

An
Bord
Pleanála

Board Order ABP-317536-23M

Planning and Development Acts 2000 to 2022

Amendment of Board Order

Planning Authority: Cork County Council

Planning Register Reference Number: 22/5488

DEVELOPMENT CONCERNED: Construction of a residential development consisting of 63 number dwelling houses and all ancillary site works. The proposed development comprises of seven number terraced two bedroom dwelling houses, one number detached three bedroom dwelling house, 12 number semi detached three bedroom dwelling houses, 40 number terraced three bedroom dwelling houses, three number detached four bedroom dwelling houses, and ancillary site works to include landscaping, surface car parking and site services. This permission also includes the omission of three number dwelling houses from that permitted, under planning reference number 20/6323 at Cooline, Ballyvoloon, Cobh, County Cork, as revised by further public notices received by the planning authority on the 26th day of April, 2023.

WHEREAS the Board made a decision to grant permission subject to conditions, in relation to the above-mentioned development by Order dated the 15th day of October, 2024:

AND WHEREAS it has come to the attention of the Board that a condition in relation to the Supplementary Development Contribution was omitted from the Order,

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

AND WHEREAS having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the appeal the subject of this amendment,

NOW THEREFORE in accordance with section 146A(1) of the Planning and Development Act 2000, as inserted by section 30 of the Planning and Development (Strategic Infrastructure) Act 2006, the Board hereby amends the above-mentioned decision so that condition number 24 and the reason therefor shall be as follows:

24. The developer shall pay to the planning authority a financial contribution in respect of the Cobh/Midleton – Blarney Suburban Rail Project 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.

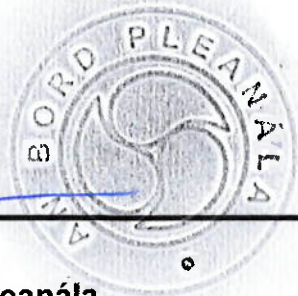
Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Supplementary Development Contribution Scheme made under section 49 of the Act be applied to the permission.



Paul Caprani

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this ^{5th} day of *December* 2024