

File With \_\_\_\_\_

**LARGE RESIDENTIAL  
DEVELOPMENT  
CORRESPONDENCE FORM**

Appeal No: ABP 222540MR. RYANPlease treat correspondence received on 10-6-25 as follows:

1. Update database with new agent for Applicant/Appellant \_\_\_\_\_

2. Acknowledge with LRD 203. Keep copy of Board's Letter ☐

1. RETURN TO SENDER with LRD \_\_\_\_\_

2. Keep Envelope: ☐3. Keep Copy of Board's letter ☐**Amendments/Comments**P.A.s Response to Appeal**4. Attach to file**(a) SHD/LRD Unit ☐ (b) Inspector ☐**RETURN TO EO** ☐Plans Date Stamped ☐Date Stamped Filled in ☐EO: C. FlynnAA: Fadime KhatipakDate: 15/6/25Date: 15/6/25

Catherine Flynn

**From:** Bord  
**Sent:** Tuesday 10 June 2025 08:24  
**To:** Appeals2  
**Subject:** FW: ABP 322540-25 File No 24/6036 -  
**Attachments:** Re 24-6036 - ABP 322540-25.pdf

**From:** Niamh McDonnell <Niamh.McDonnell@CorkCoCo.ie>  
**Sent:** Monday, June 9, 2025 4:59 PM  
**To:** Bord <bord@pleanala.ie>  
**Cc:** Maeve Holly <Maeve.Holly@CorkCoCo.ie>  
**Subject:** ABP 322540-25 File No 24/6036 -

**Caution:** This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Good evening,

Please see attached appeal correspondence for your attention regarding planning file no 24/6036

Regards,

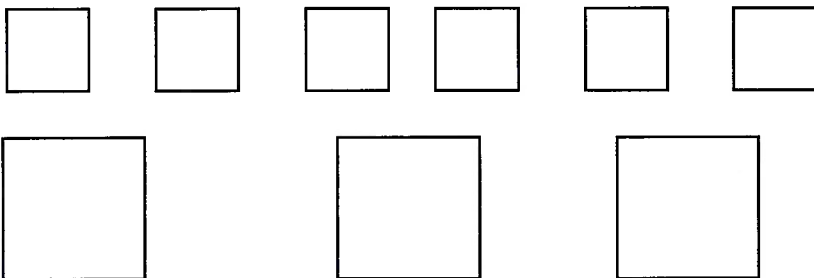
**Niamh Mac Domhnaill/Oifigeach Cléireachais/Pleanáil agus Fobairt**  
Comhairle Contae Chorcaí | Halla an Chontae | Corcaigh | T12 R2NC | Éire  
[niamh.mcdonnell@CorkCoCo.ie](mailto:niamh.mcdonnell@CorkCoCo.ie) | [www.corkcoco.ie](http://www.corkcoco.ie)

Tairseach na gcustaiméirí [www.yourcouncil.ie](http://www.yourcouncil.ie)

**Niamh McDonnell/Clerical Officer/Planning and Development**  
Cork County Council | County Hall | Cork | T12 R2NC | Ireland  
[niamh.mcdonnell@CorkCoCo.ie](mailto:niamh.mcdonnell@CorkCoCo.ie) | [www.corkcoco.ie](http://www.corkcoco.ie)

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[www.corkcoco.ie](http://www.corkcoco.ie)



# Comhairle Contae Chorcaí Cork County Council

Pleanáil agus Forbairt,  
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An Bord Pleanála,  
64, Marlborough Street,  
Dublin 1,  
D01 V902.

09/06/2025

Our Ref: 24/06036

Your Ref: ABP-322540-25

**RE/ Appeal re: A ten year Permission for the following Large Scale Residential Development (LRD) comprising of the construction of 469 no. residential units to include 305 no. dwelling houses (comprising a mix of 1,2,3 and 4 bed detached, semi-detached, townhouse/terraced and bungalow units) and 164 no. apartment/duplex units (comprising a mix of 1 and 2 bed units), 1 no. creche with a community room, part demolition and refurbishment of the former lodge to provide an interpretive centre and café and all associated ancillary development works including vehicular and pedestrian access (via the existing Castle Park residential estate), drainage, footpaths and cycle lanes, landscaping, amenity and open space areas, boundary treatments, bicycle and car parking, bin and bike storage, plant, public lighting and all other ancillary development at Castlepark, Castlelands (townland), St. Joseph's Road, Mallow, Co. Cork.**

**An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) has been submitted to the planning authority with the application. The Environmental Impact Assessment Report and Natura Impact Statement will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the Local Authority.**

**The application may be inspected online at the following website set up by the applicant: [www.castlelandslrd.ie](http://www.castlelandslrd.ie).**

Dear Sir,

I refer to your grounds of Appeal forwarded to this department on *the 16<sup>th</sup> of May 2025*.

# Comhairle Contae Chorcaí Cork County Council

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Web: [www.corkcoco.ie](http://www.corkcoco.ie)



The Planning Authority is of the opinion that all the relevant issues have been covered in the technical reports already forwarded to the Bord as part of the appeal documentation, and has no further comment to make in this matter.

Yours faithfully,

*Niamh McDonnell*

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Niamh McDonnell  
Clerical Officer



We are Cork.



Recycled