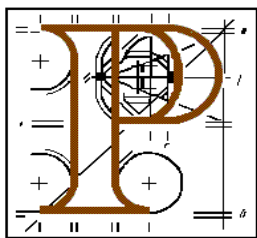


An Bord Pleanála



## Board Direction

---

**Ref: 28.246506**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26<sup>th</sup>, August 2016.

The Board treated this case under section 48 of the Planning and Development Act, 2000, as amended. The Board also decided that the planning authority be directed, as follows:

Amend condition number 7, as follows:

Amend condition number 8, as follows:

- (7) Std. S. 48 specified in the amount of €3601.00 and Reason
- (8) Std. S. 49 specified in the amount of €1315.00 and Reason (Cork Suburban Rail Project)

## REASONS AND CONSIDERATIONS

The Board considered that in calculating the amount to be paid with respect to public infrastructure and facilities benefiting development in the area of the planning authority, the relevant terms of the Cork City Council General Development Contribution Scheme, 2015-2016 and the Cork City Council Supplementary Development Contribution Scheme, 2015-2016, as adopted, had been improperly applied in respect of condition numbers 7 and 8 in that the proposed development comes within a specified category of development subject to an exemption or reduction in the amount payable pursuant to Tables 5 and 4 of the respective Schemes. On this basis, the Board considered that the proper application of the scheme would result in no financial levy in respect of the proposed change of use of the existing dwelling to residential as the change of use would not involve an intensification of use for the purposes of the Scheme and that financial levies in respect of S. 48 and S. 49 Development Contributions should be applied to the nett additional garage floor area only (i.e. 66.86 sq.m.)

Board Member: \_\_\_\_\_ Date: 26<sup>th</sup>, August 2016  
Paddy Keogh