

An  
Coimisiún  
Pleanála

**Direction**  
**CD-022278-26**  
**ACP-324173-26**

The submissions on this file and the Inspector's report were considered at a meeting held on 22/06/2026.

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 53

## **Reasons and Considerations**

Having regard to:

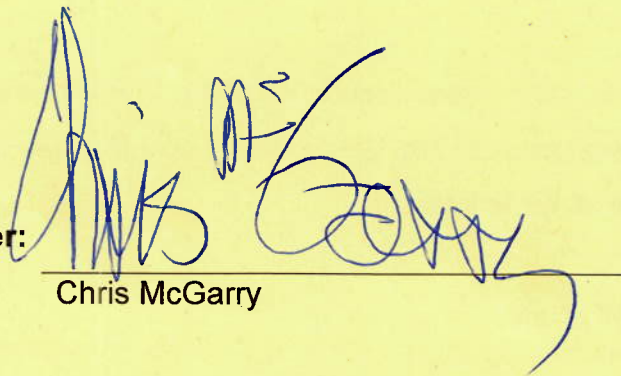
- (a) Section 48(2)(c) and (12) of the Planning and Development Act 2000,
- (b) Cork County Council Development Contribution Scheme 2015,
- (c) the plans and particulars submitted as part of the application, and
- (d) the specified particular works to be carried out and the basis for the financial contribution calculation provided by the planning authority,

it is considered that the works described in condition number 53, namely the junction improvement works at Sean Hales Place (R586) junction to the south and Old Cork Road/Macroom Road (R589) junction to the north would benefit not only the proposed development but also serve a much broader overall purpose and function, providing benefits to a much wider area. Therefore, it is considered 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).

The Commission noted some commentary within the report of the inspector as to the correct number of the condition which is the subject of this appeal. The condition in question definitively relates to a special contribution of EURO678,400 and from a final cross check of the statutory decision of the planning authority, is confirmed as condition 53.

Planning  
Commissioner:



A handwritten signature in blue ink, appearing to read 'Chris McGarry', is written over a horizontal line. The signature is stylized and somewhat illegible.

Chris McGarry

Date: 22/06/2026