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**AUCTIONEERS &
REAL ESTATE AGENTS**

WWW.HOL.IE

Reenascreena, Rosscarbery, West Cork

A 0.29 acre site with unrestricted planning permission for an architecturally designed 4 bedroom home, in a village setting with a school, shop and pub within walking distance.



Guide Price: €80,000

This is a unique opportunity to create your dream home, on a level easily worked site of 0.29 acres on the outskirts of a peaceful country village in the heart of West Cork. It is being offered for sale with the benefit of full planning permission for an architecturally designed 4-bedroom home. Coming without a local housing need requirement is rare and makes this a very special offering that enables anyone to acquire and build their dream home here. The eye-catching design is bang up to date, the planning permission is for a home of 1743sq. ft. with accommodation briefly consisting of a living room with a feature walk-in bay window, the kitchen dining area is open plan with dual aspect, upstairs there are 4 bedrooms with an ensuite bathroom off the master bedroom. The village has a primary school, shop and a pub, if you want to go to town you won't have to travel far with Rosscarbery town just 8km away and Clonakilty town 12km away, Cork airport is just 60km away from a property that offers exceptional value for money.



GALLEY HEAD

ROSSCARBERY



SCHOOL



REENASCREENA
VILLAGE

SITE

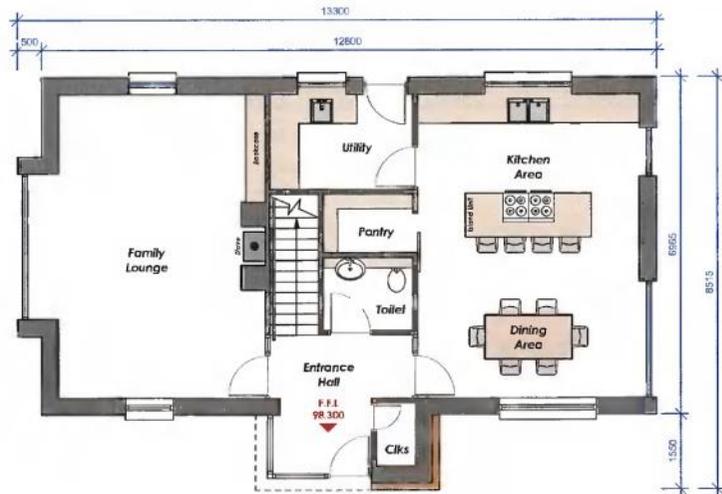




EFT ELEVATION



RIGHT ELEVATION



Ground Floor Plan



1st Floor Plan

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

Reference No. in Planning Register **21/00665**

SECOND SCHEDULE

c/o Edge Architecture Ltd.
Clarke Street
Clonakilty
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 **04/03/2022** decided to GRANT **Permission** for the development of land namely:

Construction of a detached dwelling house, wastewater unit and all associated site works

At: Site 2, Reenascreena North, Rosscarbery, Co. Cork

In accordance with the plans and particulars submitted by the applicant

On: 27/09/2021, as amended on 07/02/2022

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

Margaret Corcoran

Margaret Corcoran
Senior Staff Officer

Date: 04/03/2022

SEE NOTES ATTACHED

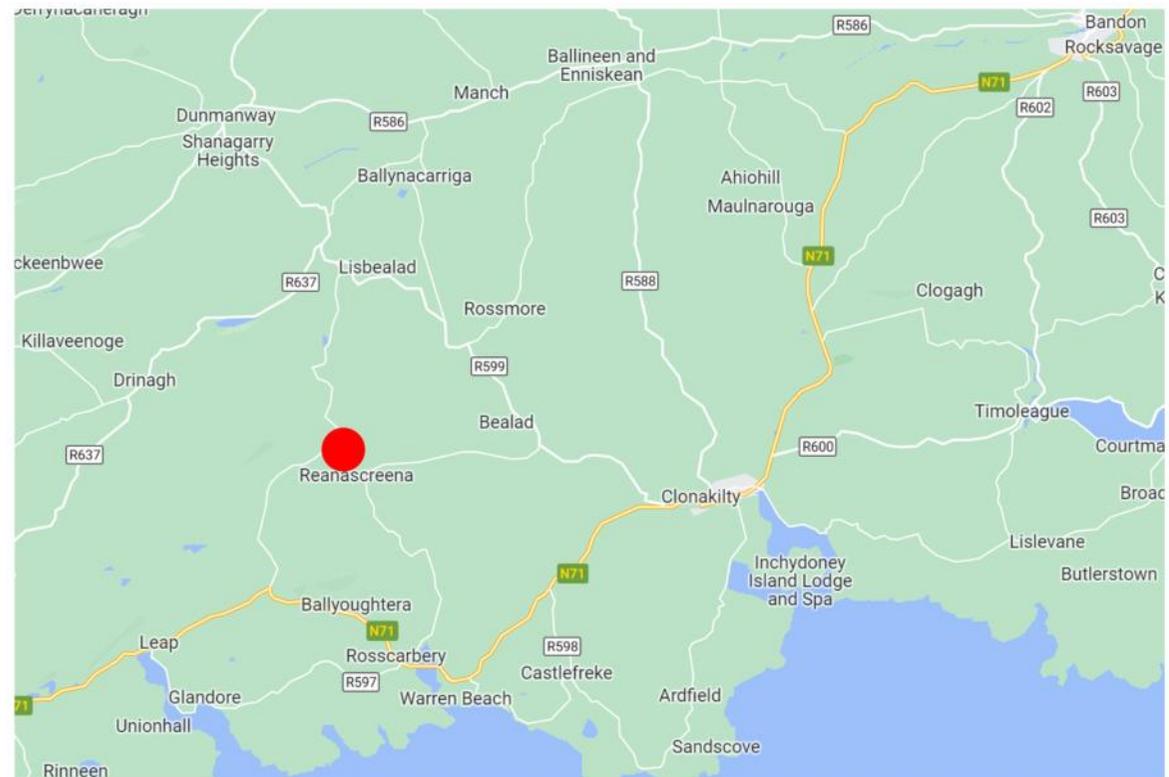
Please note that pursuant to S.34(3) of the Act, the Planning Authority has had regard to submissions or observations received in accordance with these Regulations.

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

No.	Condition	Reason
1	The proposed development shall be carried out in accordance with plans and particulars lodged with the Planning Authority on 27/09/2021 as amended by Further Information submitted to the Planning Authority on 07/02/2022 save where amended by the terms and conditions herein.	In the interests of clarity.
2	All external walls of proposed dwelling shall be uniformly finished in a neutral shade of painted plaster.	In the interests of visual amenity.
3	Stone finish of dwelling shall be of natural stone indigenous to the vicinity of the site. Details of the type of stone to be used shall be agreed in writing with the Planning Authority prior to the commencement of development.	In the interests of visual amenity.
4	Roof covering shall be natural slate or flat tile coloured blue/black.	In the interests of visual amenity.
5	The site shall be landscaped and boundary treatment erected in accordance with the details shown on the Site Layout Plan submitted to the Planning Authority on 07/02/2022 unless otherwise agreed in writing with the Planning Authority. The said scheme shall be implemented within the first two years following the first occupation of the dwelling.	In the interests of visual amenity.
6	Any damage to the adjoining public road by construction traffic during development works shall be made good by the Council at the expense of the developer.	In the interests of road safety.
7	Prior to the commencement of development trench reinstatement shall be agreed with the Area Engineer.	To ensure quality of trench material used and smooth connectivity to existing surface.
8	Any damage caused to the adjoining public road by development traffic during construction works shall be made good by the Council at the expense of the developer and shall comply with Guidelines for Managing Openings in Public Roads (Purple Book).	In the interests of road safety.
9	Surface water shall not be permitted	To maintain proper roadside

	to flow onto the public road and a drainage channel shall be provided across the full width of the access driveway inside the entrance gate to the satisfaction of the Council's Area Engineer.	drainage and to prevent the flooding of the public road.
10	Vegetation or any structure shall not exceed 1m in height within the sight distance triangle.	To provide and maintain proper sight distance for emerging traffic (onto the R596) in the interests of road safety.
11	Existing road drainage shall not be obstructed and the entrance shall be designed and constructed to ensure the uninterrupted flow of road surface run-off.	To maintain proper roadside drainage and to prevent the flooding of the public road.
12	Existing inlets or drains taking surface water from the public road into the sites shall be preserved and maintained.	To prevent flooding of the public road.
13	The developer shall provide and lay a concrete or plastic pipe drain of not less than 300 mm minimum internal diameter under the entrance from the public road, to the satisfaction of the Planning Authority.	To maintain proper roadside drainage and to prevent the flooding of the public road.
14	Foul drainage shall be by means of a proprietary wastewater treatment system. This treatment unit and percolation area shall meet all the requirements of the Code of Practice, Wastewater Treatment Disposal Systems Serving Single Houses (p.e.< 10) EPA 2021 and shall be installed and maintained in accordance with the manufacturers instructions.	In the interests of public health.
15	As the applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.	In the interests of public health.
16	At least one month before commencing development 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 €2,322.88 to Cork	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

	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 01/01/2022 , 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.	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.
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REAR ELEVATION

Co op Yard

