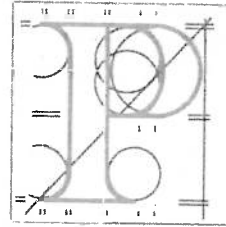


Our Case Number: ACP-322913-25



**An
Coimisiún
Pleanála**

Jean Gardiner
3 Porters Lane
Youghal
Co. Cork
P36 D343

Date: 02 July 2025

Re: Proposed Housing Scheme at Porters Lane, Youghal, County Cork
Porters Lane, Youghal, County Cork

Dear Sir / Madam,

An Coimisiún Pleanála has received your letter requesting it to exercise its power under article 120(3)(b) of the Planning and Development Regulations 2001, as amended, to require the local authority to prepare an environmental impact assessment in respect of the above mentioned proposed development.

In this regard the Commission hereby requires you to provide it with the following further information in relation to your request:

1. A statement indicating what class of development set out in Schedule 5 to the Planning and Development Regulations, 2001, as amended, the proposed development the subject of the request is considered by you to belong (in this regard you should note that the Commission's power to issue a direction under the said article 120 is confined to a direction in respect of "sub-threshold development" as defined at article 92 of the Planning and Development Regulations, 2001, as amended).
2. A statement indicating the reasons why you consider that the proposed development would be likely to have significant effects on the environment and a statement indicating the nature of such effects. (In this regard you should note that the Commission's power to issue a direction to the local authority to prepare an environmental impact assessment in respect of sub-threshold development is confined to circumstances where the Commission considers that the proposed development would be likely to have significant effects on the environment).

Your submission in response to this letter should be received not later than 5:30 p.m. on 16th July 2025 (2 weeks).

If you have any queries in relation to the matter please contact the undersigned officer of the Commission at laps@pleanala.ie

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Kevin McGettigan

Kevin McGettigan
Executive Officer
Direct Line: 01-8737263

ED04P

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