

Lisa Quinn

From: Anne Lordan <Anne.Lordan@CorkCoCo.ie>
Sent: Wednesday, January 7, 2026 10:21 AM
To: Lisa Quinn
Subject: Re: Appeal-25/324

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Hi Lisa,

I have received your notification in respect of appeal from HB Cloheen re condition No. 65 of 25/324.

I wish to confirm the following:

- Decision date: 24/11/25.
- Name & Address of applicant: HB Cloheen Developments Ltd., Cloheen, Clonakilty, Co. Cork.
- Name & Address of agent: Coakley O'Neill Town Planning, NSC Campus, Mahon, Cork.

Full development description: A large-scale residential development (LRD), comprising of 246 no. residential dwellings as follows: 177 no. houses consisting of 3 no. 5-bed dwellings, 41 no. 4-bed dwellings, 90 no. 3-bed dwellings, 31 no. 2-bed dwellings and 12 no. 1-bed sheltered housing units; 6 no. 2-storey 4-unit apartment blocks consisting of 24 no. 2-bed units, and 3 no. 3-storey 15-unit apartment blocks consisting of 36 no. 2-bed units and 9 no. 1-bed units. The proposed development also includes a creche (473.77sqm) with capacity to accommodate 65 no. children. The proposed development will include provision for car parking, including EV charging points and bicycle parking. The proposed development will also include the provision of private, communal, and public open spaces; internal roads and pathways with potential for future links to adjacent lands; pedestrian and cyclist routes; hard and soft landscaping and boundary treatments; waste storage; plant; signage; a new access onto the local hotel road to the east, incorporating bridging of the existing stream with associated works to same, and a new access connecting to the L-9931-0 local road to the west; modifications to car parking at the Clonakilty Park Hotel and the provision of a roundabout; public lighting; new substation; road improvement works and pedestrian facilities at the N71 and Clonakilty Park Hotel junction; all associated site development works; and all drainage and foul sewer infrastructure and network works including connections to the existing networks on the N71 national road and the L-4007-52 local road, and nature-based SuDS measures. This application is accompanied by a Natura Impact Statement (NIS) and an Environmental Impact Assessment Report (EIAR). The application may be inspected online at the following website: www.cloheenlrd.ie
Cloheen Clonakilty Co. Cork

- EIAR & NIS submitted with application.
- LRD application.

Regards

Anne.

Anne Lordan | Oifigeach Foirne Cúnta | Pleanáil agus Foirbairt

Comhairle Contae Chorcaí | Teach Norton | Bóthar Chorcaí | An Sciobairín | Co. Chorcaí |
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Anne.Lordan@corkcoco.ie | www.corkcoco.ie

Tairseach na gcustaiméirí: www.yourcouncil.ie

Anne Lordan | Assistant Staff Officer | Planning and Development

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Anne.Lordan@corkcoco.ie | www.corkcoco.ie

Customer Portal: www.yourcouncil.ie

From: Eileen O'Donnell <Eileen.ODonnell@CorkCoCo.ie>

Sent: Monday, January 5, 2026 4:36 PM

To: Margaret Corcoran <Margaret.Corcoran@CorkCoCo.ie>

Cc: Anne Lordan <Anne.Lordan@CorkCoCo.ie>; Mary Sheehan <Mary.Sheehan@CorkCoCo.ie>

Subject: RE: Appeal-25/324

Hi Margaret

I have entered that the file has been appealed as per the screenshot below.

Thanks

Kind regards

Eileen

Planning Application No 25/324

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 Letter
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File No:

25/00324

Validation Date:

26/06/2025

FI Requested:

01/08/2025

Appealed Date:

19/12/2025

Townland:

CLOHEEN

Assigned to User:

Unassigned

Type:

LRD Permission

Due Date:

24/11/2025

Extension Requested:

No

Electoral Area:

West Cork

Planner:

O'Mahony, Geraldine

Town Council:

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[Ltrs.](#)
[Conds.](#)
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Drag a column header here to group by that column

	Type	ABP Date	Submission Date
	First Party	19/12/2025	

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From: Margaret Corcoran <Margaret.Corcoran@CorkCoCo.ie>

Sent: Monday 5 January 2026 15:37

To: Anne Lordan <Anne.Lordan@CorkCoCo.ie>; Mary Sheehan <Mary.Sheehan@CorkCoCo.ie>; Eileen O'Donnell <Eileen.O'Donnell@CorkCoCo.ie>

Cc: WestCorkPlanningInfo <WestCorkPlanningInfo@CorkCoCo.ie>

Subject: FW: Appeal-25/324

From: PlanningInfo <PlanningInfo@CorkCoCo.ie>

Sent: Tuesday 23 December 2025 14:46

To: WestCorkPlanningInfo <WestCorkPlanningInfo@CorkCoCo.ie>; Margaret Corcoran <Margaret.Corcoran@CorkCoCo.ie>

Cc: Niamh McDonnell <Niamh.McDonnell@CorkCoCo.ie>; Maeve Holly <Maeve.Holly@CorkCoCo.ie>; Pio Treacy <Pio.Treacy@CorkCoCo.ie>; Cathal de Baróid <Cathal.deBaroid@CorkCoCo.ie>; Geraldine O'Mahony <Geraldine.OMahony@CorkCoCo.ie>; Michael Tobin <Michael.Tobin@CorkCoCo.ie>; Ger Barry <Ger.Barry@CorkCoCo.ie>

Subject: Appeal-25/324

Hi All,

Please see below fyi.

Regards,

Deirdre

Deirdre Ní Shé | Oifigeach Foirne | Pleanáil agus Forbairt

Comhairle Contae Chorcaí | Halla an Chontae | Corcaigh | T12 R2NC | Éire

T +353-(0)21 4285135 / M 086-0849075 | e deirdre.oshea@corkcoco.ie | www.corkcoco.ie

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Deirdre O'Shea | Staff Officer | Planning & Development Directorate

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Customer Portal: www.yourcouncil.ie



Cé gur féidir liom ríomhphoist a léamh agus a sheoladh lasmuigh de ghnáthuaireanta oibre, nílím ag súil le freagra ná gníomh uaitse lasmuigh de d'uaireanta oibre féin.

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Smaoinigh ar an timpeallacht sula ndéanann tú an ríomhphost seo a phriontáil. Please consider the Environment before printing this mail.

From: Lisa Quinn <L.Quinn@pleanala.ie>

Sent: Tuesday 23 December 2025 14:34

To: PlanningInfo <PlanningInfo@CorkCoCo.ie>

Subject:

Hi,

The Commission has received an appeal dated 19 December 2025 from HB Cloheen appealing condition no. 65 on your ref 25/324.

In order for the Commission to validate this appeal, can you please confirm the following:

1. Your Date of Decision:
2. Name and Address of Applicant:
3. Name and Address of Agent (if any):
4. Full Development Description:
5. Was an EIAR submitted with this Planning Application at any stage?
6. Was an NIS submitted with this Planning Application at any stage?
7. Is this Planning Application for a Large Residential Development (LRD)?

I will forward the commissions reference number in due course.

Kind Regards,

Lisa Quinn
Processing Section
Ext: 7174

Lisa Quinn
Executive Officer
Processing Section
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902
Tel: 01-873-7174
Facs: 01-8722684

Má fhaigheann tú an ríomhphost seo lasmuigh de na gnáthuaireanta oibre, ní bheidh mé ag súil le freagra ná gníomh lasmuigh de d'uaireanta oibre féin.

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Tabhair faoi deara le d'athair: aon tuairimí nochtaithe san ríomhphost seo is iad tuairimí an tseoltóra féin agus níl sé intuigthe gurb iad tuairimí An Coimisiún Pleanála nó go gcloíonn siad le polasaithe ráite An Coimisiún.

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www.corkcoco.ie



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