An Coimisiún Pleanála

Commission Direction
CD-001458
PL-501677-CK-26

The submissions on this file and the Inspector's report were considered at a meeting held on 27 October 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 6.

Planning Commissioner: Patricia Calleary.

Patricia Calleary

Date: **27th day of October 2026**

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 Cork County Council Development Contribution Scheme 20024

(updated 2015), the plans and particulars submitted as part of the application, 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 planning authority has not demonstrated that specific exceptional costs would arise from the proposed works described in Condition Number 6, namely the provision of CMATS / Little Island Sustainable Transport Interventions, including pedestrian and cycle infrastructure in the vicinity of the site along the L7074, or that such works would benefit the proposed development within the meaning of Section 48(2)(c) of the Planning and Development Act 2000, as amended, and would not instead provide a wider benefit to the wider area. Furthermore, it is considered that the planning authority has not demonstrated that these works are not included in the planning authority's General Contribution Scheme. It is, therefore, considered that the special financial contribution, as proposed by the planning authority for such works, does not come within the meaning of section 48(2)(c) of the Planning and Development Act 2000, as amended, and, accordingly, is not warranted.