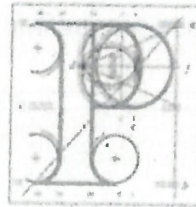


Case Number: ABP-322734-25
Planning Authority Reference Number: 254551



An
Coimisiún
Pleanála

Finbarr O'Donovan & Bill O'Flynn
Rossowen
Mountain Road
Kilmoney
Carrigaline
Co. Cork
P43XV79

Date: 08 August 2025

Re: LRD: demolition of 3 agricultural sheds and construction of 362 residential units together with associated site works. An EIAR was submitted was submitted to the Planning Authority with the application. The application may be inspected online at the following website set up by the applicant: www.mountainroadlrd.ie
Mountain Road, Kilmoney, Carrigaline, Co Cork

Dear Sir / Madam,

An Coimisiún Pleanála has received your letter in which you intended to make a submission or observation in relation to a large-scale residential development appeal under the Planning and Development Act, 2000, (as amended).

Section 130(1)(c)(v) of the 2000 Act, (as amended), provides for the payment of fees with submissions or observations. In accordance with the Commission's order of 14th February 2011 and as provided for under section 144 of the 2000 Act, (as amended), the fee required for a submission or observation is €50. Your submission or observation was not accompanied by the said fee and it is regretted that it must, therefore, be regarded as an invalid submission in accordance with section 130(2) of the Act. To lodge a valid submission or observation you must comply with ALL of the requirements of section 130.

You are reminded that the last day for making a valid submission or observation is 4 weeks beginning on the day of receipt of the appeal by the Commission. In this case the period for making a valid submission or observation has now expired.

The documents lodged by you are enclosed.

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Riomhphost

Tel
LoCall
Fax
Website
Email
(01) 858 8100
1800 275 175
(01) 872 2684
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

If you have any queries in the meantime, please contact the undersigned officer of the Commission
appeals@pleanala.ie.

Yours faithfully,

Dáire Littleton Caden

Dáire Littleton Caden

Executive Officer

Direct Line: 01-8737

LRD45

Teil
Glaao Áitiúil
Facs
Láithreán Gréasáin
Riomhphost

Tel (01) 858 8100
LoCall 1800 275 175
Fax (01) 872 2684
Website www.pleanala.ie
Email communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

File With _____

CORRESPONDENCE FORM

Appeal No: ABP 322734-25

M _____

Please treat correspondence received on 23/07/25 as follows:

1. Update database with new agent for Applicant/Appellant _____

2. Acknowledge with ~~BP~~ LRD ~~45~~3. Keep copy of Board's Letter ☐

1. RETURN TO SENDER with BP _____

2. Keep Envelope: ☐3. Keep Copy of Board's letter ☐Amendments/Comments. invalid late observation

4. Attach to file

- (a) R/S ☐ (d) Screening ☐
 (b) GIS Processing ☐ (e) Inspectorate ☒
 (c) Processing ☐

RETURN TO EO ☐Plans Date Stamped ☐Date Stamped Filled in ☐EO: none at allAA: Kevin JagerDate: 07/08/25Date: 08/08/25

File With _____

SECTION 131 FORM

Appeal NO: ABP _____Defer Re O/H ☐Having considered the contents of the submission dated/ received _____
from __________ I recommend that section 131 of the Planning and Development Act, 2000
be/not be invoked at this stage for the following reason(s): _____

E.O.: _____

Date: _____

For further consideration by SEO/SAO

Section 131 not to be invoked at this stage. ☐Section 131 to be invoked – allow 2/4 weeks for reply. ☐

S.E.O.: _____

Date: _____

S.A.O.: _____

Date: _____

M _____

Please prepare BP _____ - Section 131 notice enclosing a copy of the attached
submission

to: _____ Task No: _____

Allow 2/3/4weeks – BP _____

EO: _____

Date: _____

AA: _____

Date: _____

Validation Checklist

Lodgement Number : **LDG-081936-25**
Case Number: **ABP-322734-25**
Customer: **Finbarr O'Donovan & Bill O'Flynn**
Lodgement Date: **23/07/2025 09:50:00**
Validation Officer: **Dáire Littleton Caden**
PA Name: **Cork County Council**
PA Reg Ref: **254551**
Case Type: **Appeal - LRD**
Lodgement Type: **Observation / Submission**



Validation Checklist	Value
Confirm Classification	Confirmed - Correct
Confirm ABP Case Link	Confirmed-Correct
Fee/Payment	Invalid – Underpaid
Name and Address available	Yes
Agent Name and Address available (if engaged)	Not Applicable
Subject Matter available	Yes
Grounds	Yes
Sufficient Fee Received	No
Received On time	No
Eligible to make lodgement	Yes
Completeness Check of Documentation	Yes

Invalid Observation

LRD45 ✓ R.D. 08/08/25

Run at: 07/08/2025 15:29

Run by: Dáire Littleton Caden

An Coimisiún Pleanála,
64, Marlborough St,
Dublin 1

Re. Cork County Council Planning File 25/4551

AN COIMISIÚN PLEANÁLA	
LDG-	<u>081936-25</u>
ACP-	_____
23 JUL 2025	
Fee: €	Type: _____
Time: <u>9.50</u>	By: <u>R. B. R.</u>