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**AUCTIONEERS &
REAL ESTATE AGENTS**

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Templebryan South, Clonakilty, West Cork

An exquisite opportunity to build your dream 4-bedroom family home on a highly desirable site, complete with unrestricted full planning permission and within walking distance of town.



Guide Price: €140,000

Such a gem rarely emerges, and what sets this apart even further is its exemption from any local housing requirement. This distinctive offering opens the doors for anyone to seize the chance of acquiring this parcel and transforming it into the home of their dreams.

The site stands ready for development, it's an appealing canvas awaiting your creative touch. The added advantage of possessing full planning permission for a spacious 4-bedroom family home spanning 2,500 square feet only increases the appeal.

Enhancing the allure of this site is its advantageous orientation, capturing abundant sunlight from the early hours of the morning until the evening sun sits to the rear. Situated in an exceptionally convenient location, a mere 700 metres from the charming Shannonvale village and a short 2 km jaunt to the vibrant Clonakilty town, the site perfectly balances tranquility and accessibility. For those with broader horizons, the town of Bandon beckons just 19 km away, and Cork city and airport are just 45 km away.

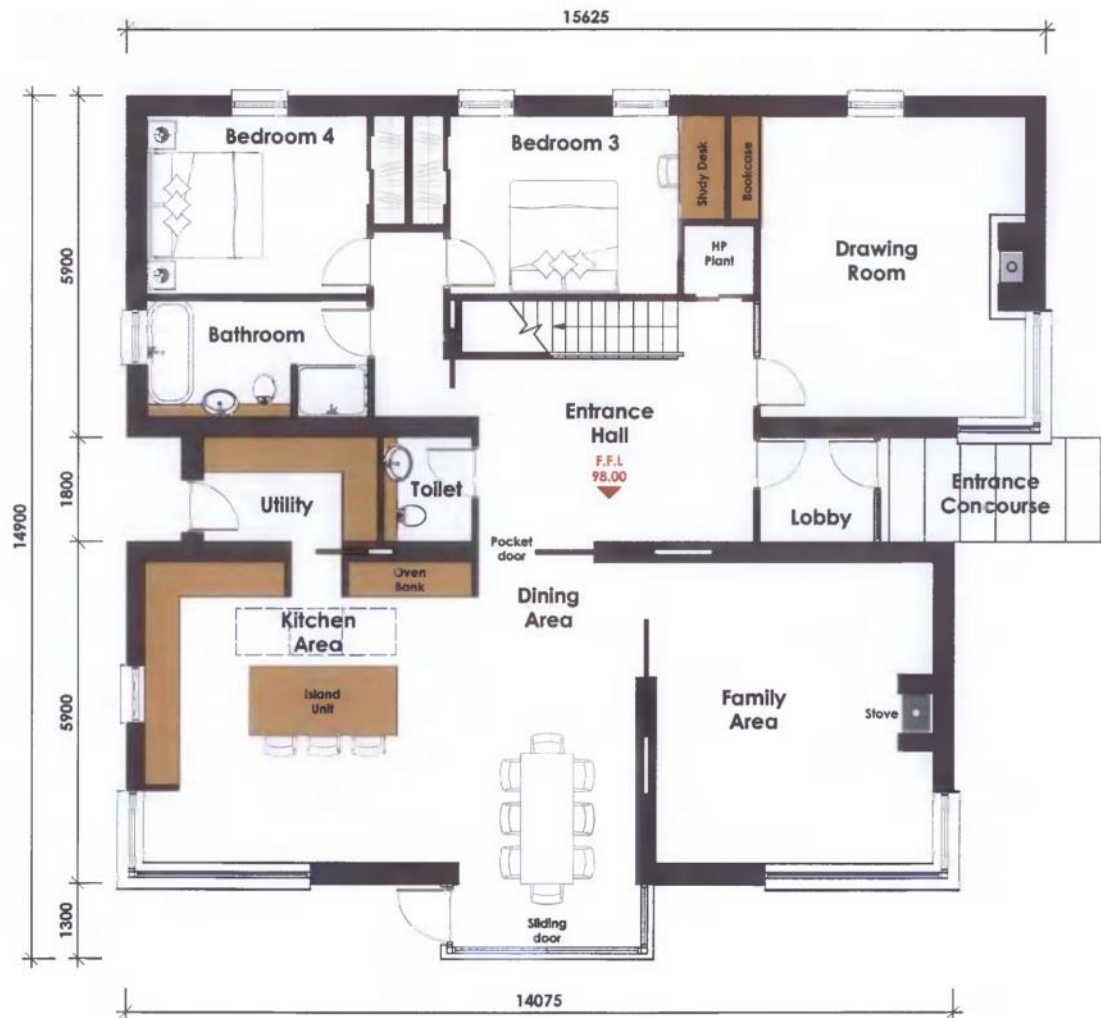
Seize the rarity, embrace the exceptional, and embark on the journey to manifest your aspirations within these picturesque surroundings. Your dream home is not just a concept anymore – it's a tangible reality waiting to be brought to life on this enchanting canvas.

Services: Mains water and broadband are available.

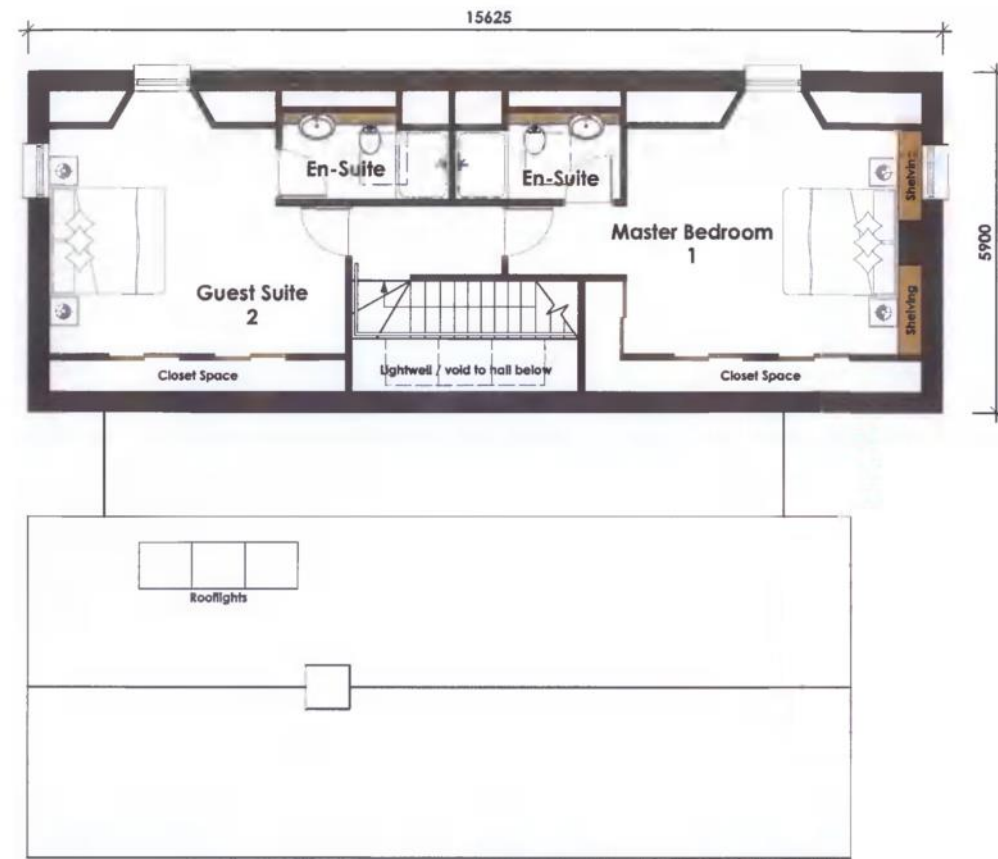








PROPOSED GROUND FLOOR PLAN



**PROPOSED 1ST FLOOR PLAN
(Over bedroom block)**

FLOOR AREAS

GROUND FLOOR AREA	= 180m ²
1st FLOOR AREA	= 54m ²
<u>TOTAL FLOOR AREA</u>	<u>= 234m²</u>

SECOND SCHEDULE

CORK COUNTY COUNCIL

ORDER NO: WCP/16/477 **O.S. NO.** CK 135 - 03

SUBJECT: Application Reg. Ref. No. 16/00483

for: Permission for the construction of 2 no. detached dwelling houses, shared site entrance and the installation of 2 no. septic tanks and all associated site works

at: Templebryan South
Shannonvale
Clonakilty
Co. Cork

ORDER: **Conditional Permission** is hereby GRANTED subject to the provision of Subsection 11 of Section 34 of the Planning and Development Acts, 2000 - 2010 for the reason set out in the First Schedule attached hereto.

to: Joseph Kingston

of: c/o Edge Architecture Ltd
Clarke Street
Clonakilty
Co. Cork
P85 NW40

for: Permission for the construction of 2 no. detached dwelling houses, shared site entrance and the installation of 2 no. septic tanks and all associated site works

at: Templebryan South, Shannonvale, Clonakilty, Co. Cork

in accordance with plans and particulars lodged by the applicant on 29/07/2016, as amended on 07/10/2016 and subject to the conditions (18 no.) set out in the Second Schedule attached hereto.

The **Permission** is to be granted subject to the conditions provided no appeal is made to An Bord Pleanála within the statutory time for the making of such appeals.

SIGNED:



Mac Dara Ó h-Íde
Senior Executive Officer

No.	Condition	Reason
1	The proposed development shall be carried out in accordance with plans and particulars lodged with the Planning Authority on 29/07/2016 and Further Information submitted to the Planning Authority on 07/10/201, save where amended by the terms and conditions herein.	In the interests of clarity.
2	All external materials and finishes shall be in accordance with drawings submitted to the Planning Authority on 29/07/2016, unless otherwise agreed in advance and in writing with the Planning Authority.	In the interests of visual amenity.
3	The site shall be landscaped in accordance with a comprehensive scheme of hard and soft landscaping, full details of which shall be submitted to and agreed in writing with the Planning Authority 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. The said scheme shall include, inter alia, a programme for the implementation and maintenance of the scheme.	In the interests of visual amenity.
4	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.
5	The front boundary wall, side walls and piers of entrance shall be constructed of natural stone of a type indigenous to the local area.	In the interests of visual amenity.
6	Sight distances of 90 metres, in both directions, at a point 3 metres back from the edge of the public road shall be provided in the centre of the vehicular entrance to the satisfaction of the Planning Authority prior to the commencement of any other development on site.	In the interests of road safety.

7	Vegetation or any structure shall not exceed 1m in height within the sight distance triangle.	To provide proper sight distance for emerging traffic in the interests of road safety.
8	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.
9	Existing inlets or drains taking surface water from the public road into the site shall be preserved and maintained.	To prevent flooding of the public road.
10	The developer shall provide and lay a concrete/upvc surrounded in concrete or equivalent arrangement pipe drain of not less than 225mm 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.
11	The proposed septic tank and percolation area for each dwelling shall be designed, constructed, laid out and maintained to conform with the provisions of the Code of Practice, Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. < 10) EPA 2009.	To ensure satisfactory design, construction and maintenance of the septic tank drainage system.
12	Where the applicant(s) proposes to connect directly or indirectly to a public water/wastewater network operated by Irish Water, the applicant(s) shall 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 orderly development.
13	Existing road boundary fence shall be removed in its entirety and a new road boundary fence shall be set back 7 m from face of fence on opposite side of road and within the sight distance to the South of the site.	In the interests of road safety.
14	Area between road and new wall/fence shall be surfaced in hard standing and graded away from road at 1 in 40 to the satisfaction of the Planning Authority.	In the interests of road safety.
15	One common entrance recess shall be formed to serve both sites and entrance shall be recessed a minimum of 4.5m from front	In the interests of road safety and to provide proper sight distance for emerging line traffic.

	boundary fence and side walls shall be splayed at an angle of 45dgs. and walls and piers shall not exceed a height of 1m over the level of the adjoining public road.	
16	Existing roadside drainage arrangements shall be preserved to the satisfaction of the Planning Authority.	To preserve proper roadside drainage and to prevent the flooding of the public road.
17	Existing road drainage shall not be obstructed and any new 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.
18	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 €7,311.36 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 01/10/2016, 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 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.

Planning Register No: 20/00100

On: 25/02/2020

For: Alterations to permitted vehicular entrance to 2 no. dwellings granted under planning reference number 16/483 and amendment to common boundary between said dwellings and all associated site works

At: Templebryan South, Shannonvale, Clonakilty, Co. Cork

Further to Notice dated the 27/05/2020 Cork County Council hereby conveys a grant of **Permission** for the application described above subject to the conditions set out in the schedule attached to the said Notice dated 27/05/2020 of its intention to grant **Permission**

Signed on behalf of Cork County Council

Margaret Corcoran

