An Coimisiún Pleanála

Commission Order
PL-501677-CK-26

Planning and Development Acts 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 26/0195

Appeal by Cara Partners Limited Partnership 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 6 of its decision made on the 11th day of June 2026.

Proposed Development: A 10-year permission for modifications to the existing pharmaceutical facility. The proposed development will consist of permission for the construction of: (1) a four number storey production building with roof top mechanical equipment/plant; (2) a Combined Heat and Power Plant (CHP) including exhaust stack and associated plant; (3) a Regenerative Thermal Oxidiser (RTO) including exhaust stack, process cooling tower and RTO fan; (4) expansion of the Waste Water Treatment Plant comprising of a control and blower building, inlet works including new screens, three number chemical storage tanks, dissolved air flotation (DAF) tank; (5) lab gas bottle store; (6) one number ethanol storage tank; (7) 15 number in process tanks; (8) expansion of the existing car park; and (9) all associated piperacks, services and plant, landscaping, signage and site development works, all at Little Island Industrial Estate, Wallingstown (townland), Little Island, County Cork.

P.C.

The proposed development is within the curtilage of a Protected Structure (Record of Protected Structure Number 00495). The proposed development comprises or is for the purposes of an activity requiring an Industrial Emissions Licence. A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) was submitted with the application.

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 6 and directs the said Council to REMOVE condition number 6 and the reason therefor.

Reasons and Considerations

Having regard to Section 48(2)(c) and (12) of the Planning and Development Act 2000 (as amended), the Cork County Council Development Contribution Scheme 2024 (updated 2015), the plans and particulars submitted as part of the application, 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 planning authority has not demonstrated that specific exceptional costs would arise from the proposed works described in condition number 6, namely the provision of CMATS/Little Island Sustainable Transport Interventions, including pedestrian and cycle infrastructure in the vicinity of the site along the L7074, or that such works would benefit the proposed development within the meaning of Section 48(2)(c) of the Planning and Development Act 2000, as amended, and would not instead provide a wider benefit to the wider area. Furthermore, it is considered that the planning authority has not demonstrated that these works are not included in the

p.c.

planning authority's General Contribution Scheme. It is, therefore, considered that the special financial contribution, as proposed by the planning authority for such works, does not come within the meaning of section 48(2)(c) of the Planning and Development Act 2000, as amended, and, accordingly, is not warranted.



Patricia Calleary

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

Dated this 02 **day of** November **2026**