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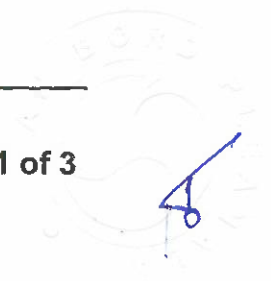
**Planning and Development Acts 2000 to 2021**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 21/04055**

**Appeal** by TFT Construction Limited care of McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, County 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 52 of its decision made on the 7<sup>th</sup> day of September, 2021.

**Proposed Development:** To construct 27 number two-storey dwelling houses and all associated site works. The proposed development is a change of plan to part of the development previously permitted under planning register reference numbers 07/12443, 13/4911, 17/7048. Access to the development will be via the permitted estate entrance from the R619, all at Cnoic Eoin, Knockaneowen (Townland), Coachford, County Cork.



## **Decision**

**The Board, in accordance with section 48 of the Planning and Development Act, 2000, as amended by section 30 of the Planning and Development Act, 2010, based on the reasons and considerations under, directs the said Council, under section 48(13) of the 2000 Act, to ATTACH condition number 52 and the reason therefor.**

## **Reasons and Considerations**

Having regard to the pattern of development in the vicinity, to the siting and layout of the entrance to the site from the public road and to the traffic turning movements that would be generated by the proposed development which would impact the road surface at the entrance junction, it is considered reasonable that the costs of upgrading the road surface at the entrance ought to be borne by the subject development. It is considered that the planning authority has demonstrated that the need for the resurfacing of the entrance junction arises from traffic associated with the proposed development, which would amount to specific exceptional costs, which are not covered by the General Development Contribution Scheme, and which would benefit the proposed development in this instance.



## 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.

*T. Ó Niadh*

Terry Ó Niadh

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



Dated this *27<sup>th</sup>* day of *April*, 2022.