



An  
Coimisiún  
Pleanála

**Direction**  
**CD-022039-26**  
**ACP-323979-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 01/01/1970.

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

Remove condition number 65

Planning

Commissioner:

*Eamonn James Kelly*

Date: 24/03/2026

Eamonn James Kelly

### DRAFT WORDING FOR ORDER

#### Reasons and Considerations

Having regard to:

- (a) Section 48(2)(c) and (12) of the Planning and Development Act 2000, as amended,
- (b) the Cork County Council Development Contribution Scheme 2015,

- (c) the Development Management Guidelines for Planning Authorities (2007),
- (d) the plans and particulars submitted as part of the planning application, and
- (e) the specified particular works to be carried out and the basis for the financial contribution calculation provided by the planning authority,

it is considered that the works described in condition number 65, namely the provision of a roundabout at the junction of the N71 and the L-4007-52, and active travel infrastructure on the N-71 and L4007-52, would benefit not only the proposed development but also serve a much broader overall purpose and function, providing benefits to a much wider area. It is considered, therefore, that the specified works do not constitute exceptional and specific public infrastructure costs that will benefit the proposed development within the meaning of Section 48(2)(c) of the Planning and Development Act 2000, as amended.