

An  
Coimisiún  
Pleanála

**Direction**  
**CD-020399-25**  
**ABP-322415-25**


The submissions on this file and the Inspector's report were considered at a meeting held on 01/08/2025.

The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below/set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Remove condition number 52,

**Planning**

**Commissioner:**

  
MaryRose McGovern

**Date:** 01/08/2025

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to Section 48(2)(c) and (12) of the Planning and Development Act 2000, as amended, the terms of the Cork County Council adopted Development Contribution Scheme 2004, to the plans and particulars submitted as part of the application, to the detailed submissions on file from the applicant and the planning authority, and to the specified particular works to be carried out and the basis for the calculation provided

by the planning authority, it is considered that a special contribution towards the provision of works north of Bandon Bridge to ease town bound traffic congestion and to improve pedestrian connectivity, do not represent exceptional and specific costs in terms of public infrastructure that will benefit the proposed development within the meaning of Section 48(2)(c) Planning and Development Act 2000, as amended, but would instead provide broader benefit to a much wider area. It is therefore considered that the special contribution imposed under condition 52 for such works, does not come within the scope of Section 48(2)(c) of the Planning and Development Act 2000, as amended, and accordingly, would not be warranted.