rather than domestic occupation. Therefore, this aligns with characteristics of a specialist supported residential use and not a rural dwelling.
- The report of the Planning Officer dated July 2025, raised extensive concerns which are issues raised in the appeal. Referring to conflict with zoning, lack of rural housing need, insufficient operational detail, drainage and sewage concerns and that the site would be an inappropriate location for specialist accommodation.
- Regarding the site selection it was stated in the further information response, that the applicant examined several alternative sites. They rejected the alternative sites as being unsuitable for reasons including remoteness, lack of accessibility and conflicting with planning policy. It is considered that the

subject site at Ballyharoon also has the same shortcomings as the other alternative sites which were explored by the applicant.

- The appellant refers to requirements for the location of specialist accommodation to be in accordance with accessibility and transport policies of the Development Plan and Objective 11.8 which refers to specialist accommodation.
- The further information response states that the property was purchased specifically for the purpose of developing a specialist care facility.
- The report of the Planning Officer refers to specialist housing provision under ZO1 zoning. This highlights that accommodation such as this is ordinarily intended for serviced urban residential neighbourhoods. The site lies within lands zoned ZO-20, Rural Hinterland, the zoning does not support specialist residential use and is restricted to cases of rural housing need.
- There are footpaths in the area, however they are narrow, rural in character and located immediately beside a winding roadway with no separation or protective width. It is submitted that the footpaths are not suitable for vulnerable pedestrians, wheelchair users or residents who may require supported mobility. The road network is entirely unlit and there is no public transport provision. The locality does not operate as a serviced urban neighbourhood and therefore it does not meet the accessibility safety or connectivity standard ordinarily required for specialist residential accommodation in the Cork City Development Plan 2022-2028.
- Concerns are raised in relation to risk of pollution to groundwater. The Ballyharron area is identified in the Strategic Environmental Assessment (SEA) and Strategic Flood Risk Assessment (SFRA) as having vulnerable drainage, slow soil percolation and susceptibility to surface water accumulation. It is stated that groundwater on the subject lands flows downslope in a north-south direction towards the appellant's property.
- At the point where the groundwater meets the upper edge of the appellant's property it rises to the surface and forms a stream that immediately begins to flow parallel to the side of the property.

- Construction on the lands including any excavation, foundation works, installation of impermeable surfaces or alterations to drainage patterns on the site could change groundwater behaviour or increase surface water discharge which would intensify the flow of the stream and redirect water towards the appellant's home. Concern is raised that a groundwater impact assessment was not submitted.
- The appellant states that the further information submitted on the 10th of October 2025 introduced substantial new engineering, operational and planning justification material. Cork City Council did not determine that the further information submitted was significant and therefore the observers to the application were not able to further comment on it.
- It is submitted that the further information response contains details which are contradictory in relation to site selection, operational justification and planning logic. Several alternative sites were rejected on the basis of issues which apply equally or more to the chosen site. Therefore, indicating that the site selection process does not appear to align with planning policy criteria.
- It is respectfully requested that An Coimisiún Pleanála refuse permission for the reasons set out in the appeal.

7.2. Applicant Response

A response to the third party appeal was submitted by HW Planning on behalf of the applicant Judith Gahan. The issues raised are as follows:

- It is highlighted to the Commission that the public notices describe the proposed development as a “single storey dwelling house to provide specialist care accommodation for adults with physical and intellectual disabilities.”
- It is stated that the design and use of the proposed dwelling are critical to the consideration of the proposal.
- It is confirmed that the proposed development is not a commercial proposal it is for a high quality and specially designed house to meet the specific needs of applicant's daughter who has physical and intellectual disabilities. The applicant's daughter receives care at Cope Foundation in Cork City. In order to provide for her enhanced independence, well being and quality of life the

applicant is seeking to develop the house so that her daughter can reside near the family home at Glanmire, Cork.

- It is proposed that the dwelling will accommodate three other adults with physical and intellectual disabilities. It is detailed in the letter of support from Horizon/Cope Foundation that there is a growing demand for their services and an increasing need for specialist residential accommodation for people with physical and intellectual disabilities. It is confirmed that the dwelling will be operated by Horizon/Cope Foundation who will provide the four adult occupants with 24 hour care.
- The proposal is in accordance with national policy. 'Time to Move on from Congregated Settings – A Strategy for Community Inclusion' is a national policy which seeks to support people with disabilities living ordinary lives in ordinary places.
- The primary issue raised in the appeal refers to the appellant's assertion that the proposed development should be assessed in accordance with the Council's rural housing policies.
- The intended use of the proposed dwelling is not a conventional rural house in a conventional rural area. The Planning Authority determined that it was appropriate that it be assessed in accordance with Development Objective 11.8 which refers to Older Persons and Specialist and Supported Living Accommodation.
- Development Objective 11.8 states that Planning permission for elderly-persons and supported and specialist care accommodation will be granted where it: (a) Is located with good access to local facilities and services including public transport, shops and healthcare facilities; (b) Is located close to or as part of a mixed community and will contribute positively to the creation and maintenance of mixed and balanced communities; (c) Is appropriate for its intended residents and the neighbourhood in terms of form, scale and design; (d) Includes gardens and amenity space of appropriate size and quality; (e) Meets the affordable housing requirements of Chapter 3 Delivering Home and Communities.

- It is submitted that the proposed development complies with Objective 11.8.
- In relation to part (a) of Objective 11.8, the subject lands were zoned for residential development until the recent Cork City Development Plan identified them as 'Long Term Strategic' forming part of the Ballyvolane Urban Expansion Area. The site is located 15 minutes walking distance from Ballyvolane District Centre which provides a range of amenities including pharmacies, a doctor's surgery, dentist, shops, supermarket and public transport options.
- In relation to part (b) of Objective 11.8, the site is situated in an urban edge area with urban centres and communities at Ballyvolane, Mayfield and Glanmire all in close proximity to the site. In the future the site will be located within the Ballyvolane Urban Expansion Area and this will benefit both carers and family members accessibility to the future residents of the dwelling which has been a critical aspect in identifying the subject site as an appropriate location for such a dwelling.
- In relation to part (c) of Objective 11.8, the Architectural Design Statement prepared by Deady Gahan Architects provides details of the design of the building and how it will cater to the specific requirements of occupants and carers. The dwelling has been designed as a single house where all bedrooms, bathrooms and communal areas will be wheelchair accessible for future occupants with mobility issues. A sensory garden and quiet room are proposed to provide an appropriate quiet and soothing environment for residents.
- In relation to part (d) of Objective 11.8, the proposed dwelling house designed by Deady Gahan Architects has been designed to the highest standards and in response to the specific needs of future occupants, improving their well being and assisting their care.
- Objectives 3.10 and 3.12 of the Cork City Development Plan highlight the support of the Council for 'Housing and Community for Older People and Special Categories of Housing.'

- Objective 3.10 – ‘Housing and Community for Older People’, confirms that Cork City Council will actively seek to meet the housing and community needs of older persons by: - supporting mainstream housing options for older people and persons with disabilities (including but not limited to physical, mental health) consistent with NPO 30 of the NPF, and RPO 182 of the RSES; - Supporting the development of lifetime housing (Lifetime Homes Standard); - Supporting the development of housing designed to Universal Design Standards.
- Objective 3.12 – ‘Special Categories of Housing’ further expands on the Planning Authority’s ambition to meet the specific housing needs of people with disabilities stating that ‘Cork city Council will actively seek to meet the housing need of special categories of housing by (d) supporting the provision of housing for people with intellectual disability and/or autism consistent with the National Disability Act and the policy on congregated settings.
- Sections 3.47 and 3.48 of the Development Plan refer to ‘Housing for Older People and People with Disabilities.
- Section 3.47 states, ‘...Integrated housing and community developments in the right location can provide a spectrum of housing options within neighbourhoods. Housing needs within these developments are tailored to range from independent living to assisted living, to best meet the needs of an ageing population. ‘Age Friendly Principles and Guidelines for the Planning Authority’ (Age Friendly Ireland, 2021) and Cork City Council’s Age Friendly City Strategy 2016-2020’ will also provide relevant context a housing provision in Cork. Designing homes to a Universal Design Standard will also be vital to enable independent living now and in the future (see Chapter 11: Placemaking and Managing Development).
- Section 3.48 states, ‘Cork City Council will work with its partners to seek to ensure that housing need is met for a range of special categories within Cork City during the Plan period.
- Section 3.98 of the Development Plan further refers to accommodation for people with disabilities stating that, ‘Cork City Council will continue to work with stakeholders to support the provision of accommodation that satisfies the

requirements of people with a disability (physical/intellectual/mental health/sensory) who have identified social housing needs to evolve to provide for the needs of all of society including people with a disability. The National Disability Authority's Universal Design Guidelines – "Building for Everyone: A Universal Design Approach" (2012) should be taken into account in designing developments.

- It is submitted that the provision of specialist accommodation for people with disabilities is consistently supported by the objectives and policies of the Development Plan.
- The applicant considers that the proposed development is consistent with all criteria for the design and location for such a dwelling. While it is accepted that the ideal location for such a specialist care facility would be within the existing built up area, the Development Plan does not preclude the location of specialist care facilities outside of the existing built up area subject to compliance with the criteria outlined in Objective 11.8. It is submitted that the proposed development complies with the criteria defined by Objective 11.8.
- The subject site and adjacent lands are identified as Tier 3 residential lands in the Development Plan and were zoned up to 2022 and could again be zoned in the near future. Therefore, it is considered that the proposed development is appropriately located having regard to the site selection undertaken.
- In relation to the matter of site selection numerous discussions and meetings have taken place in recent years between Horizons (formally Cope Foundation) and the applicant regarding the long term care of their daughter. It was agreed that the Gahan family would find a suitable site which would provide a home for four young adults with physical and intellectual disabilities.
- One key consideration for the selection of an appropriate site to accommodate a specialist dwelling is that the site would need to be within an appropriate catchment for the day care services at Horizons primary location at Middle Glanmire Road in Montenotte. It is also an advantage to the Gahan family if the site is within reasonable proximity of the family home in Glanmire to facilitate continuity of their daughter's support network.

- Following discussions with Horizons it was determined that an appropriate catchment would be 3km from the Horizons base in Montenotte. It was agreed that an ideal location would be served by existing footpath infrastructure to accommodate public transport options and local services for carers at the facility. Given the specialist requirements of the dwelling it was considered most important that the site meet the needs of occupants in terms of privacy and security.
- The design parameters of the subject dwelling were set by the Horizons design guidelines in developing a 'Tier 1' high dependency dwelling for adults with severe to profound intellectual disabilities. The design parameters entailed that the most appropriate building design would be a bungalow with an area of approximately 320sq m. A site would be required to be relatively flat with an area of 0.35 – 0.5 acres depending on drainage services available.
- In the process of selecting suitable site, it became apparent that many infill/urban sites were not large enough to deliver a specialist dwelling house. Six potential sites were identified within the defined catchment and are illustrated on an ariel photograph submitted with the appeal response.
- Six potential sites were identified within the catchment. Site no. 1 – site adjacent to Rathcooney graveyard. Site no. 2 – site at Lotabeg farm, Mayfield. Site no. 3 – site at Arderrow, Ballyvolane. Site no. 4 - site at Carriglen Road, Ballincroig, Site no. 5 – site at Springmount Woods, Glanmire and Site no. 6 – site on Rathcooney Road (subject site).
- It was stated that of the sites considered that site no. 6 at Rathcooney Road satisfies all site criteria and is the ideal location for a dwelling house to provide specialist care accommodation for the applicant's daughter.
- The appeal refers to the issues of groundwater risk, underground stream and flooding liability. The appellant raised those issues in their observation on the application, and they formed part of the request for further information issued by the Planning Authority which was comprehensively responded to by the applicant. It is highlighted that the submitted response is to the satisfaction of the Area Engineer who recommended that permission be granted.

- These recommended conditions feature as conditions 5,6,7,8 and 9 of the decision to grant permission. The applicant has no objections to the conditions. They consider that compliance with these conditions will ensure that there will be no impact on the appellant's property.
- It is submitted that the proposed development is consistent with agreed national policy as outlined in 'Time to move on from congregated setting – A strategy for Community Inclusion' and it will allow four adults with disabilities to move from care being provided to them in a congregated setting to their own homes in the community with the support they need. The proposed development is also fully in accordance with Objective 11.8 of the Development Plan.
- It is requested that the Commission uphold the decision of Cork City Council and grant permission for the proposed development.

7.3. Planning Authority Response

- None received

7.4. Observations

An observation to the appeal has been received from Pauline O'Brien. The issues raised are as follows;

- The site is zoned objective ZO-20 landscape preservation zone and forms part of a designated Hinterland Settlement. It is stated that policy requirements include limited, low impact development only, preservation of rural landscape character, avoidance of increased activity, traffic or noise, protection of natural hydrology, no alteration of visual or environmental qualities.
- It is submitted that a specialist care facility of this scale with associated staff movements, lighting, traffic and effluent treatment is wholly incompatible with these zoning objectives.
- The site contains multiple natural springs, and the lands are consistently wet and saturated. Construction on the site could result in disturbance of natural

water flows, increase water pressure downslope and create instability in surrounding land.

- The site percolation results are understood to be borderline, indicating poor drainage, high soil moisture and slow infiltration.
- The development site is elevated above the observer's home. Concern is expressed that construction would increase surface water runoff towards the appellant's property.
- The location of the dwelling is considered in close proximity to the observer's property. It is considered that the development would overlook their dwelling and that there would be an increase in noise and activity and disturbance from external lighting.
- The proposed access to the site is via a narrow unlit road. Road safety concerns are raised.
- Concern is expressed that stopping sight distances cannot be achieved at the proposed entrance.
- Under ZO.20.4 in the Development Plan a new dwelling requires demonstration of exceptional need, in terms of local housing need or functional connection to the land, minimal low impact design and compatibility with rural landscape character. It is submitted that in this case the applicant is not local, that they will not live on the site, no exceptional need has been demonstrated. It is considered that the proposal does not qualify under ZO 20.4 rural housing criteria.
- It is stated in the report of the Planning Officer that, "the scope of the facility is unclear". The observer raises concerns in relation to uncertainty regarding future intensification or expanded use.
- The observer respectfully requests that the Commission overturn the decision of Cork City Council and refuse permission for the proposed development.

8.0 **Assessment**

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

- Compliance with development plan policy
- Design and residential amenity
- Vehicular Access
- Drainage and effluent treatment

8.1. **Compliance with development plan policy**

- 8.1.1. The site at Ballyharoon, Glanmire, Cork is subject to two zoning objectives under the provisions of the Cork City Development Plan 2022-2028. The main section of the site is located on lands zoned Objective ZO 20 – ‘City Hinterland’. A small section of the site adjacent to the road is zoned Objective ZO 1 – ‘Sustainable Residential Neighbourhoods’. The proposed development entails the development of a dwelling to provide specialist residential accommodation for 4 no. people with physical and intellectual disabilities.
- 8.1.2. It is contended in the appeal that the proposal constitutes rural housing which under section ZO-20.4 of the Development Plan requires to be assessed on the basis of exceptional rural housing need. It is stated that applicant would not qualify on the basis of local housing need and that they do not intend to live at the property.
- 8.1.3. The report of the Planning Officer dated 15/7/2025 stated that the proposed dwelling is for service provision rather than a standard dwelling and therefore that it was considered that it should not be assessed in relation to rural housing policy but rather on the basis that it is for specialist residential accommodation. Having regard to the particular nature of the proposed development, I would concur with the assessment of the Planning Officer it is appropriate to assess the proposal under policies and

objectives referring to specialist residential accommodation rather than under rural housing policy.

- 8.1.4. As part of the further information requested the applicant was required to justify the location of the dwelling as the preferred location for dwellings including specialist accommodation is on appropriately zoned lands. The applicant was required to provide details of the site selection process and the rationale as to why the subject site was appropriate for the proposed development.
- 8.1.5. In response the matter as detailed to the Planning Authority and also in the appeal response the parameters of site selection were informed by the meetings with the service provider Horizons (formally Cope Foundation). It is proposed that the dwelling will accommodate the applicant's daughter and three other young adults who avail of residential care from Horizons. A key consideration of the site selection process was that it would be within an appropriate catchment for the day care services at Horizons primary location at Middle Glanmire Road in Montenotte and also within reasonable proximity of the applicant's home in Glanmire to facilitate their daughter's care. An appropriate catchment was considered to be 3km from the Horizons base in Montenotte. The design parameters for the dwelling were provided by the service provider Horizons, and it was established that the most appropriate building design would be a bungalow with an area of approximately 320sq m. It was determined that a relatively flat site with an area of 0.35 – 0.5 acres would be required to accommodate the dwelling.
- 8.1.6. Six potential sites were identified within the catchment. Site no. 1 – site adjacent to Rathcooney graveyard. Site no. 2 – site at Lotabeg farm, Mayfield. Site no. 3 – site at Arderrow, Ballyvolane. Site no. 4 - site at Carriglen Road, Ballincroking, Site no. 5 – site at Springmount Woods, Glanmire and Site no. 6 – site on Rathcooney Road (subject site). Following an examination of the potential sites it was decided that the site at Rathcooney Road satisfies all site criteria.
- 8.1.7. Chapter 3 of the Cork City Development Plan 2022-2028 refers to Delivering Homes and Communities. Section 3.48 refers to Housing for Older People and People with Disabilities it sets out that the Council will work with its partners to seek to ensure that housing need is met for a range of special categories within Cork City during the Plan period.

- 8.1.8. The following objectives of the Development Plan are directly relevant to the proposal to provide specialist care accommodation for adults with physical and intellectual disabilities. Objective 3.10 which refers to Housing for Older People, Objective 3.12 which refers to Special Categories of Housing and Objective 11.8 which refers to Older Persons and Specialist and Supported Living Accommodation. In relation to Objective 3.10 part (a) sets out that Cork City Council will actively seek to support mainstream housing options for older persons and people with disabilities (including but not limited to physical, mental health) consistent with NPO 30 of the NPF and RPO 182 of the RSES. In relation to Objective 3.12 part (d) sets out that Cork City Council will support the provision of housing for people with intellectual disability and/or autism consistent with the National Disability Act and the policy on congregated settings.
- 8.1.9. In relation to Objective 11.8 it sets out that planning permission for elderly-persons and supported and specialist care accommodation will be granted where it fulfils the following criteria, (a) is located with good access to local facilities and services including public transport, shops and healthcare facilities; (b) is located close to or as part of a mixed community and will contribute positively to the creation and maintenance of mixed and balanced communities; (c) is appropriate for its intended residents and the neighbourhood in terms of form, scale and design; (d) includes gardens and amenity space of appropriate size and quality and (e) meets the affordable housing requirements of Chapter 3 Delivering Home and Communities.
- 8.1.10. It is set out in the appeal response that the subject site at Ballyharoon, Glanmire, Cork, fulfils the criteria set out above on the basis that it is within 15 minutes walking distance of Ballyvolane District Centre and that it is located in an urban edge area with urban centres and communities at Ballyvolane, Mayfield and Glanmire within close proximity. In relation to the design of the proposed dwelling, it is highlighted that it has been designed to cater for the specific requirements of the occupants and carers with all bedrooms, bathrooms and communal areas being wheelchair accessible for future occupants with mobility issues and that the sensory garden and quiet room proposed will provide an appropriate quiet and soothing environment for residents. Given the very particular design considerations which informed the site selection process, I am satisfied with the justification provided by the applicant in respect of the subject site and that it complies with Objective 11.8.

8.1.11. Accordingly, having regard to the nature of the proposed development which entails the development of a dwelling to provide specialist residential accommodation for 4 no. people with physical and intellectual disabilities, I am satisfied that the development plan policies and objectives as detailed above are specifically supportive of the proposed development.

8.2. **Design and residential amenity**

8.2.1. The proposed dwelling is a single storey with a floor area 326.2sq m and a ridge height of 6.195m. As illustrated the Ground Floor Plan Drawing No: 24072/P100 the dwelling would contain 4 no. bedrooms and a number of rooms to provide for specialist care requirements including a quiet room, medicine room and staff room. A sensory garden is proposed to the western side of the dwelling with the 4 no. bedrooms having windows overlooking this garden.

8.2.2. In relation to the siting of the dwelling relative to neighbouring properties, the observers dwelling is situated to the west of the site. The other neighbouring properties are situated to the south over 95m away. The proposed dwelling is setback 5m from the western site boundary at the closest point. The section of the dwelling directly to the east of the observer's property would be setback over 19m from the rear of the dwelling. Accordingly, a separation distance of 19m is proposed between the directly opposing elevations of the properties which is satisfactory to protect existing residential amenities. The existing boundary along the western side of the site with the observer's property is formed by mature trees and hedgerow which it is proposed to retain. As indicated on the Proposed Landscape Plan Drawing No: 24072/P/004 additional planting is proposed to the west and north-west of the dwelling which will further screen the proposed dwelling from view from the observer's property.

8.2.3. Accordingly, as set out above, I consider that having regard to the siting and design of the proposed dwelling relative to surrounding properties that it does not present any undue impacts on existing residential amenity in terms of overlooking and loss of privacy.

8.3. **Vehicular access**

8.3.1. The observation to the appeal raised traffic safety concerns in relation to the sightlines at the proposed vehicular entrance and also the design of the proposed access driveway.

8.3.2. The proposed vehicular entrance is located on the northern side of the Rathcooney Road the L2975. As part of the further information issued by the Planning Authority the applicant was requested to provide details of stopping sight distances (SSD) demonstrating compliance with applicable standards. In response to the matter the applicant's Consulting Engineers calculated the stopping sight distances in accordance with the TII guidelines, "Rural Road Link Design - DN-GEO-03031". Based on the design speed of the L2975 of 80km/h the SSD was calculated as 145m.

8.3.3. A revised Site Layout Plan Drawing No: 24065-OSLB-10-00-DP-A-200 was submitted to the Planning Authority on the 10/10/2025 which indicated sightlines of 145m at a setback of 2.4m from the edge of the road, proposed to the east and west of the site entrance. The report of the Area Engineer dated 16/10/2025 had no objections to the proposed development and recommended a grant of permission subject to the attachment of conditions. Accordingly, I am satisfied that the proposed sightlines can be provided at the vehicular entrance.

8.3.4. It was raised in the observation that proposed access to the site is via a narrow unlit road. The proposed dwelling would be setback approximately 110m from the vehicular access. It is proposed to construct a driveway of circa 135m in length to serve the property. As indicated on the revised Site Layout Plan Drawing No: 24065-OSLB-10-00-DP-A-200 the proposed driveway has a width of 5m, this would be of sufficient width to accommodate two cars to pass should that arise. Furthermore, having regard to the limited scale of the proposal and that fact that staff would likely engage in a handover given the nature of the care proposed at the facility then likelihood of staff vehicular movements to and from the site occurring at the same time would be significantly reduced. Accordingly, I consider the proposed vehicular access arrangements are acceptable.

8.4. **Drainage and effluent treatment**

8.4.1. The grounds of appeal have raised the issues in relation to surface water drainage, groundwater risk and flooding liability. The observation to the appeal raised concerns in relation to the proposed effluent treatment system.

Drainage

- 8.4.2. As part of the further information issued by the Planning Authority the applicant was requested to provide details of proposals for surface water drainage for both the curtilage of the dwelling and the access and access driveway required. In response to the matter the applicant's Consulting Engineers provided design calculations for three soakpits. Soakpit no. 1 with a capacity of 27m³ is proposed to the north-eastern corner of the site. Soakpit no. 2 with a capacity of 60m³ is proposed the north-western corner of the site. Soakpit no. 3 with a capacity of 30m³ is proposed to the eastern side of the driveway.
- 8.4.3. A revised drawing titled 'Wastewater Treatment & Soakpit Layout' Drawing No: 24065-OSLB-10-00-DP-A-201 was submitted which indicates the locations of the proposed soakpits. The proposed soakpits are designed in accordance with BRE 365 Guidelines and they are located a minimum distance of 5m from any structure and 2m from any boundary which is in accordance with the guidelines. Having regard to the details set out above in relation to surface drainage, I am satisfied that all surface water within the development will be collected and disposed of within the curtilage of the site and therefore it will not impact surrounding properties and roads.
- 8.4.4. The matter of potential impact on groundwater is addressed in Section 10.0 of this report which refers to Water Framework Directive and Appendix 3 – Water Framework Assessment Screening.

Effluent treatment

- 8.4.5. It is proposed to install a Tricel Nova package plant secondary wastewater treatment system with a soil polishing filter. It is proposed to dispose of treated effluent via a polishing filter to groundwater. It is necessary to review the available information in order to ascertain if the subject site is suitable for the disposal of treated effluent to ground. The EPA 2021 Code of Practice – Domestic Waste Water Treatment Systems, (Population Equivalent ≤10) provides guidance on the site characterization, design, operation and maintenance of domestic waste water treatment systems.
- 8.4.6. The polishing filter is located on the Wastewater Treatment & Soakpit Layout, Drawing No: 24065-OSLB-10-00-DP-A-0021, circa 10.3m to the south of the dwelling and downhill. Regarding water supply it is proposed to connect to the public mains. Table 6.2 of the EPA Code of Practice – Domestic Waste Water Treatment Systems sets out the minimum separation distances required from the entire domestic waste

water treatment system (DWWTS). The minimum distance from a watercourse or stream to is stated as 10m and the minimum distance from a road is stated as 4m. In relation to this I note that the DWWTS would be located 105m from the road to the south. Regarding the proximity of watercourses as detailed on the site characterisation form, I note that there are none within 250m.

- 8.4.7. The site is located in an area identified with a “High” vulnerability classification in the GSI Groundwater maps and is located within area defined “Locally Important” Aquifer category, representing a Groundwater Protection Response of R1 under the EPA Code of Practice Waste Water Treatment Systems (Population Equivalent ≤ 10) (2021) (Annex E).
- 8.4.8. The trial hole had a depth of 2.5m and the assessment submitted by the applicant indicates that bedrock was not encountered within the trial hole. The watertable was encountered at a depth of 1.5m within the trial hole.
- 8.4.9. The submitted site characterisation records provide details of the testing carried out on site. Subsurface percolation testing was carried out and a T-test value of 76.5 was recorded. Surface percolation testing was also carried out and a P value of 77.83 was recorded. Table 6.4 of the EPA Manual advises that where the P value is greater than 3 and less than 75 then the site is suitable for a secondary treatment system and soil polishing area. It is advised that if installed at the surface the subsurface percolation value must be between 3 and 90. Accordingly, subject to the soil polishing area being installed at the surface a percolation value up to 90 is acceptable.
- 8.4.10. The invert level of the distribution pipes is proposed to be 200mm below the current ground level and 1m above the level of mottling. It is proposed to construct the polishing filter from imported permeable soil. It is proposed to discharge the treated effluent to ground water. Having regard to the information submitted including the site characterisation report and the proposal to install a secondary treatment system with soil polishing filter, I would concur with the assessment of the planning authority that site is suitable for the proposed on-site effluent treatment system subject to the system being constructed and maintained in accordance with the details submitted. Furthermore, I note the recommendation from the Rural Water Section in the report dated 15/6/2025 which has no objection to the proposal subject to conditions.

9.0 AA Screening

- 9.1. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000, as amended.
- 9.2. Cork Harbour SPA (Site Code 004030) is located 2km to the south-east of the appeal site. Great Island Channel SAC (Site Code 001058) is located 6km to the east of the appeal site.
- 9.3. The proposed development comprises the construction of a detached single storey house, on-site wastewater treatment system and associated site works.
- 9.4. No nature conservation concerns were raised in the planning appeal.
- 9.5. No streams/watercourses are identified on site.
- 9.6. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European site. The reason for this conclusion is as follows:
 - The small scale and nature of the development.
 - The distance to the nearest European sites, and the absence of any hydrological or other pathways.
- 9.7. Taking into account the screening of Cork County Council.
- 9.8. I conclude on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects.
- 9.9. Likely significant effects are excluded and therefore Appropriate Assessment (stage 2) under Section 177V of the Planning and Development Act 2000, as amended, is not required.

10.0 Water Framework Directive

- 10.1. The proposed development has been subject to a screening for Water Framework Directive Assessment (refer to Appendix 3 of this report).
- 10.2. The subject site is located in the townland of Ballyharoon, Glanmire, Cork. It is situated approximately 2.6km to the west of Glanmire. The site is located within a

rural area at an elevation of approximately 115m contour. The soil type is AminDW – deep well drained mineral soil derived from mainly acidic parent materials. The subsoil is Devonian sandstone till. The bedrock is ORS, sandstone, conglomerate and mudstone. The Bride River (IE_SW_19B140300) which is a tributary of the River Lee is situated circa 750m to the south. The Glashaboy River (Lough Mahon_30) (IE_SW_19G010600) a tributary of the River Lee is located circa 1.3km to the east. The Ballinhassig East (IE_SW_G_004) groundwater body underlies the site.

- 10.3. The proposed development comprises the construction of a detached single storey house, new vehicular entrance, on-site wastewater treatment system and associated site works.
- 10.4. I have assessed the proposed construction of a detached single storey house, new vehicular entrance, on-site wastewater treatment system and associated site works.
- 10.5. I have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.
- 10.6. The reason for this conclusion is as follows:
- The nature and scale of the development
 - The proposed secondary treatment of on-site effluent.

Conclusion

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

11.0 Recommendation

11.1.1. I recommend that permission should be granted subject to the conditions set out below.

12.0 Reasons and Considerations

12.1. Having regard to the provisions of the Cork City Development Plan 2022-2028, specifically, Objective 3.10 which refers to Housing and Community for Older People, Objective 3.12 which refers to Special Categories of Housing and Objective 11.8 which refers to Older Persons and Specialist and Supported Living Accommodation and the design, layout and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure residential or visual amenities, or the established character or appearance of the area. The proposed development would be acceptable in terms of traffic safety and convenience and would not be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

13.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 10th day of October 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. 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.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

3.

- (a) The wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on the 21st day of May 2025 and shall be in accordance with the standards set out in the document entitled “Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)” – Environmental Protection Agency, 2021.
- (b) Treated effluent from the wastewater treatment system shall be discharged to a 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 ≤ 10)” – Environmental Protection Agency, 2021.
- (c) Within three months of the first occupation of the dwelling, 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.

Reason: In the interest of public health and to prevent water pollution

4. Prior to the commencement of development the developer shall enter into a Connection Agreements with Uisce Éireann (Irish Water) to provide for a service connections to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

5.

(a) 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.

(b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.

Reason: In the interest of traffic safety and to prevent flooding or pollution.

6. Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

7. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the

Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Siobhan Carroll

Planning Inspector

27th of March 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL 500362-CC-25
Proposed Development Summary	Permission is sought for the construction of a 4 bedroom, single storey dwelling house to provide specialist care accommodation for adults with physical and intellectual disabilities, and all ancillary site development works. Ancillary site development works include the installation of an on-site effluent treatment system to serve the proposed dwelling house and the demolition of 2 no. existing shed structures.
Development Address	Rathcooney Road, Ballyharoon, Glanmire, Cork.
IN ALL CASES CHECK BOX / OR LEAVE BLANK	
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q.2.
	<input 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)	

<p>2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?</p>	
<p><input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.</p>	<p>State the Class here</p>
<p><input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3</p>	
<p>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?</p>	
<p><input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.</p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required</p>	

<input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	Part 2, Class 10(b)(i) construction of more than 500 dwellings - The proposed development is below the 500 dwelling threshold. The proposed development is for the construction of 1 no. dwelling unit.
4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes <input type="checkbox"/>	Screening Determination required (Complete Form 3)
No <input checked="" type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____

Date: _____

Appendix 2: Form 2 - EIA Preliminary Examination

Case Reference	PL 500362-CC-25
Proposed Development Summary	<p>Permission is sought for the construction of a 4 bedroom, single storey dwelling house to provide specialist care accommodation for adults with physical and intellectual disabilities, and all ancillary site development works.</p> <p>Ancillary site development works include the installation of an on-site effluent treatment system to serve the proposed dwelling house and the demolition of 2 no. existing shed structures.</p>
Development Address	Rathcooney Road, Ballyharoon, Glanmire, Cork.
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
<p>Characteristics of proposed development</p> <p>(In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).</p>	<p>The nature and size of the development comprising the construction of house, on-site wastewater treatment system and vehicular entrance is not exceptional in the context of the existing rural environment. The proposed development will not result in the production of any significant waste, emissions or pollutants. Localised construction impacts will be temporary. The development, by virtue of its type (residential), does not pose a risk of major accident and/or disaster.</p>
Location of development	

<p>(The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).</p>	<p>The development is situated in a rural area with residences located to the west and also to the south. The development is removed from sensitive natural habitats, centres of population and designated sites and landscapes of identified significance in the County Development Plan.</p>
<p>Types and characteristics of potential impacts</p> <p>(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<p>Having regard to the modest nature of the proposed development, its location removed from sensitive habitats/features, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.</p>
<p>Conclusion</p>	
<p>Likelihood of Significant Effects</p>	<p>Conclusion in respect of EIA</p>

There is no real likelihood of significant effects on the environment.	EIA is not required.
There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	Schedule 7A Information required to enable a Screening Determination to be carried out.
There is a real likelihood of significant effects on the environment.	EIAR required.

Inspector: _____ Date: _____

DP/ADP: _____ Date: _____

(only where Schedule 7A information or EIAR required)

Appendix 3: Water Framework Assessment Screening

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Coimisiún Pleanála ref. no.	PL500362-CC-25	Townland, address	Rathcooney Road, Ballyharoon, Glamire, Cork.
Description of project		Construction of a 4 bedroom, single storey dwelling house to provide specialist care accommodation for adults with physical and intellectual disabilities, and all ancillary site development works. Ancillary site development works include the installation of an on-site effluent treatment system to serve the proposed dwelling house and the demolition of 2 no. existing shed structures.	
Brief site description, relevant to WFD Screening,		The site is located within a rural area at an elevation of approximately 115m contour. The soil type is AminDW – deep well drained mineral soil derived from mainly acidic parent materials. The subsoil is Devonian sandstone till. The bedrock is ORS, sandstone, conglomerate and mudstone. The Bride River (IE_SW_19B140300) which is a tributary of the River Lee is situated circa 750m to the south. The Glashaboy River (Lough Mahon_30) (IE_SW_19G010600) a tributary of the River Lee is located circa 1.3km to the east. The Ballinhassig East (IE_SW_G_004) groundwater body underlies the site.	
Proposed surface water details		Soak aways proposed	
Proposed water supply source & available capacity		Public mains	

Proposed wastewater treatment system & available capacity, other issues		Secondary effluent treatment system with polishing filter with a PE of 8 is proposed.				
Others?		No				
Step 2: Identification of relevant water bodies and Step 3: S-P-R connection						
Identified water body	Distance to (m)	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)
River Waterbody	750m	Bride River (IE_SW_19B140300)	Poor	At risk	Urban runoff	Not hydrologically connected to the waterbody
River Waterbody	1.3km	The Glashaboy River (Lough Mahon_30) (IE_SW_19G010600)	Good	Not at risk	-	Not hydrologically connected to the waterbody
Groundwater Waterbody	Underlying Site	Ballinhassig East (IE_SW_G_004)	Good	Not at risk	-	Free draining soil conditions

Step 4: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.							
CONSTRUCTION PHASE							
No.	Component	Water body receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.
1.	NA	NA	NA	NA	NA	NA	NA
OPERATIONAL PHASE							
2.	Discharges to Ground	Ballinhassig East (IE_SW_G_004)	Pathway exists	Treated effluent to discharge to groundwater	Secondary Effluent Treatment system and polishing filter	No	Screened out
DECOMMISSIONING PHASE							
3.	NA	NA	NA	NA	NA	NA	NA