

**HENRY O'LEARY**

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**AUCTIONEERS &  
REAL ESTATE AGENTS**

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

## Reenascreena, Rosscarbery, West Cork

A 0.27 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.

**SOLD**

**AVAILABLE**

CGI Images for Identification Purposes Only

Guide Price: €80,000

This is your last chance to secure this unique opportunity to create your dream home, as the first of the two sites has already been sold. Situated on a level, easily worked 0.27-acre plot on the outskirts of a tranquil village in the heart of West Cork, this site comes with full planning permission for an architecturally designed 4-bedroom home.

What makes this offering even more special is the absence of a local housing need requirement, allowing anyone to acquire and build here. The approved design is modern and eye-catching, featuring a 160 sq. m. home. The accommodation includes a living room with a feature walk-in bay window, an open-plan kitchen and dining area with dual aspects, and four bedrooms upstairs, including an ensuite bathroom off the master bedroom.

The village itself offers essential amenities, including a primary school, shop, and pub. For additional conveniences, Rosscarbery is just 8km away, and Clonakilty is 12km away. Cork Airport is a mere 60km from the property. For outdoor enthusiasts, Carrigfadda Hill walk is also nearby. This property offers exceptional value for money in a picturesque location.





PUB

SCHOOL





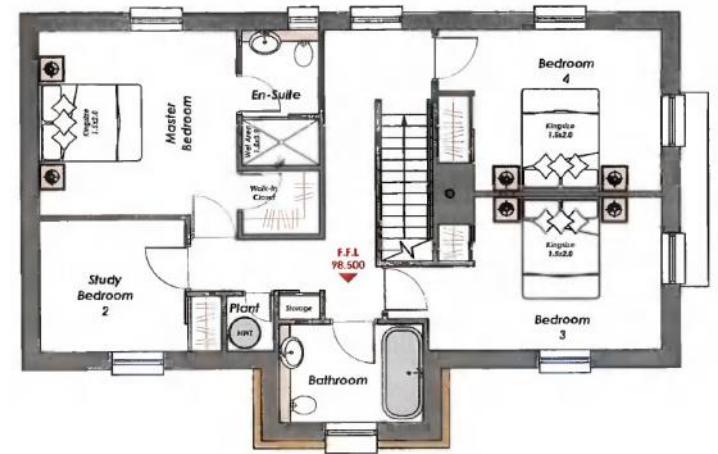
Front Elevation



Rear Elevation



Ground Floor Layout



First Floor Layout

**CORK COUNTY COUNCIL**

**ORDER NO:** WCP/22/116 **O.S. NO.** CK134-02 & 06

**SUBJECT:** Application Reg. Ref. No. 21/00665

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

**at:** Site 2  
Reenascreena North  
Rosscarbery  
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 as amended for the reason set out in the First Schedule attached hereto.

**to:** Atlantic Carpentry Contractors Ltd

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


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

**at:** Site 2, Reenascreena North, Rosscarbery, Co. Cork

in accordance with plans and particulars lodged by the applicant on 27/09/2021, as amended on 07/02/2022 and subject to the conditions (16 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:**

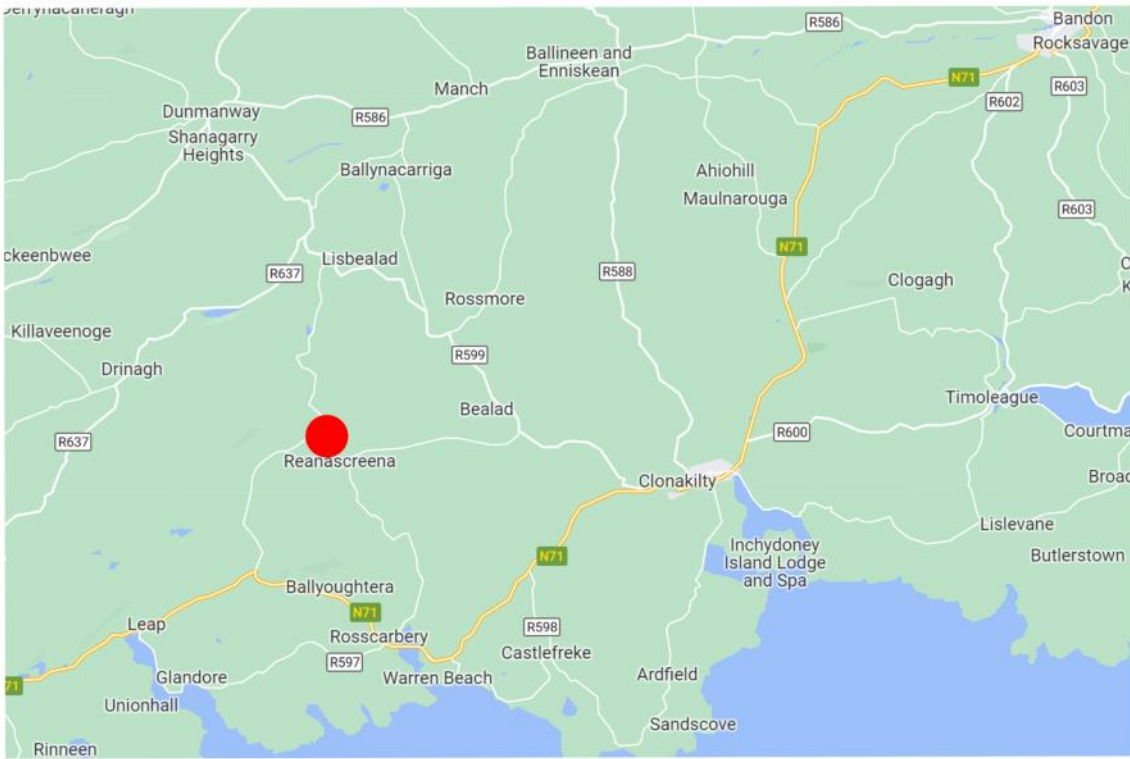
  
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Mac Dara Ó h-Icí  
Senior Executive Officer

**Dated this** 04/03/2022

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 <b>€2,322.88</b> 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 <b>01/01/2022</b> , 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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Carrigfadda Hill  
Walk



SOLD

Co-op Store

NOTE:-  
THE EXISTING HEDGEROWS & TREES  
ALONG THE BOUNDARIES OF THE SITE TO  
BE REDUCED TO 1.0 METRES  
TO IMPROVE SIGHTLINES IF REQUIRED.

NOTE:-  
SURFACE WATER SHALL BE DISPOSED WITHIN  
THE SITE BY MEANS OF SOAKAWAYS AND SHALL  
NOT BE ALLOWED TO FLOW ONTO THE PUBLIC  
ROAD 300mm CONCRETE PIPE TO TAKE SITE  
SURFACE WATER.

NOTE:  
BOUNDARY WALL BETWEEN SITES  
AS FOLLOWS:  
POINTS A - B: 1.2m HIGH CONC. BLOCK  
WALL WITH PRECAST CONCRETE  
CAPPING AND DRY-DASH FINISH.  
POINTS B - C: 1.2m HIGH CONCRETE  
POST WITH TIMBER INSERTS FENCE.

NORTHERN BOUNDARY:-  
NEW TIMBER POST & RAIL  
FENCE WITH NEW  
SELECTED SCREEN  
PLANTING.

# SITE 2

DWELLING 02.  
FFL = 97.600.

PATIO.

WESTERN BOUNDARY:-  
NEW 0.75m HIGH PLASTER  
RENDER FINISH WALL AND  
PIERS TO PUBLIC ROAD  
WITH NEW SELECTED  
LOW SCREEN PLANTING.

GARDEN.  
GARDEN LEVEL GRADED  
OFF TO SUIT EXISTING  
SITE LEVELS.

2.0m HIGH CAPPED  
CONCRETE BLOCK  
WALL WITH DRY DASH  
FINISH TO REAR SITE  
BOUNDARY THROUGHOUT.

# SITE 1 SOLD

WESTERN BOUNDARY:-  
EXISTING SOD & STONE  
DITCH WITH WITH NEW  
SELECTED SCREEN  
PLANTING.

NOTE:-  
THE SIGHTLINES ARE IN  
ACCORDANCE WITH NATIONAL ROADS  
AUTHORITY GUIDELINES (100 METRES  
IN BOTH DIRECTIONS) WITH A 3.0 METRE  
SETBACK FROM THE ROAD EDGE PROVIDED.

NOTE:  
GRADIENT NOT TO EXCEED 3% FOR  
A DISTANCE OF 5.0m FROM THE  
EDGE OF THE PUBLIC ROAD  
150mm RISE OVER 5.0m.

NOTE:  
300mm DIAMETER STORM PIPE  
TO BE INSTALLED ACROSS THE  
PROPOSED ENTRANCE TO  
MAINTAIN THE EXISTING ROAD SIDE  
DRAINAGE. PIPE TO BE ENCASED  
IN CONCRETE SHOWN THUS:

CONSTRUCT NEW ENTRANCE  
WALLS OF CONCRETE BLOCK  
WITH PLASTER RENDER

- SITE FINISHES:-
- ACCESS ROADS PAVED FINISH > 
- ENTRANCE ASPHALT FINISH > 
- GRAVEL STRIP SHOWN THUS-  
CONC. PATHS  
SHOWN THUS > 
- 0.75m HIGH ENTRANCE WALLS  
SHOWN THUS > 
- SELECTED PAVING SHOWN THUS > 
- NOTE:-  
SELECTED NEW TREES  
SHOWN THUS-  
NOTE:-  
EXISTING TREES TO BE  
REMOVED SHOWN THUS-  
NOTE:-  
EXISTING INLETS OR DRAINS  
TAKING SURFACE WATER  
FROM THE PUBLIC ROAD  
TO THE SITE SHALL BE  
PRESERVED AND MAINTAINED.
- NOTE:-  
THE EXISTING HEDGEROWS ALONG  
BOUNDARIES OF THE SITE TO BE  
REDUCED TO 0.7 METRES TO  
IMPROVE SIGHTLINES.
- NOTE:-  
THE SIGHTLINES ARE IN  
ACCORDANCE WITH NATIONAL  
ROADS AUTHORITY GUIDELINES (100  
METRES NORTH-EAST & 80 METRES  
SOUTH) WITH A 3.0 METRE SETBACK  
FROM THE PUBLIC ROAD EDGE  
PROVIDED.
- SITE AREA OUTLINED  
IN RED: 0.29 ACRES  
OR 0.11 HA

NORTH

REG. No.   
PLANNING (WEST) DEPT

07 FEB 2022

CORK COUNTY COUNCIL  
NORTON HOUSE, SKIBBEREEN, Co. CORK

NO.	DATE	REVISION



PLANNING PROJECT MANAGER: JUTICIA O'NEILL LANDROUSE DESIGN  
CHARLETT STREET, CLONAKILTY, CO. DUBLIN 15, IRELAND  
TEL: +353 (0) 1 224 8220 FAX: +353 (0) 1 224 8220  
WWW.LANDROUSEDESIGN.COM

PROPOSED NEW HOUSING.

CLIENT:  
Atlantic Carpentry Contractors Ltd,  
Site 02, Maulyrogan, Reanascreena,  
Rosscarbery, Co. Cork.

DRAWN BY:  
SITE LAYOUT PLAN.

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

1 Lamb Street, Clonakilty, Co. Cork, Ireland. Tel: 023 88 35959, Fax: 023 8835960  
Registration No. 284879, V.A.T. No. E8284879J PSRA Registration No. 001367