



An
Coimisiún
Pleanála

Inspector's Report PL-501577-CK-26

Development	Construction of a house, garage, site entrance, waste water treatment system and all associated site works
Location	Windsor Hill, Killahora, Glounthaune, Co. Cork
Planning Authority	Cork County Council
Planning Authority Reg. Ref.	260180
Applicant(s)	Padraig O'Brien
Type of Application	Permission
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant(s)	Thomas Cahill
Observer(s)	None
Date of Site Inspection	28 th July 2026
Inspector	Clare Clancy

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1.0 Site Location and Description

- 1.1. The appeal site is located within the development boundary of Glounthaune which is situated c. 11 km to the northwest of Cork City. The site is located at the corner of a crossroads junction where the L2969 and L6933 intersect.
- 1.2. The site forms part of an overall landholding and the proposed development will be located on subdivided open ground. There is an existing bungalow located on the eastern part. The public road Windsor Hill L2969 bounds the site to the south and the L6933 bounds the site to the west. The levels on the site climb from south to north. There are mature trees / vegetation within the appeal site and along the site boundaries. There is an existing access serving the site in the north western corner and an existing two storey dwelling bounds the site to the north.
- 1.3. The area is characterised by a mixture of residential developments that include for varied design and scale on individual generous plots as well as small housing schemes and is very much suburban in nature.

2.0 Proposed Development

- 2.1. Permission is sought to construct a two storey dwelling, garage, access, wastewater treatment plant and all associated site works. The following is noted:
 - Site area – 0.18 ha
 - Gross floor area of dwelling – 269 m²
 - Max roof ridge height of dwelling – 8.51 m
 - Gross floor area garage – 42 m²
- 2.2. Following a request for further information (FI), the following details were provided:
 - Tree survey and compensatory planting proposals.
 - Tree root protection plan.
 - Details of existing site boundaries.

3.0 Planning Authority Decision

3.1. Decision

3.1.1. Following receipt of further information, by Order dated 3rd June 2026, Cork County Council decided to grant permission subject to sixteen conditions. The following conditions are of note:

- Condition 2 – Relates to occupancy condition.
- Condition 5 – Pre-development conditions require a final landscaping plan.
- Condition 6 – Implementation of the Arboricultural Assessment Report.

3.2. Planning Authority Reports

3.2.1. Planning Reports

Two planning reports form the basis of the assessment and recommendation as follows:

First Planning Report

- The principle of the proposed development was acceptable.
- The development was screened out for AA and EIA and the site is not within a flood risk area.
- Noted that no public submissions were received.
- Design and siting of the dwelling was considered appropriate for the site.
- As the site is adjacent to Scenic Route S42, retention of mature trees on the site is necessary.
- The proposed access and the requirement to achieve sightlines of 70 m in both directions which would be addressed by conditions.
- Further information was required to provide a landscape plan and to carry out a tree survey of the site.

- The proposal to service the dwelling with a domestic waste water treatment system was acceptable noting that the area engineer did not raise any issue in relation to same.
- Surface water management to be addressed by condition.

Second Planning Report

- 31 trees out of 37 surveyed are being retained on site and replacement planting is proposed to offset tree loss. Subject to a pre-development condition require a landscaping plan to identify the location of new planting, the revised proposals were acceptable.
- The Arboricultural Assessment Report provides tree protection barriers for construction stage and is acceptable.
- The western and southern site boundaries are being retained save for the proposed vehicular access and is acceptable.
- Recommended grant of permission.

3.2.2. Other Technical Reports

- Area Engineer

First Report (11/03/2026) – No objection subject to conditions.

Second Report (12/05/20260 – No objection subject to conditions.

3.3. **Prescribed Bodies**

- Uisce Éireann – No objection.

3.4. **Third Party Observations**

- 3.4.1. Two third party observations were made in relation to the proposed development. The matters raised are largely covered by the grounds of appeal.

4.0 Planning History

5.0 Policy Context

5.1. National Policy

5.1.1. The National Planning Framework – First Revision (April 2025)

The following National Policy Objectives (NPOs) are relevant;

- NPO 9 Compact Growth – Supports delivery of new homes within existing built up areas rather than continued outwards expansion.
- NPO 43 Sustainable residential development – Supports housing in accessible serviced locations and at an appropriate scale and density.

5.1.2. Climate Action Plan (CAP) 2025 / CAP 2024.

- Climate Action Plan 2025 builds upon last year's plan by refining and updating the measures and actions required to deliver the carbon budgets and sectoral emissions ceilings, and should be read in conjunction with Climate Action Plan 2024.

5.2. Cork County Development Plan 2022-2028 (as varied)

Volume 4 South Cork

- 5.2.1. The appeal site is located within the development boundary of Glounthaune which is designated as a key village within Metropolitan Cork in the plan, on lands zoned 'Existing Residential / Mixed Residential and Other Uses'. The site is located within a High Value Landscape and Scenic Route S42 is located along the L2969 (Lackenore / Windsor Hill road) which the site fronts onto.

Volume 1 Main Policy Material

- 5.2.2. The following development plan policies and objectives are of relevance:

➤ **Chapter 14 Green Infrastructure and Recreation**

Objective GI 14-9: Landscape

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

Objective 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.

Objective GI 14-14: 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**

Objective 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**

County Development Plan Objective ZU 18-3: Development Boundaries

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.

County Development Plan Objective ZU 18-9: Existing Residential/Mixed Residential and Other Uses*

The scale of new residential and mixed residential developments within the Existing Residential / Mixed Residential and Other Uses within the settlement network should normally respect the pattern and grain of existing urban development in the surrounding area. Overall increased densities are encouraged within the settlement network and in particular, within high quality public transport corridors, sites adjoining Town Centres Zonings and in Special Policy Areas identified in the Development Plan unless otherwise specified, subject to compliance with appropriate design/amenity standards and protecting the residential amenity of the area.

5.3. National Guidance

- Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024).
- EPA Code of Practice for Domestic Waste Water Treatment Systems (Population Equivalent ≤10) 2021 (EPA CoP).

5.4. Natural Heritage Designations

The subject site is not located within any designated sites. The nearest designated site are the following which lie approx. 1.14 km to the south of the site:

- SPA: 004030 - Cork Harbour SPA
- SAC: 001058 - Great Island Channel SAC
- pNHA: 001058 - Great Island Channel

6.0 EIA Screening

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

7.1.1. One third party appeal was received from Thomas Cahill which may be summarised as follows:

- The PA failed to consider the third party observations submitted to the planning application in its assessment.
- The proposed floor level and height of the dwelling it will result in precedent for the other part of the land, as it is likely that there will be further planning applications on same.
- No site sections of the proposed development were provided with the application to indicate the relationship with adjoining properties in the area.

- A cross section of the site is provided with appeal submission and is based on levels shown on the site survey levels of the site to indicate the finished floor level (FFL) proposed in relation to the levels of the site which should be reduced by 1.0 m to a FFL of 127 m and not the proposed 128 m FFL.
- The proposed ridge height of 8.535 m is excessive and will be approx. 1.03 m too high based on normal ridge height of 7.5 m granted normally. It should be reduced to c. 7.5 m from the FFL to ridge. Adding the extra 1.0 m proposed at the FFL will permit it being too high.

Note to Commission

7.1.2. The applicant has provided a cross section through the site along with maps and drawings in support of the appeal.

7.1.3. The grounds of appeal is accompanied by a copy of the appellant's third party submission to the planning application which generally raises the same issues in the grounds of appeal in addition to other matters. These are summarised as follows:

- The design of the proposed dwelling is not in keeping with existing development in the area which is generally single storey in scale.
- The adjoining dwelling on the site will be dwarfed by the proposed development and will cause issues of overlooking on the southern site of the site.
- In relation to waste water disposal, it is likely that the site will be subdivided and may be further development in the future with at least two more dwellings that will require waste water treatment disposal. The septic tank serving the existing dwelling on the site is not shown on the site layout plan.
- There is a natural well within 215 m of the site to the south and no wells or water course are shown on the site layout plan.
- Despite the findings in the site assessment regarding no rock outcrops, rock outcrop exists outside the front boundary of the site from which water seeps onto the road, and there are rock outcrops further down the hill within 250 m of the site.

7.2. Applicant Response

A response to the grounds of appeal was received from the applicant which may be summarised as follows:

Precedent & Future Development

- Concerns raised regarding future development are speculative and are not relevant to the assessment of the application.

Site Area & Density

- The site area is approx. 0.18 ha and is consistent with the requirements of the Cork County Development Plan for a dwelling within a built up urban fabric. Potential further subdivision of the site or future development is speculative.

Finish Floor Level & Site Integration

- No technical analysis or engineering evidence has been provided to support the suggestion that the finished floor level of the proposed dwelling should be lowered by approximately 1.0 m.
- The proposed FFL was determined based on several factors including inter alia existing site levels and topography, the relationship between the proposed and adjoining dwellings, site access arrangements and surface water and wastewater which need to be considered collectively.
- A significant reduction in FFL would impact on drainage, excavation, access and generally ground levels.
- The PA had sufficient information to enable its assessment.

Scale & Height

- No planning policy specifies the maximum or minimum height for a dwelling and the acceptability of the proposed dwelling should be assessed in the context of the overall design, scale and massing proportions.
- The scale and height of the proposed dwelling are appropriate to the site context and the PA did not raised any objections to same.

Site Sections & Details Submitted

- The planning application submitted included the required plans and drawings and the PA did not deem it necessary to seek any additional site sections prior to decision.

Character & Visual Impact

- The appellant's opinion regarding the scale of the proposed dwelling is subjective and unsupported by technical appraisal demonstrating that it would impact the character of the area.
- Cork's semi-urban periphery contexts contain a wider variety of dwellings types, architectural styles and scales within the hinterlands and there is no requirement to design new dwellings to replicate existing development.
- The proposed dwelling was designed having regard to the site context.

Residential Amenity & Overlooking

- The proposed dwelling was designed having regard to window placement, orientation and separation distances to protect privacy of adjoining properties.
- Existing vegetation on site will provide screening allowing integration into the landscape and provide an additional level of screening and privacy between neighbouring properties.

Wastewater Treatment

- The matters raised regarding rock outcrop, existing wells, and other wastewater treatment systems were considered in the site suitability assessment and the proposed wastewater treatment system was designed in accordance with the EPA Code of Practice for Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10) 2021 (EPA CoP).

7.3. Planning Authority Response

The PA issued a response to the grounds of the appeal which notes the following:

- The subject site is located within the development boundary of Glounthaune and would be considered an urban/suburban area. Given this location, its proximity to the rail corridor and other amenities the site is considered an appropriate location for the development of housing.

- Given the location within a development boundary, further housing proposals could be developed at a future date. Any further applications will be assessed on their merits and in accordance with the relevant planning policy at that time.
- There is a varied mix of house design and scale in the vicinity of the site. The proposed dwelling is considered to be a high standard of design and appropriate to the site.
- The section drawing of the permitted dwelling show a ground floor to ceiling height of 2.645 metres and a first floor to ceiling height of 2.5 metres. These floor-to-sealing heights are considered reasonable for a modern dwelling and the building regulations require a minimum of 2.4 metres.
- The plans and drawings clearly indicated the levels of the site and on the adjoining public road, and the northern boundary of the site has the highest point at +129.760 and the lowest point within the site at +125.182. The ground level where the permitted dwelling is sited is at is+127.348 and the permitted FFL at +128.00 is reasonable given the existing levels within the vicinity of the dwelling. Excessive excavation is generally not encouraged.
- The appellant's property is located to the southwest of the subject site. There is substantial separation distance between the proposed dwelling and the appellant's property. The boundary between the appellant's property and the appeal site would be retained and supplementary planting would be implemented as per the Arboricultural Assessment Report and conditions 5 and 6 of the decision will ensure the site is fully landscaped.

7.4. 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 having inspected the site, and having regard to the relevant local,

regional and national policies and guidance, I consider that the substantive issues in this appeal to be considered are as follows:

- Principle of Development
- Design & Layout
- Visual Amenities
- Wastewater Treatment

8.1. Principle of Development

- 8.1.1. The appeal site is located within the development boundary of Glounthaune on lands zoned 'Existing Residential / Mixed Residential and Other Uses' where residential development is considered an appropriate use, as per the provisions of Objective ZU 18-9 (Existing Residential/Mixed Residential and Other Use). Having regard to the infill nature of the site, the zoning objective of the site I consider that the principle of residential development to be acceptable.
- 8.1.2. I note for the Commission that while the site is located within a rural area, it is located within the development boundary of Glounthaune village, as identified in Volume 4 South Cork of the development plan, and is being assessed in the context of the settlement's planned residential development capacity which is set out in Section 2.10.10 and Section 2.10.12 of Section 2.8 (Key Villages) in Volume 4 of the development. As such there would not be a requirement to apply rural generated housing need policy. I note that the PA included condition 2 in the decision to grant which relates to an occupancy clause following completion of the proposed development. I note for the Commission that such occupancy provisions should not be applied to the proposed development and do not recommend the inclusion of such a condition should the Commission decided to grant permission.
- 8.1.3. The appellant has raised concern that the landholding may be subdivided further and subject to future applications for similar proposals. I would note that such concerns are speculative and do not form part of the development currently before the Commission. The current application should therefore be assessed on the basis of the development proposed and on the plans and particulars submitted. Any future subdivision or additional dwelling would require a separate planning application and

would be assessed on its own merits against the relevant planning policies and objectives applicable at that time. Accordingly, the potential for future development of the remaining lands is not considered a material consideration in the determination of this current appeal before the Commission.

8.2. Design & Layout

- 8.2.1. The appellant's property is located to the south of the appeal site on the opposite side of the road and the primary concern raised is in relation to the scale and height of the proposed development, due to ground levels within the site, and the impact that it will have on the visual amenities of the receiving environment. It is also raised that the proposed design and scale is out of character with the area which is characterised by single storey dwellings.
- 8.2.2. The proposed development entails the subdivision of an overall site which is generous in area and contains an existing bungalow located on the eastern part. The proposed design of the dwelling is a part two storey and single storey block in a 'T' shape with a max roof ridge height of 8.53 m. It will be centrally located within the subject site and generally aligns with the existing dwelling to the east. The proposed garage will be located in the north eastern corner of the site and the domestic waste water treatment system (DWWTS) and percolation area will be positioned at the southern boundary of the site. The site is enclosed by ditches with dense vegetation growth and mature trees along the site boundaries and within the site.
- 8.2.3. I note that the area is generally characterised by a mixed of dwelling types of dwellings on individual generous plots on both sides of the L2969. The scale and height vary from single-storey, dormer and two-storey. Whilst the immediate surroundings are characterised predominantly by single-storey dwellings, this in my view does not establish that a two-storey dwelling would necessarily be inappropriate in principle. The relevant consideration in this case is whether the scale, form and design of the proposal can be satisfactorily accommodated on the site and within the established character of the area without causing undue impacts to its character and appearance.
- 8.2.4. In terms of the levels and height, the Site Layout drawing indicates ground levels within the site and reflects the ground levels which I observed on site. The topography of the

area is elevated relative to its surrounds and the site is located on a hill with ground levels rising from the L2969 which continue to climb to the north.

- 8.2.5. In cross section, I note that the existing ground level is proposed to remain as is and the proposed FFL will be 128.00 which is approx. 652 mm higher than the existing ground level, so there will be a requirement to raise the ground level within the site at this point to achieve the FFL, resulting in the proposed dwelling having a max ridge height of 8.5 m. I note from the PA's response to the grounds of appeal that extensive excavation is generally discouraged and I would concur with same unless it was necessary to achieve a better site/ design solution.
- 8.2.6. Adjacent to the site to the west is an existing housing scheme called Thornberry. It comprises a row of bungalow dwellings along the southern boundary of the site and a row along the northern boundary. Similar to the appeal site the ground levels climb to the north and the row of dwellings in the upper part of the scheme sit at a higher level than that of the appeal site. In viewing the appeal site from this location, I would anticipate that the roof of the proposed dwelling would be apparent however, it would appear similar to that of the existing single storey dwellings within Thornberry located at a lower ground level and would integrate into the area.
- 8.2.7. In terms of the scale and massing, I do not consider the height of the dwelling to be excessive given the site context. While there is some variance between the proposed development and existing development in the area, I am not overly concerned as I do not consider it to be such an extent that the proposed development would be injurious to the visual amenities of the area, due to the range and diverse building type in the area. In this regard, I consider that the site can adequately accommodate the proposed dwelling.
- 8.2.8. The site is also enclosed by mature landscaping along the site boundaries and within the site. In response to the FI request, an Arboricultural Assessment Report was provided. This lists a total of 39 trees on site with over half comprising of native species. It is estimated that approx. 79 per cent of the trees will be retained and 6 are identified for removal. Along the southern boundary of the site, 5 no. trees will be required to be removed to facilitate the proposed DWWTS percolation area along with 1 further north within the site. Having regard to the foregoing, I am satisfied that the design approach for the proposed dwelling has had regard to the receiving context

and will broadly integrate with the site subject to the Tree Removal & Protection Plan (DWG Ref. TS-TPP-5-5-26) in appendix 4. I note that the PA included a pre-development condition requiring a final landscaping plan to be carried out and I would recommend that should the Commission be minded to grant permission that a similar condition is imposed to ensure that the visual amenities are retained.

- 8.2.9. In relation to impact on adjoining residential amenities, I note that this matter was raised in observations to the planning application. In response to the grounds of appeal, the PA has stated that due to substantial separation distance (c. 54.6 m) between the proposed dwelling and the appellant's property along with substantial boundary screening, that the proposed dwelling would not give rise to direct overlooking of the appellant's property. Having reviewed the plans and drawings and based on my site inspection, I am satisfied and concur with the PA that the proposed development will not unduly impact on the residential amenities of any adjoining property by direct overlooking.

8.3. Visual Amenities

- 8.3.1. The site is located adjacent to Scenic Route S42 which is classified as having a 'High Landscape Value'. It relates to Cork city harbour to the south and the estuary landscape character. Objective GI 14-9 seeks to protect the visual and scenic amenities of natural environments and requires a high standard of siting and design for new development. Similarly Objective GI 14-10 also requires higher development standards in such landscape designations in order to minimise visual impact. Therefore I would consider that any proposal for a new development should not comprise the available views overlooking Cork harbour to the south. In this regard, I note Section 2.10.12 Volume 4 of the development plan is particularly relevant to the consideration of the site which states that 'the development boundary of Glounthaune is tightly drawn to protect the strategic gap between Glanmire to the west and Carrigtwohill to the east and so as to be sensitive to the topography of the locality and avoid those areas of visual amenity'. It further notes that visually prominent greenfield lands were excluded from the development boundary.
- 8.3.2. In this case, due to the site context which is enclosed in nature by a dense roadside boundary which provides intermittent screening and having regard to its location

relative to adjoining dwellings within the defined settlement boundary, I do not consider that the proposed dwelling would appear visually dominant or incongruous in the landscape. When viewed within the wider landscape and from the scenic route, it is my consideration that while the dwelling may be visible, it is unlikely that the dwelling would appear visually obtrusive. I am therefore satisfied that the visual impact of the proposed dwelling along the Lackenroe road / Windsor Hill L2969 would not be diminished or unduly impact upon by the proposed development or that the visual impacts would be unlikely to significantly affect the visual amenities of road users.

- 8.3.3. Given the location of the subject site within the defined development boundary and on lands designated for existing residential/mixed residential and other uses, I also consider that this attributes significance in establishing the acceptability of residential in principle. Having regard to the foregoing, I consider that the proposed dwelling is appropriately located within the existing settlement framework and does not represent an intrusion into visually prominent lands outside the settlement. The proposed development will read as part of the established built up area of Glounthaune rather than as an isolated dwelling in the open countryside. The proposal is therefore considered to be consistent with Section 2.10.12 of Volume 4 of the development and not contrary to Objectives GI 14-9 and GI 14-10 of the Cork County Development Plan 2022-2028 (as varied).

8.4. Waste Water

- 8.4.1. Permission is sought to service the dwelling with an on site secondary waste water treatment unit and soil polishing filter. The appellant has raised that there is rock outcrop existing outside the front boundary of the site and in other areas resulting in water seeping onto the road, and there is an existing well approx. 215 m to the south of the site. These features were not identified on plans.
- 8.4.2. A Site Suitability Assessment Report, Drainage Impact Assessment carried out having regard to the EPA CoP is submitted with the application. It notes that there is no outcrops within 250 m. A map is provided indicating wells and springs relative to the appeal site. I note that the nearest borehole as per the GSI Data is c. 400 m upland to the north.

- 8.4.3. The site is in a resource protection area with a 'locally important' aquifer with an 'extreme vulnerability' rating. The EPA CoP Table E1 indicates that the site falls within the R2¹ response category where an on site system is acceptable subject to normal good practice. A site characterisation form is submitted showing the results of site tests. The results are as follows:
- 8.4.4. Under the EPA Code of Practice 2021, the trial hole in locally important or poor aquifers, should be excavated to a depth of at least 2.1 m or to bedrock. The trial hole log indicates the depth of the trial hole as 2.1 m and that no water was encountered within the trial hole after 48 hours. The soil conditions from surface to 0.4 m is indicated as silt topsoil and below to the end of the trial hole cobbles and boulders throughout, firm and reddish brown in colour. The photos indicate that the trial hole is well aerated the whole way down as there is no evidence of grey soils or mottling which would be indicative of saturated soils/ subsoils.
- 8.4.5. Section 3.2 of the Site Characterisation Form (SCF) shows that the surface and subsurface pre-soak tests were carried out within the 24 hour period.
- 8.4.6. In Section 3.3(a) of the Site Characterisation Report, the test for sub-surface and subsoil recorded T₁₀₀ result as 36.67 mins and the Step 4 Standard Method was carried out. This recorded a sub-surface percolation value of 25.42 min/25 mm and the recommendation is to install a secondary treatment system with soil polishing filter for a PE of 6 and discharge to groundwater. The installation proposes a low pressure gravity fed pipe distribution system with 90 m of filter area, on a 10 m x 9 m plan area and invert level of pipes to be 525 mm below highest point of polishing filter. The invert level of the trench/bed is indicated as 0.78 m. Table 6.4 (Percolation Values) of the EPA CoP indicates that for a percolation value of 3 – 50 the proposed method of treatment is an acceptable option.
- 8.4.7. Table 6.3 (Minimum unsaturated soil and/or subsoil depth requirements) indicates that the minimum depth between the distribution gravel and the bedrock and the water table for a GWPR of R2¹ a minimum depth of 0.9 m is required in addition to the invert. The trial hole log shows that there is adequate vertical depth and it is indicated that there is 1.33 m depth of unsaturated soil beneath the invert of gravel. This is in accordance with Table 6.3 of EPA CoP.

8.4.8. In relation to risk to borehole wells, I note from the GSI Data Ireland ITM Viewer that the nearest borehole is located c. 380 m upland north of the proposed polishing filter. The others identified to the south are in excess of 1.0 km to the southeast. I also note that the area is serviced by public water mains. On that basis, I am satisfied that the proposal complies with Table 6.2 (Minimum separation distances from the entire DWWTS) and that the site can adequately treat and dispose of effluent and that the proposed waste water treatment system and soil polishing filter meets the minimum requirements in accordance with Table 6.3 of the EPA CoP.

9.0 AA Screening

Screening the need for Appropriate Assessment: Screening Determination (Stage 1, Article 6(3) of Habitats Directive)

I have considered case PL-501577-CK-26 in light of the requirements S177U of the Planning and Development Act 2000 as amended.

The appeal site is located within the development boundary of Glouthaune, approx. 2.0 km to the northeast of Glounthaune village, and approx. 11 km to the east of Cork city centre.

The closest European site relative to the appeal site lie approx. 1.14 km to the south of the site:

- SPA: 004030 - Cork Harbour SPA
- SAC: 001058 - Great Island Channel SAC

The proposed development comprises the subdivision of a site containing an existing dwelling and the construction of a new two storey dwelling, vehicular entrance, connection to public water mains and DWWTS to serve the dwelling and surface water diverted to soak pits on site.

The planning authority considered that there was no requirement for appropriate assessment, the project was screened out due to the lack of ecological or hydrological connection between the development site and any European site.

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:

- The nature, scale and location of the development
- The absence of any hydrological connection to any European site from the site
- The proposal to use a DWWTS in accordance with the Environmental Protection Agency's (EPA) Code of Practice for Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)
- The location of the project and separation distance to any European Sites
- The conclusion of the PA.

I consider that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on any European designated site(s). As appropriate assessment is therefore not required.

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

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, together with relevant guidance published by the Environmental Protection Agency (Ireland), including applicable codes of practice for the protection of water quality.

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. This applies to both qualitative and quantitative status, and in respect of temporary and permanent effects.

The proposed development has been designed in accordance with EPA Code of Practice and best practice guidance, ensuring that appropriate measures are incorporated to prevent pollution, control runoff, and protect both surface water and groundwater receptors.

Furthermore, the development will not adversely affect the achievement of established environmental objectives, including the maintenance or attainment of Good Ecological Status/Potential and Good Chemical Status, as required under the Directive.

Accordingly, the proposed development is considered to be compliant with the requirements of Article 4.

11.0 Recommendation

I recommend that permission is granted subject to conditions for the following reasons and considerations.

12.0 Reasons and Considerations

Having regard to the 'Existing Residential/Mixed Residential and Other Uses' zoning objective for the site in the Cork County Development Plan 2022-2028 (as varied), where residential development is considered an appropriate use, the site's location within the development boundary of Glounthaune which is identified as a Key Village in Volume 4 South Cork of the development plan, to the pattern of development in the area and to the design, layout, siting and scale of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development is appropriate to the site context, would not seriously injure the visual amenities of the area, would not be prejudicial to public health, and would be acceptable in terms of traffic safety. 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 received by the planning authority on the 29th day of January 2026, as amended by the further plans and

particulars submitted on 08th May 2026 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 recommendations of the Arboriculture Assessment Report received by the Planning Authority on 08th May 2026 shall be fully implemented, including all tree root protection measures.

Reason: To protect biodiversity and in the interest of visual amenity.

3. Cutting or removal of trees or hedgerows which are permitted to be removed to facilitate the development, shall be undertaken under the supervision of an ecologist or arborist between the 1st September and 29th February only.

Reason: To protect biodiversity.

4. (a) The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

(b) The establishment of a hedgerow along all side and rear boundaries of the site, an Planting of trees at appropriate intervals along the boundaries of the site.

(c) Any plants, trees or hedging which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, 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 order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

5. The existing front boundary hedgerow shall be retained except to the extent that its removal is necessary to provide for the entrance to the site.

Reason: In the interest of visual amenity.

6. The entrance gates at the entrance to the proposed house shall be set back not less than four metres and not more than six metres from the edge of the public road. Wing walls forming the entrance shall be splayed at an angle of not less than 45 degrees and shall not exceed one metre in height.

Reason: In the interest of traffic safety.

7. (a) The roof colour of the proposed house shall be blue-black, black, dark brown or dark-grey. The colour of the ridge tile shall be the same as the colour of the roof.

(b) The external walls shall be finished in neutral colours such as grey or off white.

Reason: In the interest of visual amenity.

8. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

9. (a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

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

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

10. (a) The wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on [date] and shall be in accordance with the standards set out in the document entitled "Code of Practice - Domestic

Waste Water Treatment Systems (Population Equivalent ≤ 10)” – Environmental Protection Agency, 2021.

(b) Treated effluent from the wastewater treatment system shall be discharged to a polishing filter which shall be provided in accordance with the standards set out in the document entitled “Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)” – Environmental Protection Agency, 2021.

(c) Within three months of the first occupation of the dwelling, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the septic tank/ wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.

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

11. 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/or wastewater collection network.

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

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

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

14. 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.”

Clare Clancy
Planning Inspector

29th September 2026

Appendix 1 – Form 1 EIA Pre-Screening

Case Reference	PL-501577-CK-26
Proposed Development Summary	Construction of a house, garage, site entrance, waste water treatment system and all associated site works
Development Address	Windsor Hill, Killahora, Glounthaune, 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?	☒ Yes, it is a 'Project'. Proceed to Q.2.
	☐ 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)?	
☐ Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	
☒ No, it is not a Class specified in Part 1. Proceed to Q3	

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?	
☐ 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.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
☒ 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)	Schedule 5 Part 2: Class 10(b)(i) Construction of more than 500 dwelling units Class 10(b)(iv) Urban Development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. EIA is mandatory for developments comprising over 500 dwelling units or urban development over 10 hectares in size or 2 hectares if the site is regarded as being within a business district. The proposal is significantly below this threshold being 1 no. units and the site has an area of 0.18 ha.
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 ☐	

No ☒	
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Inspector: _____ Date: _____

Appendix 2 – Form 2 - EIA Preliminary Examination

Case Reference	PL-501577-CK-26
Proposed Development Summary	Construction of a house, garage, site entrance, waste water treatment system and all associated site works
Development Address	Windsor Hill, Killahora, Glounthaune, Co. Cork
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	The proposed development has a modest footprint, and comes forward as a stand alone project. It does not require the use of substantial demolition works or natural resources or give rise to significant risk of pollution or nuisance. Ground clearance works are required, wastewater is addressed by the proposed DWWTS in accordance with the EPA CoP. Other than localised construction impacts, the development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks to human health.
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g.	At operational stage, the proposed development will connect to the existing public water mains no objection has been raised by Uisce Éireann in terms of capacity constraints. The dwelling will be serviced by a DWWTS. The proposed development is removed from sensitive natural habitats, and designated sites and is outside flood zones. It requires the removal of number of trees but otherwise will not unduly impact on scenic route or landscape designation.

wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	During construction phase, noise dust and vibration emissions are likely. However any impacts would be local and temporary in nature and the implementation of standard construction practice measures would satisfactorily mitigate potential impacts. No significant impacts on the surrounding road network are considered likely at operational stage. 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.
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment.	EIA is not required.
There is significant and	~~Schedule 7A Information required to enable a Screening Determination to be carried out.~~

realistic doubt regarding the likelihood of significant effects on the environment.	
There is a real likelihood of significant effects on the environment.	~~EIAR required.~~

Inspector: _____ Date: _____

DP/ADP: _____ Date: _____

(only where Schedule 7A information or EIAR required)

Appendix 3 – WFD Screening

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Coimisiún Pleanála ref. no.	PL-501577-CK-26	Townland, address	Windsor Hill, Killahora, Glounthaune, Co. Cork
Description of project		Construction of a house, garage, site entrance, waste water treatment system and all associated site works	
Brief site description, relevant to WFD Screening,		The proposal forms part of an overall landholding which is being subdivided to facilitate the proposed development. There is an existing dwelling located on the eastern part of the site. The site is within the development boundary of Glounthaune. There's no water features on site or directly adjacent to the site and the site is not within a flood zone area.	
Proposed surface water details		Surface water to be disposed via proposed soakaways.	
Proposed water supply source & available capacity		Public water connection	

Proposed wastewater treatment system & available capacity, other issues			Domestic wastewater treatment plant proposed to EPA CoP standards.			
Others?			N/a			
Step 2: Identification of relevant water bodies and Step 3: S-P-R connection						
Identified water body	Distance to (m)	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface runoff, drainage, groundwater)
River Waterbody	Ballyregan stream, approx. 820 m to the east	Tibbotstown_010 IE_SW_19T250870	Good	Review	Not identified	No direct pathway, Surface water runoff potential
Ground Waterbody	Underlying site	Ballinhassig East IE_SW_G_004	Good	Not at risk	None identified	Surface water discharge to ground,

							Effluent treatment and discharge to groundwater
Transitional	1.1 km	Lough Mahon (Harper's Island) IE_SW_060_0700	Moderate	At risk	Urban run off		Possible runoff from site via road
Step 3: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.							
CONSTRUCTION PHASE							
No.	Component	Water body receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.
1.	Surface	Tibbotstown_010 IE_SW_19T250870	Surface water runoff	Site clearance & construction	In the event of a grant, a surface water	No	Screened out

				pollution and sedimentation	management condition and a Construction Management Plan would be required so that best practice construction methods are adhered.		
2.	Ground	Ballinhassig East IE_SW_G_004	Underground	Pollution	As above	No	Screened out
3.	Transitional	Lough Mahon (Harper's Island) IE_SW_060_0700	Overland	Pollution & sedimentation	As above	No	Screened out
OPERATIONAL PHASE							
1.	Surface	Tibbotstown_010 IE_SW_19T250870	Runoff	None	Implementation of conditions of permission in the event of a grant, soakaway	No	Screened out
2.	Ground	Ballinhassig East IE_SW_G_004	Discharge to ground water	Water pollution	DWWTS to EPA CoP standards, soakaway, surface water management	No	Screened out

3.	Transitional	Lough Mahon (Harper's Island) IE_SW_060_0700	Overland	None	As above	No	Screened out
DECOMMISSIONING PHASE							
1.	NA	NA	NA	NA	NA	NA	NA