

**HENRY O'LEARY**

**AUCTIONEERS &  
REAL ESTATE AGENTS**

Email: [property@hol.ie](mailto:property@hol.ie), Tel: 023 35959

[WWW.HOL.IE](http://WWW.HOL.IE)

**Site With Full Planning Permission**

*Raheen, Skibbereen, West Cork*

**FOR SALE**

**HENRY O'LEARY**  
(023) 35959

**FOR SALE**  
[www.hol.ie](http://www.hol.ie)

*Store with full planning permission to replace with a  
two storey dwelling house.*

*Guide Price: € 70,000*

*Located at a prominent cross roads on the Skibbereen to Castletownshend road just over a mile from Castletownshend village, this former store and the land it sits on have just been granted full planning permission to replace the existing store with a detached two storey dwelling.*



*Not everyone may want to develop this property immediately, in its current state it is a perfectly good lock up store or workshop.*

***Services:*** Mains water and electricity available.

CORK COUNTY COUNCIL

Planning & Development Act 2000 – 2006

Ms. Sally Barnes,  
C/o Sharon Walsh,  
Market Street,  
Skibbereen,  
Co. Cork

Planning Register No: 07/1315

Application by: Sally Barnes

Of: C/o Sharon Walsh, Market Street, Skibbereen, Co. Cork

On: 18/05/2007

For: Permission for changes to permitted development granted under Ref. No. W/02/4414 as follows ; permission for change of use of ground floor commercial stores to use as kitchen and utility room to form part of dwelling over head as well as alterations to elevations ( windows & doors), installation of separate waste water treatment unit and reduced site area

At: Raheen, Castlehaven North, Castletownshed, Co. Cork

Further to Notice dated the 16/07/2007 Cork County Council hereby conveys a grant of **PERMISSION** for the application described above subject to the conditions set out in the schedule (if any) attached to the said Notice dated 16/07/2007 of its intention to grant **PERMISSION**

Planning Dept.,  
Norton House,  
Skibbereen,  
Co. Cork.

Signed on behalf of Cork County Council

DATE: 16/08/2007

NOTE FOR GUIDANCE OF DEVELOPERS

A grant of Planning Permission or Permission Consequent on the grant of Outline Permission does NOT of itself empower a person to carry out a development unless that person is otherwise legally entitled to do so. Unless otherwise stated or unless it is revoked a Permission or Permission Consequent on the Grant of Outline Permission is valid for a period of five years.

Any development which takes place prior to the payment of a financial contribution required by any of the conditions attached to a Permission or Permission Consequent on the grant of Outline Permission will be unauthorized

Please note that there is an onus on developers to ensure that there is no danger to the public as a result of the proposed development.

**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
(with conditions)

Reference No. in Planning Register  
REG NO. 07/1315

Ms. Sally Barnes  
C/o Sharon Walsh  
Market Street  
Skibbereen  
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 12/07/2007 decided to GRANT PERMISSION for the development of land namely;

Permission for changes to permitted development granted under Ref. No. W/02/4414 as follows ; permission for change of use of ground floor commercial stores to use as kitchen and utility room to form part of dwelling over head as well as alterations to elevations ( windows & doors) , installation of separate waste water treatment unit and reduced site area

**At:** Raheen, Castletownshel, Co. Cork

In accordance with the plans and particulars submitted by the applicant

**On:** 18/05/2007


And subject to the conditions (13 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, a grant of **PERMISSION** in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanala. 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

**Planning Department**  
**Norton House**  
**Skibbereen**

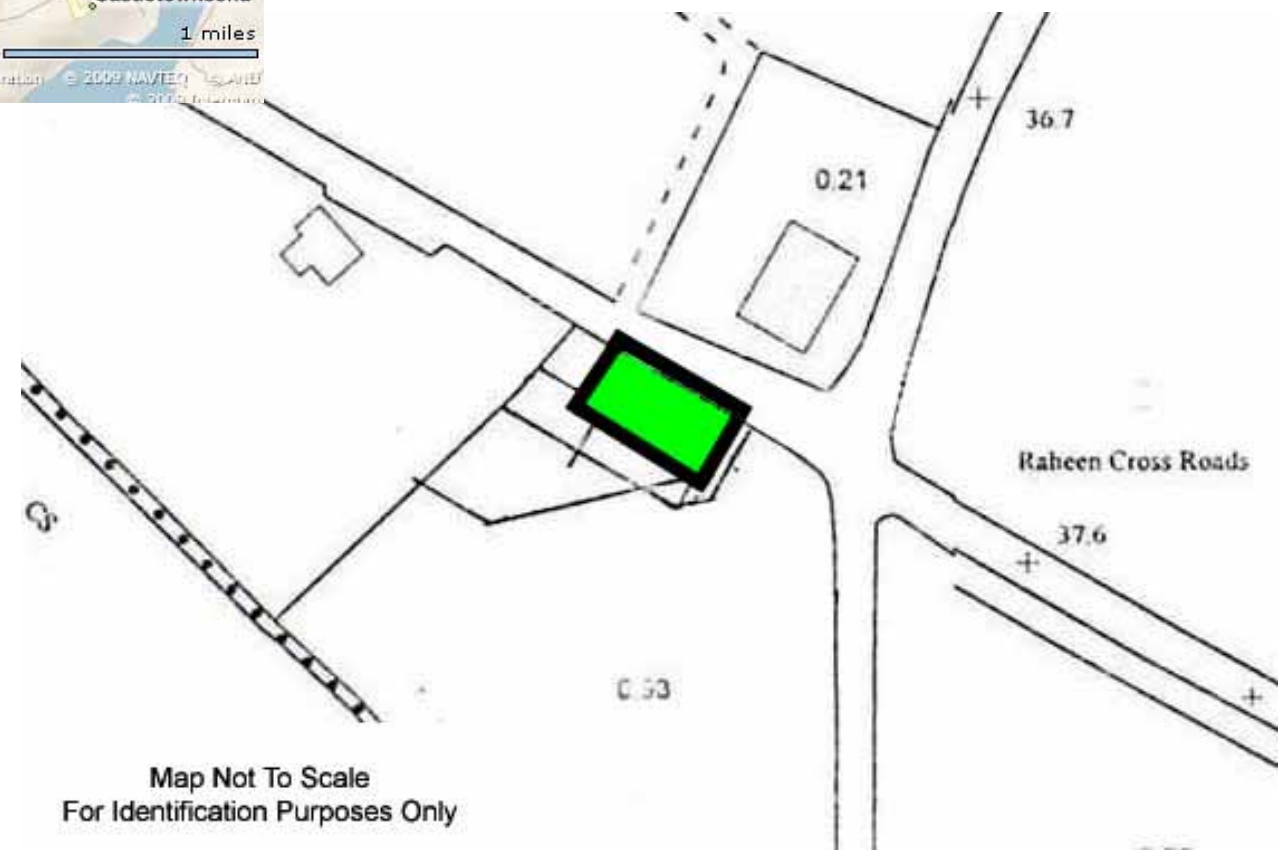
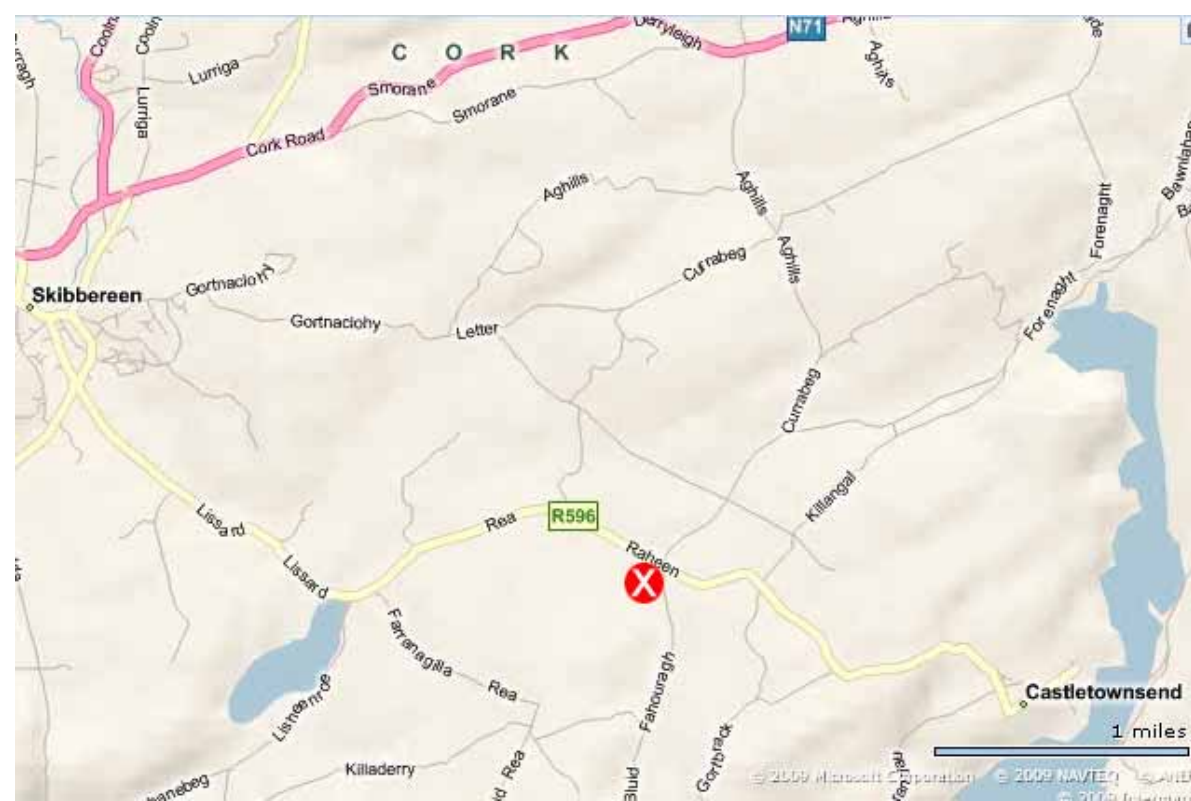


Co. Cork

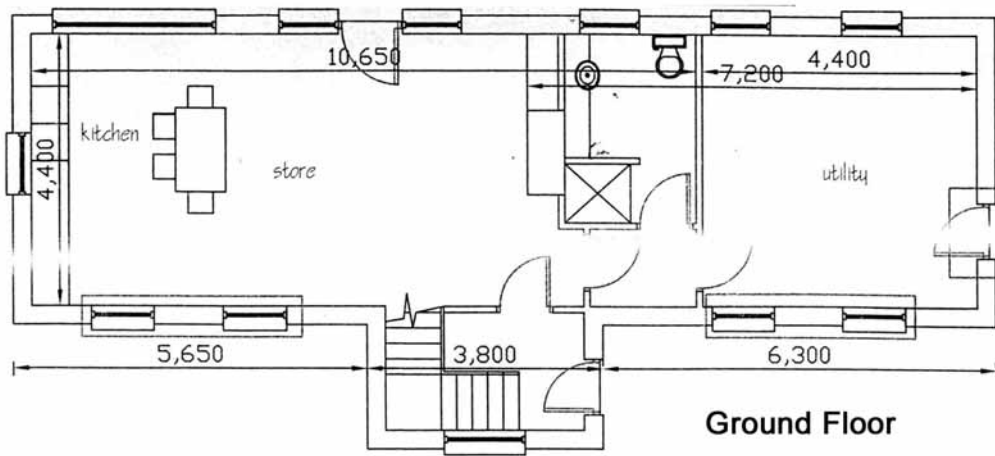
07/05/2007

No	Condition	Reason
1	<p>The proposed development shall be carried out in accordance with plans and particulars lodged with the Planning Authority on 18/05/07, save where amended by the conditions herein.</p>	<p>To clarify the documents to which this permission relates in the interests of the proper development of the site.</p>
2	<p>The design of the dwelling shall be amended in the following respects:-</p> <ul style="list-style-type: none"> <li>• Omit two sets of double garage/commercial style doors to front elevation to be replaced with two no windows(with vertical emphasis) each to serve the kitchen and utility at ground floor level.</li> </ul> <p>and, before development commences, revised drawings making provision for the above requirements shall be submitted to and agreed with the Planning Authority.</p>	<p>In the interests of visual amenity.</p>
3	<p>Roof covering shall be slate coloured blue/black.</p>	<p>To ensure that the development will be in visual harmony with the traditional pattern of development in the area.</p>
4	<p>All external walls of proposed dwelling shall be uniformly finished in a neutral shade of painted plaster.</p>	<p>In the interests of visual amenity.</p>
5	<p>Vegetation or any structure shall not exceed 1m in height within the sight distance triangle.</p>	<p>To provide proper sight distance for emerging traffic in the interests of road safety.</p>
6	<p>Front boundary wall/fence shall not exceed 1m in height over adjoining road level.</p>	<p>In the interests of road safety.</p>
7	<p>Foul drainage shall be by means of a proprietary small treatment system which shall meet the requirements of the appropriate Irish Agreement Board Certificate 96/033. Full details of this including appropriate water table tests.</p>	<p>In the interests of public health.</p>

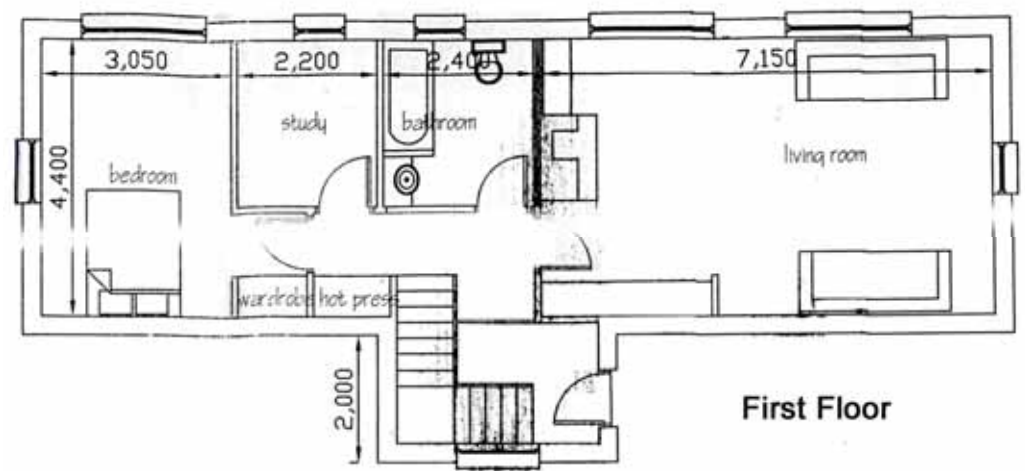
	disposal of final effluent shall be submitted and agreed before development commences.	
8	The sewage treatment plant referred to in the above condition shall be operated and maintained in perpetuity to the satisfaction of the Planning Authority and before development commences, written evidence of a maintenance contract to ensure the continuous operation of the treatment plant shall be submitted and agreed with the Planning Authority. The contract shall be renewed annually.	In the interests of public health.
9	Surface water shall be disposed of within the site by means of soakaways and shall not be allowed to flow onto public road and roadside drainage shall not be obstructed.	To maintain proper roadside drainage and to prevent the flooding of the public road.
10	Roadside drainage arrangements shall be maintained to the satisfaction of the Council's Area Engineer.	To maintain proper roadside drainage and to prevent the flooding of the public road.
11	Ancillary structures other than those shown on plans shall not be constructed on site without the prior permission of the Planning Authority, notwithstanding the Exempted Development provisions of the Planning & Development Regulations, 2001, as amended.	In the interests of orderly development
12	Connection shall be made to public water supply to the satisfaction of the Council's Area Engineer.	To ensure satisfactory water supply to serve the development.
13	At least one month before commencing development, the developer shall pay a contribution of €466.18 to Cork County Council in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority.	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,



Map Not To Scale  
For Identification Purposes Only



**Ground Floor**



**First Floor**

**Ground Floor**  
Approx. 70.1 sq. metres (754.2 sq. feet)



No responsibility is taken for any error omission or misunderstanding in these particulars which do not constitute an offer or contract.  
Services and appliances have not been tested and therefore no warranty is offered on their operational condition.

**Auctioneers, Estate Agents & Property Consultants**

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