



Inspector's Report

PL-500852-CC-26

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|-------------------------------------|------------------------------------------------------------------------------------------------------------|
| Development | Construction of a two-storey extension to the front of an existing dwelling and all associated site works. |
| Location | Maglin, Ballincollig, Co. Cork |
| Planning Authority | Cork City Council |
| Planning Authority Reg. Ref. | 2543617 |
| Applicant(s) | Bernard O Sullivan |
| Type of Application | Permission |
| Planning Authority Decision | Grant |
| Type of Appeal | Third Party |
| Appellant(s) | John Linehan Thomas Delaney |
| Observer(s) | None |
| Date of Site Inspection | 1 st April 2026 |
| Inspector | Jennifer McQuaid |

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1.0 Site Location and Description

- 1.1. The subject site (0.19ha) is located along Maglin Road, approximately 1km to the south of the town centre of Ballincollig and within the settlement boundary of Ballincollig. There is an existing dormer style dwelling which faces north on site, and it is located to the rear of a single storey dwelling. There is a mature tree and hedgerow boundary to the north and west. A block wall separates the boundary to the east, and a post and wire fence is located to the south.

2.0 Proposed Development

- 2.1. The proposed development consists of:
- Two storey extension to the front
 - Attic conversion including 4no. windows and a dormer window to the rear
 - Alterations to layout at ground floor
 - Alterations to the front, rear and west elevation
 - All associated site works.

Following a further information request, the proposed rear dormer window was replaced with a roof light window.

3.0 Planning Authority Decision

3.1. Decision

Grant subject to 6 Conditions.

3.1.1. Conditions

Condition 2: The existing dwelling and the proposed extension shall be jointly occupied as a single residential unit and the extension shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling. No part of the dwelling shall be used commercial purposes or for any purposes other than for purposes incidental to the enjoyment of the dwelling.

Reason: To restrict the use of the extension and house in the interests of residential amenity.

Condition 3: Prior to the commencement of development west/side elevation and north/front elevation shall be submitted to the Planning Authority.

Reason: To clarify the plans and particulars for which permission is granted.

3.2. Planning Authority Reports

3.2.1. Planning Report

- The site is located within the development boundary of Ballincollig and is zoned ZO 01, there is an existing house on site and there is no objection to the principle of an extension.
- Further information required in relation to the possibility of the attic currently converted as two dormer windows constructed without planning permission.
- Concern regarding the rear dormer window and potential overlooking due to the lack of natural screening and concern regarding overlooking from the windows on the eastern elevations, revised plans are required.
- Applicant required to clarify why external access is required to the proposed studio on the ground floor.
- Applicant is required to clarify the overall height of the domestic garage.

Senior Executive Planner

- Agrees to seek further information.

Executive Planner Further Information Report

- The dormer windows were installed at time of construction; however, the attic space has not been converted, and the new extension will provide stairs to the attic.
- The dormer window to the rear has been omitted and replaced with 2no. rooflights. This addresses any potential overlooking. In regard to the window on the east elevation, the adjacent shed is blocking any potential overlooking and separation distance of c.23 metres from the side window to the eastern boundary. A condition

will be attached to address the north and west elevations plans as none were submitted.

- The studio will be a home office/music room and will be accessed by patio doors to the outside space. It will not be used for commercial purposes, and a condition shall be attached.
- A pending application for the retention of the changes to the garage is at further information stage at the time of the planner's report.

Senior Executive Planner

- Concurs with the Executive Planner report and a grant is recommended subject to conditions.

3.2.2. Other Technical Reports

- Area Engineer: No objection subject to conditions
- Drainage: No objection subject to conditions
- Rural Water: No objection subject to conditions.

3.3. Prescribed Bodies

- None

3.4. Third Party Observations

Two submissions were received. The concerns raised are:

- Substantial works have taken place without planning permission.
- Ridge height of garage is not as per plans and was converted for short-term habitable use. Boundary details incorrect.
- Intensification of wastewater system
- Overlooking
- Impact on property values

4.0 Planning History

PA Reg. No: 2544236: Permission for retention of the following changes to a garage previously approved under planning reference 12/4073: (I) Change of dimensions and ridge height (ii) conversion of first floor attic to habitable use including the installation of 4 no. roof windows. Further Information sought and no response to date.

PA Reg. No: 124073: Permission granted for a single storey dwelling

Adjacent sites

PA Reg. No: 2443305: Retention granted for a single storey granny flat and associated siteworks to the rear of a two-storey farmhouse.

PA Reg. No: 2443528: Permission granted for modifications and alterations and extensions to existing dwelling.

PA Reg. No: 2341768: Permission granted for storey and half dwelling.

5.0 Policy Context

5.1. Development Plan

Cork City Development Plan 2022-2028 (CDP)

Zoning objective 1: To protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses.

ZO 1.1: The provision and protection of residential uses and residential amenity is a central objective of this zoning. This zone covers large areas of Cork City's built-up area, including inner-city and outer suburban neighbourhoods. While they are predominantly residential in character these areas are not homogeneous in terms of land uses and include a mix of uses. The vision for sustainable residential development in Cork City is one of sustainable residential neighbourhoods where a range of residential development in Cork City is one of sustainable residential neighbourhoods where a range of residential accommodation, open space, local services and community facilities are available within easy reach of residents.

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

Section 11.142 relates to Small residential Developments & Alterations to Existing Dwellings/Adaption of Existing Homes.

The design and layout of extensions to houses should have regard to the amenities of adjoining properties particularly as regards sunlight, daylight and privacy. The character and form of the existing building should be respected, and external finishes and window types should match the existing.

Section 11.143 relates to extensions which should:

1. Follow the pattern of the existing building as much as possible;
2. Be constructed with similar finishes and similar windows to the existing building so that they would integrate with it;
3. Roof form should be compatible with the existing roof form and character. Traditional pitched roofs will generally be appropriate when visible from the public road. Given the high rainfall in Cork the traditional ridged roof is likely to cause fewer maintenance problems in the future than flat ones. High quality mono pitch and flat-roof solutions will be considered appropriate providing they are of a high standard and employ appropriate detailing and materials;
4. Dormer extensions should not obscure the main features of the existing roof i.e. should not break the ridge or eaves lines of the roof. Box dormers will not usually be permitted where visible from a public area;
5. Traditional style dormers should provide the design basis for new dormers;
6. Front dormers should normally be set back at least three-tile courses from the eaves line and should be clad in a material matching the existing roof;
7. Care should be taken to ensure that the extension does not overshadow windows, yards or gardens or have windows in flank walls which would reduce the privacy of adjoining properties.

5.2. National or Regional Policy

- Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2023)
- Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2023)
- National Planning Framework (NPF) 2040
- Regional Spatial and Economic Strategy for the Southern Region (RSES) 2018.

5.3. Natural Heritage Designations

The site is not located within a designated area; the nearest sites are:

- Ballincollig Cave pNHA (site code: 001249) is located approximately 440 metres west of the subject site.
- Lee Valley pNHA (site code: 000094) is located approximately 1.7km north of the subject site.
- Shournagh Valley pNHA (site code: 000103) is located approximately 2.8km north of the subject site.
- Blarney Lake pNHA (site code: 001798) is located approximately 4.8km north of the subject site.
- Blarney Castle Woods (site code: 001039) is located approximately 5.5km north of the subject site.
- Blarney Bog pNHA (site code: 001857) is located approximately 6.2km north of the subject site.
- Ardamadane Wood (site code: 001799) is located approximately 6.5km north of the subject site.
- Cork Lough (site code: 001081) is located approximately 7km east of the subject site.
- Cork Harbour SPA (site code: 004030) is located approximately 10.5km east of the subject site.

6.0 EIA Screening

- 6.1. 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 (or Part V of the 1994 Roads.

7.0 The Appeal

7.1. Grounds of Appeal

The grounds of appeal have been received from local residents to the south and east of the proposed development. The concerns raised are:

- Enforcement cases on site, and previous planning history ignored along with a series of invalidated applications. The proposed application should have regulated all issues on site.
- The development is for retention of a dormer window and alterations. The drawings are incorrect in relation to the garage and no reference to the fact the garage has been converted to an independently habitable dwelling let for short term use.
- Design: The two-storey dwelling will be out of character with the area.
- Overlooking: Direct line of sight and the relationship between upper floor windows and existing private amenity space on the south and east elevations. Residential Amenity impacted including amenity and right to light. Reference is made to The Residential Density Guidelines for Planning Authorities 1999. No restriction on size of rear window to be installed. All windows and patio doors have views out and in from the south.
- Landscaping: No landscaping plan. The wire fence should have been replaced with a block wall as per previous planning conditions.
- Wastewater: Additional loading and not addressed.
- Devalue of property and site to the south of the subject site. Further roof windows will make that position even worse.

7.2. Applicant Response

The applicant has submitted the following response:

- Attached is a Drainage Report from Cork City Council (CCC) to confirm no issues raised in relation to drainage.
- Currently overlooking at ground floor level and the proposed roof lights will not increase this.
- The stairwell windows are required for ventilation, daylighting and alignment with the proposed ground floor entrance.
- The previous grant of permission required planting not a block wall. The pre-existing wire fence remains, and hedging has since been planted along the eastern and southern boundaries.
- The applicant acknowledges the garage height does not have planning, and no objection was received in the last 14 years since construction. A separate planning application for retention has been submitted under planning reference 2544236.
- The conversion of the attic space in the garage was undertaken and it was assumed as the works were internal it did not require planning permission. The attic space was let out as Airbnb for fewer than 90 days as per planning exemptions.
- In relation to wastewater and effluent, a completed site characterisation report dated 22 December 2011 has been submitted and correspondence from Trical (dated: 17th December 2025) confirming that the installed domestic wastewater treatment system is designed to accommodate a loading equivalent of nine persons.
- The application relates solely to the house not the garage.
- The design is modest and in keeping with the scale of dwellings in the area

7.3. Planning Authority Response

- None

7.4. Observations

- None

7.5. Further Responses

- None

8.0 Assessment

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

- Design
- Overlooking
- Boundary Treatments
- Other Issues
- Appropriate Assessment
- Water Framework Directive

8.2. Design

8.3. There is an existing dormer style dwelling with a single storey return to the front elevation on site. There is a garage constructed adjacent to the subject dwelling.

8.4. The grounds of appeal state the proposed two storey dwelling will be out of character with the area.

8.5. I have reviewed the plans and drawings submitted, the applicant is proposing to alter and extend the existing dormer style dwelling. The overall height of the existing dwelling is c. 7 metres. There are no proposals to increase the overall height of the existing dwelling. The applicant proposes to convert the existing attic space into habitable accommodation and to provide roof lights to the rear elevation. A two-storey flat roof extension is proposed to the front elevation. The extension will sit slightly behind the front building line of the existing front return and will have the same overall height of the ridge height of the existing front return. It is proposed to finish the extension in timber cladding, and the existing front dormer window will be reconfigured to a box dormer window. The internal layout will be

redesigned, and the ground floor will consist of living areas with 1 bedroom and studio and the first floor will consist of 1 bedroom with seating and lounge area. Currently, there are two bedrooms provided on the ground floor. The new extension will consist of hallway and staircase. In considering the plans and drawings submitted, I note that there are no plans to increase the existing overall height of the existing dwelling, the height will be retained at 7 metres, the applicant is utilising the existing attic space. Following my site visit, I note the dwelling to the east is a single storey dwelling and the dwelling to the southeast is a dormer style dwelling. The dwellings along Maglin Road vary in style, design and height and I do not consider that the proposed extension and conversion of the existing attic of the subject dwelling will negatively impact on the character of the area.

8.6. Having regard to the proposed alterations to an existing dwelling which does not involve increasing the existing ridge height and given the varying types of dwellings in the immediate area, I consider that the proposed alterations and extension will not negatively impact the character of the area and is consistent with the existing developments in the area.

8.7. **Overlooking**

8.8. The subject site is located to the rear of an existing single storey dwelling along Maglin Road. The single storey dwelling to the east is located approximately 28 metres from the subject dwelling. It should be noted that the existing garage on the subject site and outbuildings of the adjacent dwelling are located between the two properties. The dwelling to the southeast is located approximately 45 metres from the subject site. The rear private garden space of the dwelling to the east is located between the two properties.

8.9. The grounds of appeal state there is a direct line of sight and the relationship between upper floor windows and existing private amenity space on the south and east elevations. Residential Amenity impacted including amenity and right to light. Reference is made to The Residential Density Guidelines for Planning Authorities 1999. No restriction on size of rear window to be installed. All windows and patio doors have views out and in from the south.

8.10. I have examined the subject dwelling and the location of the adjacent properties; there are no habitable windows directly overlooking any windows of the adjacent properties. The single storey dwelling to the east is located approximately 28 metres from the existing dwelling and any direct line of sight views are prohibited by an existing 2-metre-high block

wall and the location of the domestic garage on site and the outbuildings on the adjacent site. The appellant has stated that the subject dwelling overlooks the rear garden space of their dwelling and has also outlined that he wishes to sell this site. I note the rear southern boundary of the subject site is an open metal fence and post with direct views into the adjacent amenity space for the adjacent dwelling, however, I further note that landscaping has been carried out along the southern boundary and overtime as the landscaping matures, any direct overlooking at ground floor level will be reduced. I have reviewed the original planning reference 124073 which highlights on the site layout plan that native trees and hedge will be planted to all boundaries and that there is no requirement for a block boundary wall.

- 8.11. In regard to the property to the southeast, which is located approximately 47 metres from the subject dwelling. This dwelling is aligned with direct views east and west and the subject dwelling is orientated with view north and south. The rear southern boundary of the subject site is an open metal fence and post. On the south of the existing amenity space, the appellant property has a mature hedgerow boundary and therefore there are no ground floor level views directly into the rear amenity space of the appellant's property. Roof light windows are proposed at first floor level, a total of five roof lights are proposed, 2 small roof lights will provide light to the proposed bathroom, these are located midway on the roof and will not overlook the appellant's private amenity space. A long, narrow window is proposed over the walk-in wardrobe, due to the size and location, I do not consider that any undue overlooking will occur from this roof light. Two larger roof lights are proposed with a width of 2 metres by 1 metres are proposed over the bedroom and bathing area, there may be some degree of overlooking from these windows, however, given the distance of approximately 35 metres to the rear garden space of the appellant's property and the presence of a mature hedgerow on the appellant's property, I do not consider that any overlooking will negatively impact the residential amenity of the appellant's property.
- 8.12. The appellant has mentioned "The Residential Density Guidelines for Planning Authorities" (1999); these have been replaced by "The Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities" (herein referred to as "Compact Settlement Guidelines"). The Compact Settlement Guidelines set out SPPR 1 in relation to separation distance and states when considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units and apartments units,

above ground floor level shall be maintained. Therefore, the subject dwelling is located in excess of 16 metres of the adjacent dwelling to the east and the appellant's property to the southeast and therefore complies with the Compact Settlement Guidelines.

8.13. Having regard to the location of the existing dwelling, the separation distance to adjacent properties and taking into account the Compact Settlement Guidelines, I consider that the proposed development will not create any undue overlooking to the adjacent properties or the adjacent private amenities garden spaces.

8.14. **Boundary Treatment**

8.15. There is an existing mature boundary to the west and north of the subject site. I note there is young planting to the east and south of the site.

8.16. The grounds of appeal state that no landscaping plan has been submitted. The wire fence should have been replaced with a block wall as per previous planning conditions

8.17. I have reviewed previous planning permission reference 124073, I note the site layout plan refers to removal of existing fence and repair existing 2-metre-high block wall and provide planting of native trees and hedge to existing boundary and this relates to the eastern boundary. A further note outlines a timber post and rail fence with additional planting of native trees and hedge will be provided to all existing boundaries. I further note condition 3 of planning reference 124073 states "Boundary planting shall be implemented in accordance with the layout submitted on the 23rd January 2012. Planting shall commence in the first planting season following commencement of development". During my site visit I observed young planting along the southern boundary with the post and wire fence and planting to the other boundaries. Therefore, I consider that the applicant has carried out planting in accordance with condition 3 of the previous planning application reference 124073 (albeit with a wire and metal fence rather than a timber post and rail fence), the condition does not require a 2 metre high block work and there is no reference to such wall on the previous planning drawings under planning reference 124073.

8.18. Having regard to the planning history on site, the landscaping carried out to date in accordance with planning reference 124073 and the non-requirement to provide a 2 metre high block wall, I am satisfied that the landscaping provided and the retention of the wire fence complies with the planning conditions and drawings of the previous planning permission 124073.

8.19. **Wastewater**

8.20. The subject site is connected to an on-site wastewater treatment system.

8.21. The grounds of appeal state there will be additional loading on the existing wastewater treatment system, and this hasn't been addressed.

8.22. The applicant has responded to the appeal and has submitted the site characterisation report from the previously approved planning application reference 124073 and correspondence from Trical (dated: 17th December 2025) confirming that the installed domestic wastewater treatment system is designed to accommodate a loading equivalent of nine persons. I note that the proposed extension does not increase the number of bedrooms proposed, it will remain at 2 number bedrooms, I further note no concerns were raised by the Area Engineer or Drainage Engineer of CCC. Therefore, I am satisfied that the existing wastewater treatment system is appropriate for the proposed extension as there will be no increased loading onto the existing wastewater treatment system.

8.23. Having regard to the installation of a wastewater treatment system under planning reference 124073 and the capacity to treat up to 9 persons, the letter of confirmation submitted by the applicant, no concerns raised by the Planning Authority and the fact that there will be no increase in the number of bedrooms in the proposed development and no increase in the number of persons using the wastewater treatment system, it is my opinion that the existing wastewater treatment system is capable of treating any future wastewater and therefore, there will be no additional loading on the wastewater treatment system.

8.24. **Other Issues - Devalue Property & Enforcement**

8.25. Devalue Property

8.26. I note the concerns raised in the grounds of appeal in respect of the devaluation of neighbouring properties. However, having regard to the assessment and conclusion set out above, I am satisfied that the proposed development would not seriously injure the amenities of the area to such an extent that would adversely affect the value of property in the vicinity.

8.27. Domestic Garage

8.28. I note the appellant's have raised concerns in relation to the existing domestic garage on site and its use as an Airbnb facility, however, the subject proposal relates solely to the dormer dwelling and the domestic garage does not form part of this planning application.

The Commission should note a separate planning application has been submitted to Cork City Council to address any enforcement issues under planning reference 2544236.

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. The proposed site is not located within a designated site, Cork Harbour SPA (site code: 004030) is located approximately 10.5km east of the subject site. The proposed development comprises of permission for alterations and extension to an existing residential unit and all associated site works. No nature conservation concerns were raised in the planning appeal.

Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site. The reason for this conclusion is as follows:

- Scale and size of the proposed development to an existing dwelling.
- Distance to the nearest European site, Cork Harbour SPA (site code: 004030) is located approximately 10.5km east of the subject site.
- The lack of pathways to the SPA.

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. Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 Water Framework Directive

10.1. The subject site is located approximately 1km south of Ballincollig town, Co. Cork. Maglin River is located approximately 35 metres northwest of the subject site. The proposed development comprises of permission an extension and alterations to an existing dwelling. No water deterioration concerns were raised in the planning appeal.

I have assessed the proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seeks to protect and, where

necessary, restore surface & 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. The reason for this conclusion is as follows.

- Scale and size of the proposed development to an existing permitted dwelling.
- Distance to the nearest waterbody at 35 metres northwest of the subject site.
- Connection to public water, on site soakaway to BRE Standards and connection to wastewater treatment system installed as per EPA Guidelines.

Taking into account WFD screening report 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. I recommend that planning permission should be granted, subject to conditions for the reasons and considerations as set out below.

12.0 Reasons and Considerations

12.1. Having regard to the provisions of Cork City Development Plan 2022-208, the planning history on site, the proposed extension to an existing permitted dwelling on zoned lands within the town of Ballincollig and to the nature, scale and design of the proposed extension, it is considered that subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of wastewater disposal, visual impact and impact on the residential amenities of the adjacent properties. The proposed development would not seriously injure the visual character of the area or the residential amenities of the adjacent properties and 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 5th day of February 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. The existing dwelling and the proposed extension shall be jointly occupied as a single residential unit and the extension shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling. No part of the dwelling shall be used commercial purposes or for any purposes other than for purposes incidental to the enjoyment of the dwelling.

Reason: To restrict the use of the extension and house in the interest of residential amenity.

3. Prior to the commencement of development west/side elevation and north/front elevation shall be submitted to the Planning Authority.

Reason: To clarify the plans and particulars for which permission is granted.

4. Details of the materials, colours and textures of all the external finishes to the proposed extension 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.

5. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 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.

Reason: In order to safeguard the residential amenities of property in the vicinity.

6. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

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.”

Jennifer McQuaid

Planning Inspector

5th May 2026

Appendix 1: Form 1 EIA Pre-Screening

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| Case Reference | PL-500852-CC-26 |
| Proposed Development Summary | The development will consist/consists of Construction of a two-storey extension to the front of an existing dwelling including the following works: (1) An attic conversion including 4 no. new windows and a dormer window to the rear, (2) Alterations to layout at ground floor, (3) Alterations to the front, rear and West elevation and all associated site development works. |
| Development Address | Maglin, Ballincollig, Co. Cork. |
| IN ALL CASES CHECK BOX / OR LEAVE BLANK | |
| 1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA? | <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) | |
| 2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)? | |
| <input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to | |

| | |
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| <p>be requested. Discuss with ADP.</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 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. 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> | |
| <p><input 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)</p> | |

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| 4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)? | |
| Yes <input type="checkbox"/> | Screening Determination required (Complete Form 3) |
| No <input checked="" type="checkbox"/> | Pre-screening determination conclusion remains as above (Q1 to Q3) |

Inspector: _____

Date: _____