

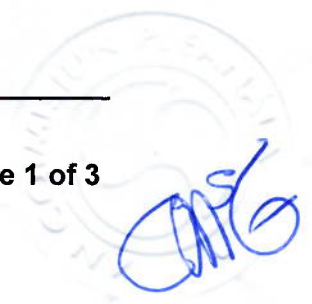
Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 256376

Appeal by Castle Rock Homes (Bandon) Limited in relation to the inclusion of special contribution condition number 54 by Cork County Council in its decision made on the 12th day of March 2026.

Proposed Development: A seven-year planning permission for the following Large-scale Residential Development (LRD) comprising of the construction of 212 number residential units (comprising a mix of two, three and four bed semi-detached and terraced houses) with 170 number of these residential units having an option for a rear extension, three number ESB substations, and all associated site development works including footpaths, car and bicycle parking, drainage, bicycle and bin stores, public lighting and landscaping/amenity areas at Knockbrogan, Bandon, County Cork. Access to the site will be provided via the access road onto the Cork Road permitted under Cork County Council planning register reference 21/4059.



Decision

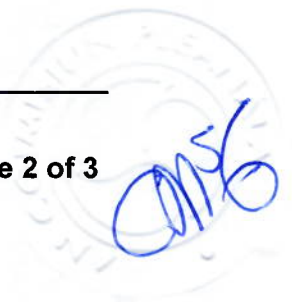
The Commission, in accordance with section 48 of the Planning and Development Act, 2000, as amended, and based on the reasons and considerations under, directs the said Council, under section 48 (13) of the 2000 Act, to REMOVE condition number 53 and the reasons therefor.

Reasons and Considerations

Having regard to:

- (a) Sections 48(2)(c) and 48 (12) of the Planning and Development Act 2000, as amended,
- (b) the Cork County Council Development Contribution Scheme 2015,
- (c) the plans and particulars submitted as part of the application, and
- (d) 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 53, namely the junction improvement works at Sean Hales Place (R586) junction to the south and Old Cork Road/Macroom Road (R589) junction to the north would benefit not only the proposed development but also serve a much broader overall purpose and function, providing benefits to a much wider area. Therefore, it is considered 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).



The Commission noted some commentary within the report of the inspector as to the correct number of the condition which is the subject of this appeal. The condition in question definitively relates to a special contribution of EURO €678,400 and from a final cross check of the statutory decision of the planning authority, is confirmed as condition 53.



Chris McGarry

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 23rd day of June 2026