

**CORK COUNTY COUNCIL**  
**Planning & Development Acts 2000 – 2010 as amended**

**Cathal O'Donovan**  
**C/O OLS**  
**Consulting Engineers & Project Management Ltd.**  
**No. 3 Saint Patrick's Place**  
**Bandon**  
**Co. Cork**

**Planning Register No: 24/04881**

**Application by: Cathal O'Donovan**

**Of: C/O OLS, Consulting Engineers & Project Management Ltd., No. 3 Saint Patrick's Place, Bandon, Co. Cork**

**On: 17/05/2024, as amended on 11/11/2024 and on 30/01/2025**

**For: Permission for the removal of condition No. 3 of Pl. Reg No. 09/896 (and extended under Pl. Reg. No. 14/493) which restricted the use of the 6 buildings to 2 dry sow houses, 2 weaner houses and 2 farrowing houses to now allow for the 6 number houses to be used to house pigs. The following development is being carried out on a site which comprises of an activity requiring an Integrated Pollution Control Licence.**

**At: Cooligboy, Timoleague, Bandon, Co. Cork**

Further to Notice dated the 25/03/2025 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 25/03/2025 of its intention to grant **Permission**.

Signed on behalf of Cork County Council



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Brian Philpott

**DATE: 02/05/2025**

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**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 unauthorised until compliance with the condition or conditions.**

**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.**

## **Important Notice for Developers – Conditions Precedent**

**The enclosed grant of permission may not automatically entitle you to commence the authorised development.** This is because many permissions contain “Conditions Precedent” i.e. conditions which must be complied with before development commences. (Such conditions usually contain the phrase ‘before development commences’ and may require further details to be submitted to and agreed with the Planning Authority). If there are such conditions on your permission please read on.

### **1) Early submission of details**

Where compliance proposals are required by condition you should make them as far in advance of your anticipated commencement date as possible. This is to enable adequate time for the Planning Authority to consider and, when satisfactory, agree the details. Such proposals may need to be revised before agreement can be reached or, in the absence of agreement, may need to be referred to An Bord Pleanála. These potential delays to starting a development can be mitigated by early submission of proposals in the first instance.

Please note that all points of detail to be agreed are to be submitted in writing. These are to be submitted in hard copy to the Compliance Section (Norton House or County Hall as appropriate). All correspondence must include the planning application reference number and condition number to which the document(s) relate.

### **2) Development commenced in advance of Compliance Proposals/Agreements**

Any development commenced in advance of full compliance with such conditions (including conditions requiring financial contributions, bonds, securities) is unauthorised and leaves a developer liable to **enforcement proceeding** and **heavy penalties**. Simply submitting a proposal may not in itself be sufficient compliance if the condition also requires the Agreement/Approval of the Planning Authority. This will also apply where the Planning Authority becomes aware that a development is about to start (e.g. Commencement Notice) and conditions precedent have not been complied with.

### **3) Submission should be addressed as follows:**

Compliance with Conditions  
Planning Department, County Hall, Carrigrohane Road, Cork.

**The above information is intended for your assistance and guidance in avoiding a situation of unauthorised development and the Planning Authority wishes you every success with the development.**