



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 17/06860

Appeal by Moreinis Developments Limited care of Butler O'Neill Total Planning Solutions of Thomson House, MacCurtain Street, Cork in relation to the application by Cork County Council of the terms of the Development Contribution Scheme made for the area in respect of condition number 2 of its decision made on the 2nd day of May, 2018.

Proposed Development: Construction of 45 residential units consisting of the construction of seven number residential blocks consisting of three number one-bed apartments, 16 number two-bed apartments, 20 number three-bed apartments, two number two-bed townhouses and four number three-bed townhouses. Vehicular access is to be provided to the north onto Innishmore Lawn. Permission is sought for three additional pedestrian access points located to the west (onto Coolroe), the south (onto the R608) and south-east of the site (onto Innishmore Lawn). Permission is sought for the development outlined including, but not limited to, 60 number car parking spaces, bin storage and bike storage, landscaping and play areas, boundary treatments, and all ancillary site development works, all at Ballincollig (Townland), Ballincollig, County Cork.

Decision

The Board, in accordance with section 48 of the Planning and Development Act, 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had been properly applied in respect of condition number 2 and directs the said Council to ATTACH condition number 2 and the reason therefor.

Reasons and Considerations

Having regard to Paragraphs 5.5.7-12 and Policy Objectives SC 5-2 and 5-4 of the Cork County Development Plan, 2014 – 2020, Appendix A of the planning authority's adopted Recreation and Amenity Policy, and Section 48 of the Planning and Development Act, 2000 – 2018, it is considered that the attachment of condition number 2 to the permission granted to application 17/06860, as drafted by the planning authority, would be an appropriate means of addressing the shortfall in the provision of public open space that would arise under the proposal for the subject site and it would comply with the requirements for special development contribution conditions set out under Section 48 of the Act. Condition number 2 would be in accordance with the proper planning and sustainable development of the area.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Paul Hyde

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.