



An
Bord
Pleanála

Board Order
ABP-312658-22M

Planning and Development Acts 2000 to 2021

Amendment of Board Order

Planning Authority: Cork County Council

Development Concerned:

- (a) The demolition of an existing farmhouse dwelling and associated farm outbuildings and walls.
- (b) The construction of 112 number residential units to include 72 number dwelling houses comprising a mix of 2, 3 and 4-bed, detached, semi-detached and terraced houses, with 40 number houses to include an option for constructing a ground floor annex to the rear; and 40 number apartments comprising a mix of 1 and 2-bed apartments, with 14 number apartments located in one number 1 to 3 storey block (Block 1) and 26 number apartment units in one number 2 to 4 storey block (Block 2).
- (c) A new vehicular access and pedestrian entrance onto Ballynaron Road (L-2970-6);
- (d) The provision of landscaping, community recreation space, and amenity areas to include a multi-use games area (MUGA), levelled grass amenity area, local play areas, local open green space and landscaped areas, and amenity woodland and trail including glade.

- (e) The provision of new footpaths and upgrading of existing footpaths to provide a shared pedestrian and bicycle path and new and upgraded public lighting extending from the application site to Glounthaune crossroads junction via the residential estate (The Highlands) to the south. This will comprise works along public roads L-2970-6, L-7086-1, L-7086-0 and L-2968-0 and the footpath within The Highlands estate connecting the L-2970-6 and L-7086-1.
- (f) Proposed decommissioning of overhead 230V Electricity Supply Board line and associated poles traversing the north-eastern section of the site.
- (g) All associated infrastructure and ancillary development works to include the provision of pedestrian and cyclist facilities, lighting, drainage and services connections, boundary treatments, bicycle and car parking including covered parking in Apartment Block 2, and bin storage all located Ballynaroon (Townland), Glounthaune, County Cork.

WHEREAS the Board made a decision to grant permission, in relation to the above-mentioned development by order dated the 3rd day of June 2022:

AND WHEREAS it has come to the attention of the Board that a clerical error occurred,

AND WHEREAS the Board considered that the correction or clarification of the above-mentioned error would not result in a material alteration of the terms of the development,

AND WHEREAS Having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from any person who had made submissions or observations to the Board in relation to the application the subject of this amendment,

NOW THEREFORE in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Board hereby amends the above-mentioned decision by inserting a new Condition Number 27, in accordance with the provisions of section 146A(1) of the Planning and Development Act 2000, as amended, as follows:

27. The developer shall pay to the planning authority a financial contribution in accordance with the terms of the Supplementary Development Contribution Scheme made by the planning authority under section 49 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Supplementary Development Contribution Scheme made under section 49 of the Act be applied to the permission.”



Dave Walsh

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



Dated this *3rd* day of *October*
2022