



An  
Coimisiún  
Pleanála

## Inspector's Report

**PL-501031-WC-26**

### Development

Construction of a detached house accessed from the existing estate, connection to public services and all ancillary site works.

### Location

Gleann Curaheen, Curraheen, Rosscarbery, Co. Cork

### Planning Authority

West Cork County Council

### Planning Authority Reg. Ref.

25/6973

### Applicant(s)

Fachtna Hayes Building Contractor Ltd.

### Type of Application

Permission

### Planning Authority Decision

Refuse Permission

### Type of Appeal

First Party Normal Planning Appeal

### Appellant(s)

Fachtna Hayes Building Contractor Ltd.

### Observer(s)

None

### Date of Site Inspection

20<sup>th</sup> May 2026

### Inspector

Suzanne White

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## **1.0 Site Location and Description**

- 1.1. The site is located within the settlement boundary of Rosscarbery, within a residential estate development which is currently under construction. The Gleann Curaheen development is a relatively modern housing estate of 23no. dwellings located on the western perimeter of Rosscarbery. The estate is located on the northern side of the R597, from which it is accessed. Construction of the estate was at an advanced stage on the day of my site visit, with most dwellings occupied and an area of public open space installed within the northern portion of the estate.
- 1.2. The site comprises lands which slope down in a northerly direction, between the regional road and the estate access road and rows of dwellings beyond. The site has been cleared of vegetation. Levels on site vary between +19.00m in the southwest corner of the site to +14.15m for the footpath directly adjacent to the site boundary on the northern side.
- 1.3. Existing hedgerow and an agricultural gate adjacent to the roadside to the south fall outside the application boundary. To the east, the site is bounded by the curtilage of a two-storey dwelling, No.1 Gleann Curaheen. The boundary between the two sites is defined by a low level retaining wall. The southern boundary comprises a retaining wall, with the estate access road and footpath beyond. To the west is a further area of undeveloped land which forms a sloped bank between the regional road and the wider estate. A substation is set into the bank, accessed from the estate road. Adjacent to the bank, to the northwest, bounded by a retaining wall, is No.11 Gleann Curaheen. The wider context includes single detached dwellings on the opposite side of the R597 to the south and to the west, positioned at higher ground level, together with agricultural lands. Adjoining the estate to the east is Carbery Rangers GAA Club grounds, while the village centre is c. 560m to the east. On the northern boundary of the estate is a stream which discharges to Rosscarbery Estuary pNHA (001075).
- 1.4. The site area is c. 0.0446ha.

## **2.0 Proposed Development**

- 2.1. The proposal relates to the construction of a detached, two storey 4 bedroom dwelling of 177.5sqm. The existing bank would be excavated to provide an internal

ground floor level of 14.70m, together with two external car parking spaces and an entrance courtyard. To the rear of the dwelling at ground floor level, an undercroft passageway would provide access between the entrance courtyard and a side/front garden area. The four bedrooms of the dwelling would be located on the ground floor, facing north. The first-floor accommodation would comprise kitchen and living room areas. An external terrace (38sqm) on the southern side of the dwelling, accessed from the kitchen/dining area, would provide level access to lawns on the eastern (32sqm) and western (79sqm) sides of the dwelling.

- 2.2. The external finishes to the proposed dwelling would comprise render, blue black slate and zinc fascia.

### **3.0 Planning Authority Decision**

#### **3.1. Decision**

The Planning Authority resolved to refuse planning permission for two reasons, by order dated 25th February 2026, as follows:

- 1. The proposed development would materially contravene the terms and conditions of Permission Reg. No. 18/488 on the grounds that it would encroach on lands which were therein designated as open space to serve that permitted development and it would, therefore, be contrary to the proper planning and sustainable development of the area.*
- 2. The proposed development, by reason of location within an area of permitted open space, forming part of a Planted Embankment permitted within an established housing estate first permitted under Planning Reg. No. 18/488, and having regard to the site gradient and to the extensive cut and fill and retaining structures required to accommodate a dwelling at this location, would result in the erosion of open space which plays an important role within the overall design of this development and would give rise to visually inappropriate development. As such the proposed development would seriously injure the residential amenities of the area by reason of visual intrusion and loss of public open space, would create an undesirable precedent for similar development and would, therefore, be contrary to the proper planning and sustainable development of the area.*

### 3.2. Planning Authority Reports

#### Planning Reports

The key points of the Area Planner's Report (24/02/2026) may be summarised as follows:

- The site is within the mapped development boundary for Rosscarbery which is designated a 'Key Village' in the Cork County Development Plan (CCDP) 2022.
- Site is located within an area deemed to be a High Value Landscape as mapped in the Draft Landscape Strategy.
- The subject site is bound by and is visible from Scenic Route S81 to the south.
- The site was intended for use as open space to serve the overall development.
- The development would require excessive amounts of cut and fill and excessive retaining wall features.
- The dwelling itself has no private open space as the dwelling is bound by two public roads and overlooked on all sides and this in turn will lead to the building of excessively high walls in order to achieve the privacy people are accustomed to when living in a detached dwelling site.
- Given that the subject site forms part of the public open space within the estate, the construction of an additional dwelling at this proposed juncture would give rise to a loss of amenity for existing occupiers, is not supported, would be contrary to the proper planning and sustainable development of the area and would, if permitted, give rise to an undesirable precedent wherein areas of open space / amenity are compromised and reduced in extent for occupiers.  
Furthermore, to permit the proposed development would materially contravene the governing permission 18/488, given that the subject site forms part of the previously permitted open space.

The key points of the Senior Executive Planner's Report (24/02/2026) may be summarised as follows:

- Notes that the development permitted under 22/778 essentially increased the number of dwellings within Gleann Curraheen from 16 no. (under PRR 18/488) to 23 no.
- Noted at the time of inspection that the largest area of open space intended to serve existing and future occupiers has not been completed, with only c. 50% of the largest area of public open space within the scheme available for use currently. The remaining 50% of the largest area of open space appears to be used to facilitate the construction of the last remaining permitted dwelling i.e. No. 16.
- From the extracts of 18/488 and 22/778 included in this report, it is evident that the 16 no. dwellings initially permitted under 18/488 and the additional 7 no. dwellings added to Gleann Curraheen were to be served by 2 no. areas of open space consisting of (a) a Communal Green Area to the north of dwellings 7 and 10a and b) a “Planted Embankment” to the west of house 1 and to the east / southeast of dwelling 11. Other incidental areas of open space were sited at the site entrance.
- While the extent of the “green space”, as referenced by the unsolicited further information dated 23/01/26 within Gleann Curraheen may extend to 27.1% of the site, it is also noted that a greater number of occupiers are now to avail of the areas of open space / green space within the residential development, as the number of dwellings within Gleann Curraheen has increased from 16 no. to 23 no.
- The removal of a section of the “Planted Embankment” to accommodate any additional dwelling within the area would significantly compromise the “Planted Embankment” area, would give rise to the very limited overlooking of the remaining area of the embankment, would undermine the provision of this embankment required under the governing permission, would give rise to an undesirable precedent and / or the expectation of permission on the remaining area of the embankment to the west of the site i.e. between the western boundary of the subject site and the dwelling No. 11 Gleann Alainn.
- Refusal of permission is recommended as the proposal would give rise to an erosion of the public space / landscape areas of Gleann Curraheen, as the proposed development would be visually dominant over existing properties within

the estate and would give rise to excessive cut and fill and associated retaining wall structures.

- Notwithstanding the extent of open space within Gleann Curraheen, the compromising of the area of the “Planted Embankment” with the construction of a large detached two storey dwelling and associated retaining walls, necessitating cutting into the embankment, would compromise this important area of open space within “Gleann Curraheen”, would undermine the value of the remaining area of the embankment, would set an undesirable precedent and would also give rise to the expectation for a further permission in the area of the embankment to the immediate west.

A supplementary Planner's Report (25/03/2026) states that all issues have been addressed in the planner report and sets out the two reasons for refusal.

#### 3.2.1. Other Technical Reports

- Estates Primary Report (24/02/26): No issues envisaged with the proposed means of access, surface water drainage, connection to UE water and wastewater networks. However, the report recommends refusal due to the proposed development materially contravening the terms and conditions of Planning Reference Number 18/488 by encroaching on lands which were designated as open space to serve that permitted development. Concern also raised at the level of cut and fill proposed, which is described as extensive.
- Area Engineer's Report (undated): recommends refusal due to erosion of the public space/landscaped areas of the permitted estate, the visual dominance of the proposed development over existing properties in the estate and the excessive cut and fill and associated retaining wall structures proposed.

#### 3.3. Prescribed Bodies

No reports received by the planning authority.

#### 3.4. Third Party Observations

None received by the planning authority.

## 4.0 Planning History

PRR 18/488 (as extended by PRR 24/344): permission granted for the construction of 16 no. detached dwellings and all associated site work including the alteration / widening of the existing site entrance. Permission also sought for the demolition of an existing roadside boundary wall adjoining the GAA grounds and the reconstruction of same, and the construction of a new footpath along the existing public road.

### Relevant conditions:

1. The proposed development shall be carried out in accordance with plans and particulars lodged with the Planning Authority on 15/08/2018 as amended by Further Information submitted on 22/02/2019 and amended by Further Information submitted on 15/04/2019 and Unsolicited Further Information submitted on 30/08/2018, 06/03/2019, 13/03/2019 and 09/05/2019 save where amended by the terms and conditions herein.

17. The location, design and construction details of any retaining walls, including between plots, shall be submitted to and agreed in writing with the Planning Authority prior to commencement of development, or, at the discretion of the Planning Authority, within such further period or periods of time as it may nominate in writing.

PRR 22/778: Permission granted for extension of the housing development permitted under Pl. Reg. No's 18/488 and 22/00150 consisting of the construction of 6 semi detached dwellings and 1 detached dwelling and all associated site development works.

### Relevant conditions

2. The proposed development shall comply with the terms and conditions of Planning Permission Reg. Nos. 18/488 and 22/150 which governs the overall development of the lands of which the site forms part, save where amended by the terms and conditions herein.

14. The location, design and construction details of any retaining walls, including between plots, shall be submitted to and agreed in writing with the Planning Authority prior to commencement of development, or, at the

discretion of the Planning Authority, within such further period or periods of time as it may nominate in writing.

## **5.0 Policy Context**

### **5.1. Development Plan**

The operative Development Plan is the Cork County Development Plan 2022-2028. Proposed Variation No.1 to the Plan was published for consultation on the 10<sup>th</sup> March 2026 and consultation on the Proposed Modification to Proposed Variation No.1 is taking place from 12th June to 10th July 2026. The proposed Draft Variation sets out changes to the current Cork County Development Plan 2022-2028 arising from the implementation of the NPF first revision, particularly relating to housing growth requirements, as well as some other consequential proposed changes to the Plan.

#### **Volume 5 (West Cork)**

Rosscarbery is listed as a Key Village within the Development Plan.

Section 2.20.1 identifies that the strategic aims for Rosscarbery are to preserve the unique architectural character and landscape setting of the settlement and to promote sympathetic development in tandem with the provision of services.

Section 2.20.4 states that new developments should be well integrated with the existing village and allow for easy and safe access to the centre and main facilities by foot and bicycle. Development which utilises brownfield sites should be prioritised, and all development should be sympathetic to the character of the area.

Section 2.20.15 identifies that there is limited capacity to treat wastewater pending the provision of a new Wastewater Treatment Plant to cater for projected growth. The water supply is provided from the Clonakilty Regional Water Supply Scheme, Currently no capacity available in the Clonakilty WRZ. Options for improving capacity are currently being reviewed through the full options assessment (FOA) stage process as part of the NWRP.

#### General Objectives for Rosscarbery:

DB-01: Within the development boundary encourage the development of up to 50 additional dwelling units during the plan period.

DB-02: New development should be sensitively designed and planned to provide for the protection of the green infrastructure features of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity. The green infrastructure assets of Rosscarbery includes the estuary and associated wetland areas, freshwater habitats associated with the Tinneal and Gallane streams, woodland, and other open spaces in the village.

## **Volume 1 (Written Statement)**

### *Chapter 4 Housing*

Section 4.8 of the Development Plan relates to Residential Density.

HOU 4-7 sets out the new density categories in the Plan and Table 4.1 sets out the new tiered density approach recommended to respond to the diverse settlement scales within the County's hierarchy. According to Section 4.9.6, 'Medium C density' (5-20uph) will generally apply in Key Villages with a population of less than 1,500, which includes Rosscarbery.

### *Chapter 14: Green Infrastructure and Recreation*

#### GI 14-6: Public/Private Open Space Provision

- a) Public Open Space within Residential Development shall be provided in accordance with the standards contained in Cork County Council's Interim Recreation & Amenity Policy (2019) and any successor policy, the "Guidelines on Sustainable Residential Development in Urban Areas" and "Making Places: a design guide for residential estate development. Cork County Council Planning Guidance and Standards Series Number 2".
- b) Promote the provision of high quality, accessible and suitably proportioned areas of public open space and promote linking of new open spaces with existing spaces to form a green infrastructure network.
- c) Apply the standards for private open space provision contained in the Guidelines on Sustainable Residential Development in Urban Areas and the Urban Design Manual (DoEHLG 2009) and Cork County Council's Design Guidelines for

Residential Estate Development. With regard to apartment developments, the guidelines on Sustainable Urban Housing: Design Standards for New Apartments will apply.

Section 14.8 refers to the Landscape Character Assessment of County Cork. The site is located within an area designated as a High Value Landscape as illustrated in Figure 14.2 of the County Development Plan.

The Plan outlines that *“High sensitivity landscapes are vulnerable landscapes with the ability to accommodate limited development pressure. In this rank landscape quality is at a high level, landscape elements are highly sensitive to certain types of change. If pressure for development exceeds the landscape’s limitations the character of the landscape may change”*.

#### GI 14-9: Landscape

- a) Protect the visual and scenic amenities of County Cork’s built and natural environment.
- b) Landscape issues will be an important factor in all land-use proposals, ensuring that a pro-active view of development is undertaken while protecting the environment and heritage generally in line with the principle of sustainability.
- c) Ensure that new development meets high standards of siting and design.
- d) Protect skylines and ridgelines from development.
- e) Discourage proposals necessitating the removal of extensive amounts of trees, hedgerows and historic walls or other distinctive boundary treatments.

#### GI 14-10: Draft Landscape Strategy

Ensure that the management of development throughout the County will have regard for the value of the landscape, its character, distinctiveness and sensitivity as recognised in the Cork County Draft Landscape Strategy and its recommendations, in order to minimize the visual and environmental impact of development, particularly in areas designated as High Value Landscapes where higher development standards (layout, design, landscaping, materials used) will be required.

#### GI 14-11: Draft Landscape Strategy, Land Use Plans and Policy Guidance

Have regard to the Draft Cork County Landscape Strategy (2007) in the preparation of plans and other policy guidance being prepared during the lifetime of the Plan.

Review and update the Draft Cork County Landscape Strategy as soon as is practicable following the publication of a National Landscape Character Assessment as well as taking into account any associated guidelines.

Whilst advocating the protection of such scenic resources the Plan also recognises the fact that all landscapes are living and changing, and therefore in principle it is not proposed that this should give rise to the prohibition of development along these routes, but development, where permitted, should not hinder or obstruct these views and prospects and should be designed and located to minimise their impact. This principle will encourage appropriate landscaping and screen planting of developments along scenic routes.

#### GI 14-13: Scenic Routes

Protect the character of those views and prospects obtainable from scenic routes and in particular stretches of scenic routes that have very special views and prospects identified in this Plan. The scenic routes identified in this Plan are shown on the scenic amenity maps in the CDP Map Browser and are listed in Volume 2 Heritage and Amenity Chapter 5 Scenic Routes of this Plan.

#### GI 14-4: Development on Scenic Routes

a) Require those seeking to carry out development in the environs of a scenic route and/or an area with important views and prospects, to demonstrate that there will be no adverse obstruction or degradation of the views towards and from vulnerable landscape features. In such areas, the appropriateness of the design, site layout, and landscaping of the proposed development must be demonstrated along with mitigation measures to prevent significant alterations to the appearance or character of the area.

b) Encourage appropriate landscaping and screen planting of developments along scenic routes (See Chapter 16 Built and Cultural Heritage).

#### *Chapter 16: Built and Cultural Heritage*

HE 16-21: Design and Landscaping of New Buildings

- a) Encourage new buildings that respect the character, pattern and tradition of existing places, materials and built forms and that fit appropriately into the landscape.
- b) Promote sustainable approaches to housing development by encouraging new building projects to be energy efficient in their design and layout.
- c) Foster an innovative approach to design that acknowledges the diversity of suitable design solutions in most cases, safeguards the potential for exceptional innovative design in appropriate locations and promotes the added economic, amenity and environmental value of good design.
- d) Require the appropriate landscaping and screen planting of proposed developments by using predominantly indigenous/local species and groupings and protecting existing hedgerows and historic boundaries in rural areas. Protection of historical/commemorative trees will also be provided for.

#### *Chapter 18: Zoning and Land use*

ZU 18-3: For any settlement, it is a general objective to locate new development within the development boundary, identified in this Plan that defines the extent to which the settlement may grow during the lifetime of the Plan.

#### **Cork County Council Residential Estates Design Guide, May 2011**

This document provides guidance in relation to estate development. In respect of public open space (pg 19-21), it states that the quantitative standard, subject to appropriate relaxations and reductions, is in the range 12%-18% of the total site area (excluding areas unsuitable for development).

#### **Cork County Council Recreation and Amenity Policy: Interim Approach to Implementation - June 2019**

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

National Planning Framework – First Revision April 2025.

Sustainable Residential Developments in Urban Areas - Guidelines for Planning Authorities (May 09)

Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).

### 5.3. **Natural Heritage Designations**

The site is not located in a European or nationally designated heritage site. The nearest such sites are listed below:

- Kilkeran Lake and Castlefreke Dunes SAC (001061) c. 4.4km to the southeast
- Galley Head to Duneen Point SPA (004190) c. 6.45km southeast
- Myross Wood SAC (001070) c. 7.33km to the west
- Clonakilty Bay SPA (004081) and SAC (000091) c. 9.43km to the east
- Castletownshend SAC (001547) c. 9.69km to the southwest
- Sheep's Head to Toe Head SPA (004156) c. 14.8km to the southwest
- Bandon River SAC (002171) c. 14.95km to the north
- Rosscarbery Estuary pNHA (001075) c. 0.42km to the southeast
- Kilkeran Lake And Castlefreke Dunes pNHA (001061) c. 3.79km to the southeast
- Cloonties Lough pNHA (001044) c. 4.52km to the west

## 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**

The 1st party grounds of appeal may be summarised as follows:

- The subject land parcel has/will not serve as a functional public open space for residents of the estate, has no active amenity value and would not form an effective landscape buffer.
- The development of part of the embankment will not have a negative impact on the visual amenity of Gleann Curaheen and/or on the residential amenities of existing properties.
- The applicants have always intended to provide a dwelling house at the site, as indicated by the planning history of the site (PRR 18/488).
- The applicant considers that the provision of a suitably designed dwelling house represents the most appropriate and sustainable use of the site and will integrate positively with the existing layout and urban form of the estate.
- The site is located within the development boundary of Rosscarbery in the CDP.
- Objective DB-01 of the CDP (Volume 5) states that up to 50 additional dwellings will be encouraged within the development boundary during the plan period.
- The site was shown as 'planted embankment', in response to a request for further information under PRR 18/488. It was again shown as 'planted embankment' in a subsequent change of plan application (PRR 22/778). In both applications, it was shown in addition to an area of public open space in the northern part of the site.
- The applicant did not appeal the refusal of PRR 24/519, relating to a proposal for development of one dwelling on the site, as they accepted that the proposed vehicular access from the regional road to the south was not appropriate.
- Consider that the site represents an incidental undeveloped land parcel left over from the permitted layout of PRR 18/488 (as amended by PRR 22/778) and does not form part of the public open space strategy for Gleann Curaheen.
- Only one dwelling is proposed, therefore there is less cut and fill proposed than with the original layout under PRR 18/488.
- The applicant maintains that the method of calculating the public open space requirement set out in the Planner's Report is incorrect, being based on the number of dwellings rather than the site area. Gleann Curaheen will have public open space of 23.2% of site area.

- The proposed dwelling will be largely invisible from the public road to the south. The boundary ditch will be retained and supplemented.
- The proposed level of cut and fill and retaining structures is not excessive and cannot be compared with the original design under PRR 18/488. The FFL of the proposed dwelling will be comparable to those of surrounding dwellings.
- The proposed development will not materially contravene the terms and conditions of ref 18/488 (as amended by PRR 22/778) as the land parcel is incidental undeveloped land.

## 7.2. **Planning Authority Response**

None received.

## 7.3. **Observations**

None.

## 8.0 **Assessment**

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

- Principle of development
- Impact on the visual amenity of the area
- Other matters

I note that consideration was given to other relevant matters as part of the Local Planning Authority's assessment of the application. The Planners' Reports raised no objection to the proposed development in reference to the objectives of the Development Plan regarding other matters. I concur with that assessment.

### 8.1. **Principle of development**

- 8.1.1. Planning permission is sought for the construction of a detached dwelling house on undeveloped land within the residential estate of Gleann Curaheen.
- 8.1.2. The first reason for refusal in the planning authority's decision stated that the proposed development would materially contravene the terms and conditions of Permission Reg. No. 18/488 on the grounds that it would encroach on lands which were therein designated as open space to serve that permitted development. The planning authority's second reason for refusal also refers to the loss of public open space.
- 8.1.3. The Area Planner's Report states that the site was intended for use as open space to serve the overall development and that the proposal would therefore materially contravene the governing permission 18/488, given that the subject site forms part of the previously permitted open space. The Senior Executive Planner's Report adds that the number of dwellings in the estate was increased from 16no. to 23no. under PRR 22/778, which would be served by the same amount of open space approved under PRR 18/488. The report also notes that, having regard to the details of PRR 18/488 and PRR 22/778, the Gleann Curraheen development was to be served by two areas of open space comprising: a) the Communal Green Area to the north of dwellings 7 and 10a; and b) a "Planted Embankment" to the west of House No.1, together with incidental open space areas at the site entrance. The first reason for refusal refers to the subject site as open space however the second reason refers to the site as public open space. Having regard to the description of the site within both reasons for refusal and in the Planners' Reports, I consider that the planning authority's decision is concerned with the loss of, or encroachment on, public open space.
- 8.1.4. The applicant's grounds of appeal maintain that the subject lands: do not form part of the public open space for Gleann Curaheen; are in addition to the area of public open space in the northern part of the estate; and provide no active amenity value. They consider that the most appropriate use of the lands is for the provision of an additional dwelling and they note that not all the embankment would be utilised for this purpose.
- 8.1.5. The proposed site layout plan (dwg. No. 21738/P/05/1.D) for PRR 18/488, received by the planning authority as further information on the 22<sup>nd</sup> February 2019, shows

16no. dwellings, an area of open space in the northern part of the estate and a planted embankment in the southern portion of the site, to the west of House 1. I note that modifications were made to the site layout under a subsequent clarification of further information response, and these are indicated in the entrance sightline proposal plan (drawing no. 21738/P/37). Those modifications related to sightlines and the height of side boundary walls to Houses 7, 8, 9 & 10 and do not show any changes to the planted embankment or the green area in the north of the development. In the plans approved under PRR 18/488 the green area in the north of the site is not labelled as open space, but consists of a relatively level green area with pathways, planting and a local play area indicated. The planted embankment, within which the current application site is located, is shown planted and enclosed by retaining walls to the north, northwest and east and existing hedgerow to the south. There is no access indicated to the embankment.

- 8.1.6. Under PRR 22/150, permission was granted for revision of part of the development permitted under PRR 18/488, consisting of the replacement of 10no. permitted dwellings (including terraces) with 10. semi-detached dwellings and revisions to the site layout. The approved site layout plan for this scheme, received by the planning authority on 9<sup>th</sup> May 2022, showed a 'Communal Green Area' in the northern part of the site and the 'Planted embankment' in the southern portion.
- 8.1.7. Under PRR 22/778, permission was granted for a further revision of the scheme, increasing the number of dwellings on site to 23no. The approved site layout plan indicates the 'Communal Green Area' in the north of the scheme and the 'Planted Embankment' to the south. The landscaping plan submitted with this application shows the area of the planted embankment planted with shrubs and enclosed by retaining walls and the existing road boundary to the south. The boundary treatment plan submitted with this application indicates a wall bounding the area on the northern side, adjacent to the estate access road.
- 8.1.8. In each of the revisions listed above, the application site boundary remained the same as that of the original permission, PRR 18/488, extending to c. 1.3ha and including part of the public road to the south and southeast to provide for sightlines at the new entrance serving the estate.

- 8.1.9. From my review of the planning history of the site and wider development, I note that the site was not specifically referred to as public open space in the plans approved under PRR 18/488 or subsequent amendments and that no conditions were attached to the preceding permissions requiring that the lands were preserved for this use. In my view, the application site is best described as 'incidental' green space, having been excluded from the developable area of the original scheme approved under PRR 18/488 due to its steep gradient. In this regard I note that the Appendices to the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024 include a definition of public open space, as follows: "Public open space refers to open spaces that form part of the public realm and are accessible to the public for the purposes of active and passive recreation." I note also Section 14.5.8 of the Cork County Development Plan 2022-2028, which identifies public open space as a key element in defining the overall quality of the residential environment and refers to its provision of both passive and active recreational functions.
- 8.1.10. As a planted embankment, I consider that the application site would provide some aesthetic value to the amenity of the scheme overall, however I would differentiate this function from that of public open space, which provides a broader value as accessible and useable space, whilst also providing a visual amenity function. I consider that the planted embankment can be considered for development provided that it does not result in a lack of public open space to serve the wider estate and subject to compliance with other standards and objectives of the Development Plan.
- 8.1.11. Policy Objective GI 14-6 of the Development Plan 2022-2028 provides that public open space within residential development shall be provided in accordance with the standards contained in Cork County Council's Interim Recreation & Amenity Policy (2019) and any successor policy, the "Guidelines on Sustainable Residential Development in Urban Areas" and "Making Places: a design guide for residential estate development. Cork County Council Planning Guidance and Standards Series Number 2".
- 8.1.12. The Council's Interim Recreation & Amenity Policy (2019), which relates to the provision of recreational infrastructure within new housing development, states that public open space should generally be at least 12-18% of a site and that, generally,

schemes of 25 units or less will be exempt from any requirement to provide specific on site recreational facilities. Section 14.5.11 of the Cork County Development Plan 2022-2028 provides that, generally, at least 12% to 18% of a site for development excluding areas unsuitable for house construction should be allocated to the provision of public open space. The Council's 'Making Places: a design guide for residential estate development - 2011' also sets a standard of 12%-18% of the total site area (excluding areas unsuitable for development) for public open space. The Guidelines on Sustainable Residential Development in Urban Areas (2009) set a quantitative standard for public open space in greenfield sites of a minimum of 15% of the site area, which should be in the form of 'useful open space'. The 2009 Guidelines were replaced by the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024. Policy and Objective 5.1 Public Open Space, of the 2024 Guidelines provides that the requirement for public open space set in statutory development plans shall be between 10-15% of net site area.

- 8.1.13. The 'Communal Green Area' located in the northern part of the estate is c. 2,100sqm in area, which equates to c.16% of the total site area or c.17.5% of the net site area (excluding the portion of the public road included within the application boundary for PRR 18/488). The retained part of the embankment (c. 450sqm) would be in addition to this figure. The proposed development would not therefore compromise the compliance of the development as a whole with Policy Objective GI 14-6 of the Development Plan in respect of the quantitative provision of public open space.
- 8.1.14. I note also that the site is located within the development boundary of the Key Village of Rosscarbery. Specific Objective DB-01 states that the development of up to 50 additional dwelling units will be encouraged within the development boundary of the village within the plan period. Policy Objective ZU 18-3, which seeks to locate new development within settlement boundaries, is also relevant. Having regard to the location of the site within the development boundary of the settlement of Rosscarbery and within an existing residential estate, I consider that the proposed development is acceptable in land use terms, having regard to the policies and objectives of the Development Plan.

8.1.15. Overall, I consider that the subject site comprises 'incidental' open space under the development permitted under PRR 18/488, the development of which would not result in the underprovision of public open space to serve the Gleann Curaheen estate and would not contravene the terms and conditions of PRR 18/488. I conclude therefore that the proposed development is acceptable in principle.

## **8.2. Impact on the visual amenity of the area**

- 8.2.1. The planning authority's second reason for refusal found that the proposed development, by virtue of the development of the planted embankment and extensive cut and fill and retaining structures required to enable same, would result in visual intrusion and visually inappropriate development, leading to the erosion of open space which plays an important role within the design of the overall development.
- 8.2.2. The Area Planner's Report states that the proposed development would require excessive amounts of cut and fill and excessive retaining wall features. This report also notes that the site is located within a High Value Landscape as mapped in the Draft Landscape Strategy and is bound by, and is visible from, Scenic Route S81 to the south.
- 8.2.3. The Senior Executive Planner's report raises concern that the proposed development would give rise to an erosion of the public space / landscape areas of Gleann Curraheen, would be visually dominant over existing properties within the estate and would give rise to excessive cut and fill and associated retaining wall structures. They add that the proposal would give rise to the very limited overlooking of the remaining area of the embankment and an undesirable precedent and / or the expectation of permission on the remaining area of the embankment to the west of the site i.e. between the western boundary of the subject site.
- 8.2.4. Both the Area Engineer and Estates Engineer Reports raise concern at the level of cut and fill proposed, which is described as extensive.
- 8.2.5. The applicant, in their grounds of appeal, maintain that the application site would not form an effective landscape buffer, that the proposed dwelling will be largely invisible from the public road and that its development would not have a negative

impact on the visual amenity of Gleann Curaheen or the residential amenities of existing properties. In this regard, they highlight that the proposal is for one dwelling, therefore the extent of cut and fill is less than was proposed in the original layout submitted under PRR 18/488, when development was excluded from this area and the embankment proposed. They add that the finished floor level of the proposed dwelling would be comparable to surrounding dwellings.

- 8.2.6. The finished floor level of the proposed dwelling is 14.70m at ground level and 17.60m at first floor level. The ridge level would be c. 22.80m. The finished floor level of the adjacent two storey house, House No.1, is indicated to be 15.90m. Having regard to the site layout plan (dwg. No. 21738/P/202) approved under PRR 22/778, the FFL of House 11 to the west is 14.35m, House 9 to the north is 13.65m and House 8 to the north is 13.70m. The level of the regional road to the south varies between 19.20m and 22.87m parallel to the site. The remaining area of embankment to the west varies between 23.00m in the southwest to 19.00m in the northeast. The applicant included, as part of their grounds of appeal, a “Photomontage Study” of the proposed development. Having regard to the submitted drawings and photomontage study, I note that the proposed dwelling would be similar in scale, form and appearance to the existing dwellings in the estate and would sit lower within the estate than existing dwelling No.1. I note that House No.1 is prominent in views from the east, in particular, on the regional road, and that the estate as a whole is visible on approach from the west and east along the R597 Scenic Route 81. Having regard to the retention of the existing hedgerow and trees on the roadside boundary, to the proposed landscaping including new hedge planting to the south and to the proposed finished floor level, scale, form and appearance of the proposed dwelling, I consider that the proposed development would integrate well with the existing estate, visually, would not result in harm to the landscape setting of the settlement or the amenity value and character of Scenic Route 81.
- 8.2.7. The proposed development would require excavation of the existing embankment over the footprint of the proposed dwelling, driveway/parking area and front garden areas. The lawn areas and terrace to the rear would be finished at a higher ground level, varying between 17.50-17.60m. The existing retaining wall on the boundary with House No.1 is shown retained, with a steel railing added on top. The existing

retaining wall along the front boundary is shown in the elevations as varying between 1.2-1.5m in height relative to the existing footpath. New retaining walls are indicated along the rear (south) boundary of the site, to the rear of the parking area and between the front and rear gardens on the western side of the dwelling. The retaining walls at the rear of the parking area would be up to 3.3m in height, partly screened by a raised planter. The retaining wall between the front and rear gardens on the western side would be c. 2.2m in height, faced in stone and screened in part by the front boundary wall. I consider that the extent of retaining walls on site is not excessive and, where they face the public realm, their appearance can be softened with planting and stone facing, as proposed. I consider that the level of excavation required to facilitate the proposed development is not excessive, being limited to the footprint of one dwelling, the parking area and front garden area. It is evident that excavation and installation of retaining walls is a feature of this part of the estate, evidenced by House No.1 and House No. 11. In this context, I do not consider that the proposed level of excavation or retaining walls would appear incongruent. I note also that the remaining area of the embankment would be retained and planted (under PRR 22/778), providing a green break within the estate and between the proposed dwelling and existing House No.11.

- 8.2.8. Overall, I consider that the proposed development would integrate well with the existing estate and would be sympathetic to the landscape setting of Rosscarbery, in accordance with Sections 2.20 and 2.21 and General Objective DB-02 of Volume 5 and Policy Objective HE16-21 of Volume 1 of the County Development Plan 2022-2028. Having regard to the layout, form and appearance of the proposed dwelling and the existing estate, I consider that the proposed development would not result in any material impact on Scenic Route 81 and would therefore be in accordance with Policy Objectives GI 14-13 and GI 14-4. Consequently, I do not consider that the proposed development would be harmful to the residential amenities of the area or create an undesirable precedent for similar development.

### 8.3. **Other issues**

#### Water services capacity

8.3.1. Table 5.2.2 West Cork Municipal District - Proposed Scale of Development of Volume 5 of the Development Plan 2022-2028 identifies that Rosscarbery has no capacity for water or wastewater services, based on assessments dated January 2021. However, according to the Uisce Eireann Capacity Register April 2026, potential capacity is available for water supply, subject to level of service improvement, and that potential capacity is available for wastewater. I note that the application was referred to Uisce Eireann by the planning authority, but that no response was received. In this case, given that the proposal relates to one dwelling within an existing serviced estate, I consider that the matter can be dealt with by the imposition of a condition requiring that the developer enter into a connection agreement with Uisce Eireann prior to the commencement of development.

Private open space

8.3.2. The Area Planner's Report commented that the dwelling would not have any private open space as the dwelling would be bound by two public roads and overlooked on all sides and this in turn would lead to the building of excessively high walls in order to achieve the privacy people are accustomed to when living in a detached dwelling site. The proposed dwelling would have 149sqm private amenity space to the rear of the dwelling, comprising two lawns and a terrace, in addition to smaller lawn areas to the front. The minimum garden size required by the Cork County Council Residential Estates Design Guide, May 2011 is 60sqm for houses of 3 or more bedrooms. Noting that the external spaces would be set lower than the level of the regional road and a minimum of 19.5m from the adjoining dwelling to the east, I consider that the private amenity space would be adequate in terms of quantity and quality.

Adjoining residential amenity

8.3.3. The proposed dwelling design includes two windows at first floor level facing east towards House No.1. Of these, the sitting room window is indicated to be fixed with frosted glazing. As the other window serves a hallway and would be located at least 19m from the opposite elevation of House No.1, I consider that a material impact on privacy for the adjoining occupiers does not arise.

## 9.0 AA Screening

- 9.1. I have considered the proposed dwelling and site works at Gleann Curaheen, Curraheen, Rosscarbery, Co. Cork in light of the requirements of S177U of the Planning and Development Act 2000 as amended.
- 9.2. The subject site is located c. 4.4km from the nearest European Site.
- 9.3. The proposed development comprises the construction of an infill dwelling within a wider permitted residential estate development which is at an advanced stage of construction, with roads, footpaths and service connections complete. See Section 2 above for a more detailed description.
- 9.4. No nature conservation concerns were raised in the planning appeal.
- 9.5. 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 relatively minor scale of the development and lack of impact mechanisms that could significantly affect a European Site.
  - The location of the site within a wider serviced residential estate development which is at an advanced stage of construction.
  - The qualifying interests and conservation objectives of nearest European Sites.
  - Taking into account the screening determination of the Planning Authority
- 9.6. I conclude that 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 (stage 2) (under Section 177V of the Planning and Development Act 2000) is not required.

## 10.0 Water Framework Directive

- 10.1. An assessment of the proposed development has been undertaken with regard to the objectives set out in Article 4 of the EU Water Framework Directive.
- 10.2. The proposed development is proposed to be connected to the existing stormwater and foulwater drainage systems serving the wider estate.

- 10.3. Having considered the nature, scale, and location of the proposed development, it is concluded that the proposal will not result in any risk of deterioration in the status of any water body, including surface waters (rivers and lakes), groundwater, transitional waters, or coastal waters. This applies to both qualitative and quantitative status, and in respect of temporary and permanent effects. In addition, the proposed development will not adversely affect the achievement of established environmental objectives, including the protection, maintenance, and improvement of water body status, as required under the Directive.
- 10.4. Accordingly, the proposed development is considered to be compliant with the requirements of Article 4.

## **11.0 Recommendation**

- 11.1. I recommend that permission is granted.

## **12.0 Reasons and Considerations**

Having regard to the location of the site within the settlement boundary of Rosscarbery, the planning history of the wider site, the pattern of development in the area and the siting, scale and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area and would be acceptable in terms of traffic safety and convenience. 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 on the 23<sup>rd</sup> December 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. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of Planning Permission Register Reference 18/488, 21/150 and 22/778, unless the conditions set out hereunder specify otherwise.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permissions.

3. The scope of this permission does not include the substation structure indicated on the site layout plan and located outside the application site boundary.

**Reason:** In the interest of clarity.

4. Prior to the commencement of development, the developer shall enter into a Connection Agreement (s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and wastewater collection network.

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

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, in writing where necessary, of the planning authority for such works and services.

**Reason:** In the interest of public health.

7. A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. This scheme shall include the following:-

(a) The species, variety, number, size and locations of all proposed trees, hedge and shrubs [which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alder]

(b) details of proposed boundary treatments at the perimeter of the site, including heights, materials and finishes.

The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme. All tree and hedge planting shall be carried out within the first planting season following substantial completion of external construction works. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development [or until the development is taken in charge by the local authority, whichever is the sooner], shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

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

8. The window at first floor level in the eastern elevation of the proposed dwelling, serving the sitting room, shall be obscure glazed and fixed shut.

**Reason:** To prevent overlooking of adjoining residential property.

9. 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 the 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 Bord 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.”

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Suzanne White

Planning Inspector

23<sup>rd</sup> June 2026

## Appendix 1: Form 1 EIA Pre-Screening

|                                                                                                                                                                                                                                                                       |                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Case Reference</b>                                                                                                                                                                                                                                                 | PL-501031-WC-26                                                                                                                         |
| <b>Proposed Development Summary</b>                                                                                                                                                                                                                                   | Construction of a detached dwelling house accessed from the existing estate, connection to public services and all ancillary site works |
| <b>Development Address</b>                                                                                                                                                                                                                                            | Gleann Curaheen, Curraheen, Rosscarbery, Co. Cork                                                                                       |
| <b>IN ALL CASES CHECK BOX / OR LEAVE BLANK</b>                                                                                                                                                                                                                        |                                                                                                                                         |
| <b>1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?</b>                                                                                                                                                            | <input 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:<br>- The execution of construction works or of other installations or schemes,<br>- Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources) |                                                                                                                                         |
| <b>2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?</b>                                                                                                                       |                                                                                                                                         |

|                                                                                                                                                                                                                                                                               |                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Yes, it is a Class specified in Part 1.<br><b>EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.</b>                                                                                                                   | <b>State the Class here</b>                                                                         |
| <input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3                                                                                                                                                                                  |                                                                                                     |
| <b>3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?</b> |                                                                                                     |
| <input 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.<br><b>No Screening required.</b>                                             |                                                                                                     |
| <input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.<br><b>EIA is Mandatory. No Screening Required</b>                                                                                                                       |                                                                                                     |
| <input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.                                                                                                                                                                         | Class 10(b)(i) Infrastructure projects.<br>Threshold: construction of more than 500 dwelling units. |

|                                                                                                                                                                 |                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <b>Preliminary examination required. (Form 2)</b><br><b>OR</b><br><b>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</b>                  |                                                                           |
| <b>4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?</b> |                                                                           |
| <b>Yes</b> <input type="checkbox"/>                                                                                                                             |                                                                           |
| <b>No</b> <input checked="" type="checkbox"/>                                                                                                                   | <b>Pre-screening determination conclusion remains as above (Q1 to Q3)</b> |

**Inspector:** Suzanne White

**Date:** 23<sup>rd</sup> June 2026

## Appendix 2: Form 2 - EIA Preliminary Examination

|                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Case Reference</b>                                                                                                                                                                                                                                                                        | PL-501031-WC-26                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Proposed Development Summary</b>                                                                                                                                                                                                                                                          | Construction of a detached dwelling house accessed from the existing estate, connection to public services and all ancillary site works                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Development Address</b>                                                                                                                                                                                                                                                                   | Gleann Curaheen, Curraheen, Rosscarbery, Co. Cork                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.</b>                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Characteristics of proposed development</b><br><br>(In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health). | The development has a modest footprint, comes forward as a standalone project, does not require demolition works, does not require the use of substantial natural resources, or give rise to significant risk of pollution or nuisance. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. The site is located on the edge of an existing village, within a residential development which is under construction. The estate roads and footpaths are in place. The proposed development would not be exceptional in the context of the existing environment in terms of its nature. It presents no risks to human health. |
| <b>Location of development</b><br>(The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and                                                                                                                                   | The site is not located within any protected areas. The nearest European designated sites are: <ul style="list-style-type: none"> <li>• Kilkeran Lake and Castlefreke Dunes SAC (001061) c. 4.4km to the southeast</li> <li>• Galley Head to Duneen Point SPA (004190) c. 6.45km southeast</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                     |

|                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>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> | <ul style="list-style-type: none"> <li>• Myross Wood SAC (001070) c. 7.33km to the west</li> <li>• Clonakilty Bay SPA (004081) and SAC (000091) c. 9.43km to the east</li> <li>• Castletownshend SAC (001547) c. 9.69km to the southwest</li> <li>• Sheep's Head to Toe Head SPA (004156) c. 14.8km to the southwest</li> <li>• Bandon River SAC (002171) c. 14.95km to the north</li> </ul> <p>The development would be located within a wider residential development which has been permitted and is at an advanced stage of construction. It would not have the potential to significantly impact on an ecologically sensitive site or location. The site is not considered to be an environmentally sensitive site.</p> <p>The proposed development would not give rise to waste, pollution or nuisances that differ significantly from that arising from existing surrounding developments. Given the nature of the development and the site/surroundings, it would not have the potential to significantly affect other significant environmental sensitivities in the area.</p> |
| <p><b>Types and characteristics of potential impacts</b></p> <p>(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact,</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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

|                                                                                                          |                                     |
|----------------------------------------------------------------------------------------------------------|-------------------------------------|
| transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation). |                                     |
| <b>Conclusion</b>                                                                                        |                                     |
| <b>Likelihood of Significant Effects</b>                                                                 | <b>Conclusion in respect of EIA</b> |
| There is no real likelihood of significant effects on the environment.                                   | EIA is not required.                |

**Inspector:** Suzanne White      **Date:** 23<sup>rd</sup> June 2026