

An  
Bord  
Pleanála

**Board Direction**  
**BD-012846-23**  
**ABP-311694-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/07/2023.

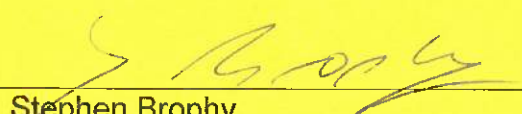
The Board treated this case under section 48 of the Planning and Development Act, 2000, as amended. The Board also decided that the planning authority be directed, as follows:

Attach condition 17.

### **Reasons and Considerations**

It is considered that the provision of a footpath linking the entrance to the development from Bandon Road with the footpath leading to the town centre which commences to the south of the entrance to the GAA grounds constitutes specific exceptional costs not covered by the General Development Contribution Scheme, which would benefit the proposed development. It is also considered that the planning authority has demonstrated that the need for a special contribution on a pro-rata basis is justified given that the footpath would also benefit other schemes in the area and that the payment of €56,455 (fifty six thousand, four hundred and fifty five euro) as an apportionment of the overall costs would be appropriate in this instance. The special financial contribution as proposed by the planning authority for the provision of this facility would, therefore, come within the scope of Section 48(2)(c) of the Planning and Development Act, 2000 (as amended), and accordingly, would be warranted.

**Board Member:**

  
Stephen Brophy

**Date:** 10/07/2023