

Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 25/324

Appeal by HB Cloheen against the decision made on the 24th day of November, 2025 by Cork County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: A large-scale residential development (LRD) comprising of 246 number residential dwellings as follows: 177 number houses consisting of three number five-bed dwellings, 41 number four-bed dwellings, 90 number three-bed dwellings, 31 number two-bed dwellings and 12 number one-bed sheltered housing units, six number two-storey four-unit apartment blocks consisting of 24 number two-bed units and three number three-storey 15-unit apartment blocks consisting of 36 number two-bed units and nine number one-bed units. The proposed development also includes a creche (473.77 square metres) with capacity to accommodate 65 number children. The proposed development will include provision for car parking, including EV charging points and bicycle parking. The proposed development will also include the provision of private, communal, and public open spaces, internal roads and pathways with potential for future links to adjacent lands, pedestrian and cyclist routes, hard and soft landscaping and boundary treatments, waste storage, plant, signage, a new access onto the local hotel

road to the east, incorporating bridging of the existing stream with associated works to same, and a new access connecting to the L-9931-0 Local Road to the west, modifications to car parking at the Clonakilty Park Hotel and the provision of a roundabout, public lighting, new substation, road improvement works and pedestrian facilities at the N71 and Clonakilty Park Hotel junction, all associated site development works, and all drainage and foul sewer infrastructure and network works, including connections to the existing networks on the N71 National Road and the L-4007-52 Local Road, and nature-based SuDS measures, all at Cloheen, Clonakilty, County Cork.

Decision

The Commission, 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 not been properly applied in respect of condition number 65 and directs the said Council to REMOVE condition number 65 and the reason therefor.

Reasons and Considerations

Having regard to:

- (a) Section 48(2)(c) and (12) of the Planning and Development Act 2000, as amended,
- (b) the Cork County Council Development Contribution Scheme 2015,
- (c) the Development Management Guidelines for Planning Authorities 2007,
- (d) the plans and particulars submitted as part of the planning application, and
- (e) 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 works described in condition number 65, namely the provision of a roundabout at the junction of the N71 and the L-4007-52, and active travel infrastructure on the N-71 and L4007-52, would benefit not only the proposed development but also serve a much broader overall purpose and function, providing benefits to a much wider area. It is considered, therefore, that the specified works do not constitute exceptional and specific public infrastructure costs that will benefit the proposed development within the meaning of Section 48(2)(c) of the Planning and Development Act 2000, as amended.

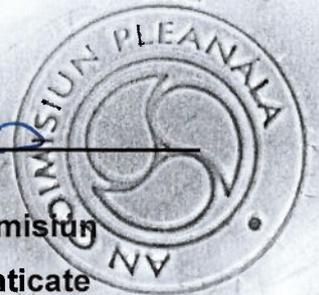
Eamonn James Kelly

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Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this *25th* day of *March*, 2026.