

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

Reference No. in Planning Register **22/06207**

C/O Gerald McCarthy  
Architects Ltd  
72, Main Street  
Macroom  
Co. Cork

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 **20/01/2023** decided to **GRANT Permission** for the development of land namely:

Permission for the demolition of existing shed along with permission for the construction of dwelling house, new entrance together with all other ancillary site works

At: Gurteenroe, Macroom, Co. Cork

In accordance with the plans and particulars submitted by the applicant

On: 30/09/2022, as amended on 19/12/2022

And subject to the conditions (16no.) 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 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 has been issued the development in question is **NOT AUTHORISED**.

Signed on behalf of the said Council



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Sharleen Foody  
Administrative Officer

Date: 24/01/2023

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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.**

## **FIRST SCHEDULE**

**Planning Ref. No. 22/06207**

**Having regard to the location of the site within a residential area it is considered that subject to compliance with the conditions set out in the Second Schedule, the proposed development would not be prejudicial to the residential amenities of the area and would therefore be in accordance with the proper planning and sustainable development of area.**

## SECOND SCHEDULE

No.	Condition	Reason
1	The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the documents/drawings received by the Planning Authority on 19/12/2022 except as may otherwise be required in order to comply with the conditions herein.	In the interests of clarity.
2	The proposed new entrance wall and gate piers to the existing house and northern and eastern boundaries of the proposed house shall be no more than 1 m in height and finished in a smooth render, unless otherwise agreed in writing with the Planning Authority.	In the interest of visual and residential amenity.
3	All trees and hedgerows within and on the boundaries of the site, except those specified trees whose removal is authorised in writing by the Planning Authority to facilitate the development, shall be protected during building operations and retained thereafter.	In the interests of visual amenity.
4	Before any development commences, or, at the discretion of the Planning Authority, within such further period or periods of time as it may nominate in writing, details of the materials, colours and textures of all external finishes to the proposed development shall be submitted and agreed in writing with the Planning Authority.	In the interests of visual amenity.
5	The new entrance to serve the existing dwelling house shall be implemented prior to the demolition of the shed, unless otherwise agreed in writing with the Planning Authority.	In the interest of residential amenity.
6	Notwithstanding the exempted development provisions of the Planning & Development Regulations 2001, as amended, no additional structures shall be erected within the dwelling curtilage save with the benefit of a further planning permission.	To safeguard the amenities of the area.
7	Demolition and Construction works shall be limited to between 0800 hours and 1800 hours Monday to Friday, and between 0800 hours and 1300 hours on Saturday. No work shall take place, nor the site be open for business on Sundays or bank or public holidays, unless otherwise	To safeguard the amenities of the area.

	agreed in writing with the Planning Authority.	
8	During the demolition and construction phase noise levels emanating from the proposed development when measured at specified noise sensitive locations shall not exceed 55 dBA (30 minute Leq) between 08.00 hours and 22.00 hours, Monday to Saturday inclusive and shall not exceed 45 dBA (15 minute Leq) at any other time.	To safeguard the amenities of the area.
9	Surface water shall be disposed of within the site by means of soakaways and shall not be allowed to flow onto public road.	To prevent the flooding of the public road.
10	The developer shall provide a soakway inside the proposed entrance gate to drain the public road at the entrance location before any other site development works, or, at the discretion of the Planning Authority, within such further period or periods of time as it may nominate in writing and to the satisfaction of the Planning Authority.	To prevent flooding of the public road.
11	No dust, mud or debris from the site shall be carried onto or deposited on the public road/footpath. Public roads and footpaths in the vicinity of the site shall be maintained in a tidy condition by the developer during the construction phase.	To protect the amenities of the area and in the interests of road safety.
12	During construction the developer shall provide adequate off carriageway parking facilities within the curtilage of the site for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along the public road or footpath.	In the interests of road safety and to protect the amenities of the area.
13	The developer shall clean any spillages on the public roads arising from the development, as the need arises or when requested to do so by the Planning Authority.	In the interests of traffic safety.
14	Prior to the commencement of development, the developer shall consult with Irish Water in relation to the requirement for a connection agreement for the development.	In the interests of orderly development.
15	The developer shall ensure that the development is served by adequate water and waste water facilities and shall enter into a connection agreement with Irish Water where appropriate.	In the interests of orderly development and public health.
16	At least one month before commencing development or at the	It is considered appropriate that the developer should contribute towards



<p>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 €1377.07 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 19/01/2023, 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.</p>	<p>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 2000 Planning and Development Act, 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.</p>
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