

CORK COUNTY COUNCIL
PLANNING & DEVELOPMENT ACTS 2000 – 2010 AS AMENDED
NOTIFICATION OF DECISION TO GRANT Permission, Permission for Retention

Reference No. in Planning Register **24/04308**

Colm O'Callaghan
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In pursuance of the powers conferred upon them by the above mentioned Act and for the reason set out in the First Schedule hereto, the Council of the County of Cork has by Order dated **16/04/2024** decided to GRANT **Permission, Permission for Retention** for the development of land namely:

Permission for retention and completion of dwelling house and associated site works granted under Pl.Reg.No. 05/6346 and extended under Pl.Reg.No. 10/8271 with alterations to the front, rear and side elevations and installation of a new septic tank and percolation area.

At: Lumnagh Beg, Coolea, Macroom, Co. Cork

In accordance with the plans and particulars submitted by the applicant

On: 23/02/2024

And subject to the conditions (4 no.) set out in Column 1 of the Second Schedule attached hereto. The reasons for the imposition of the said conditions are set out in Column 2 of the schedule.

An appeal against a decision of the Planning Authority may be made to An Bord Pleanála by any authorised person before the EXPIRATION of the period of FOUR WEEKS beginning on the day of the giving (i.e. Date of Order) of the decision of the Planning Authority. (SEE NOTES ATTACHED).

If there is no appeal against the said decision on expiration of the period, a grant of Permission, Permission for Retention in accordance with the decision shall be issued as soon as may be, but not earlier than 3 working days after the expiration of the period for the making of an appeal to An Bord Pleanála. It should be noted that until a grant of Permission, Permission for Retention has been issued the development in question is NOT AUTHORISED.

Signed on behalf of the said Council

Cde Baróid

Cathal de Baróid
Administrative Officer

Date: 17/04/2024

SEE NOTES ATTACHED

Please note that pursuant to S.34(3) of the Act, the Planning Authority has had regard to submissions or observations received in accordance with these Regulations.

In accordance with Article 20, site notice shall be removed on receipt of this notification.

ENGENUITY CONSULTING ENGINEERS

RECEIVED

DATES: 18/04/24

PROJECT NO.: 10235

FIRST SCHEDULE

Planning Ref. No. 24/04308

Having regard to the development plan objectives for the area and the pattern of development in this rural area, it is considered that subject to compliance with conditions attached in the Second Schedule, the proposed development would not seriously injure the amenities of the area and would not be prejudicial to public health and, therefore, would be in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

No.	Condition	Reason
1	The development shall be retained and carried out in accordance with plans and particulars lodged with the Planning Authority on 23/02/2024 save where amended by the terms and conditions herein.	In the interests of clarity.
2	Within one month of the date of the Grant of Permission or at the discretion of the Planning Authority within such further period or periods of time as it may nominate in writing, the developer shall pay a contribution of €1580.32 to Cork County Council in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority. The value of this contribution is calculated in accordance with the Council's Development Contributions Scheme on 16/04/2024, and shall be increased monthly at a rate of 8% per annum in the period between the date on which this value was calculated, and the date of payment.	It is considered appropriate that the developer should contribute towards the cost of public infrastructure and facilities benefiting development in the area of the Planning Authority, as provided for in the Council's Development Contributions Scheme, made in accordance with Section 48 of the Planning and Development Act 2000, and that the level of contribution payable should increase at a rate which allows both for inflation and for phasing in of the target contribution rates, in the manner specified in that scheme.
3	The site shall be landscaped and planted in accordance with a comprehensive scheme to comprise predominantly native species and varieties and to include: [a] details of screen planting (which should not comprise of cupressocyparis leylandii nor grisellinia in rural situations) [b] species, variety, number and locations of trees and shrubs [c] programme for implementation and maintenance of the scheme. Full details 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.	In the interests of visual amenity.
4	The septic tank and percolation system shall be designed, installed and operated in accordance with the proposals submitted herein and to the satisfaction of the Planning Authority.	To ensure satisfactory design, construction and maintenance of the septic tank drainage system.