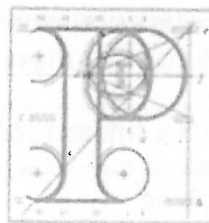


Our File Number: ACP-323979-25

Planning Authority Reference Number: 25324



An
Coimisiún
Pleanála

Cork County Council
Planning Department
County Hall
Carrigrohane Road
Cork
Co. Cork

Date: 02 January 2026

Re: A large-scale residential development (LRD), comprising of 246 no. residential dwellings
Cloheen, Clonakilty, Co. Cork,

Dear Sir / Madam,

Enclosed is a copy of a large-scale residential development appeal under the Planning and Development Act, 2000, (as amended).

As the appeal relates solely to a condition requiring a special contribution under section 48(2)(c) of the Act, and as there are no other appeals against the decision of the planning authority on the planning application, the provisions of section 48(13) of the Act apply to this appeal.

Section 48(13)(b) of the Act provides that the planning authority shall, subject to the applicant furnishing to the planning authority security for payment of the full amount of the contribution(s) specified in the condition(s) the subject of the appeal, make the grant of permission.

In accordance with section 48(13)(a) the Commission will not determine the application as if it had been made to it in the first instance but will only determine the matters under appeal and will issue appropriate directions to the planning authority when it has determined the appeal.

Submissions or observations by the planning authority.

As a party to the appeal you may, under section 129 of the Act, make submissions or observations in writing to the Commission in relation to the appeal within a period of 4 weeks beginning on the date of this letter. Any submissions or observations received by the Commission outside of that period shall not be considered and where none have been validly received, the Commission may determine the appeal without further notice to you.

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

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

Your submissions or observations should specifically address the grounds of appeal relating to the special contribution under appeal and show:-

- details of the public infrastructure and/or facilities concerned,
- details of the costs incurred in relation to the public infrastructure and/or facilities and the calculations involved,
- how the public infrastructure and/or facilities benefit the proposed development, what other developments derived benefit from the public infrastructure and/or facilities concerned and how the costs incurred are apportioned,
- the amount of funding (if any) received or to be received from the State and/or the European Union in respect of the public infrastructure and/or facility concerned and whether such funding has been discounted from the cost of these before arriving at the contribution, and
- whether the public infrastructure and/or facility concerned constitute a part of any infrastructure, facility, project or service under a Development Contribution Scheme under section 48 or Supplementary Development Contribution Scheme under section 49 of the Act.

Separate figures for the above matters should be given in respect of costs actually incurred and/or which are proposed to be incurred.

Submissions of documents etc. to the Commission.

1. The planning authority is required to forward specified documents to the Commission under the provisions of section 128 and section 37(1)(b) of the Act. Please forward, within a period of 2 weeks beginning on the date of this letter, the following documents:-

- (i) a copy of the planning application made to the planning authority and a copy of any environmental impact statement, other written study or further information received or obtained by your authority in accordance with regulations under the Act. If practicable, the original of any drawing with coloured markings should be provided or a coloured copy,
- (ii) a copy of any technical or other reports prepared by or for the planning authority in relation to the application,
- (iii) a certified copy of the relevant Manager's Order giving the decision of the planning authority,
- (iv) a copy of the notification of decision given to the applicant.
- (v) particulars of the applicants interest in the land or structure, as supplied to the planning authority,
- (vi) a copy of the published notice and a copy of the text of the site notice erected on the land or structure,
- (vii) a copy of requests (if any) to the applicant for further information relating to the application under appeal together with copies of the reply and documents (if any) submitted in response to such requests,

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

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

(viii) Copy of any written submissions or observations concerning the proposed development made to the planning authority in accordance with the permission regulations by persons or bodies other than the applicant.

2. To ensure that the Commission has a full and complete set of the material specified above and that it may proceed with full consideration of the appeal, please certify that the planning authority holds no further material relevant to the case coming within the above list of items, by signing the certification of this letter and returning the letter to the Commission.

3. In addition to the documents mentioned above please supply particulars and relevant documents relating to previous decisions affecting the same site only where these are relevant to the special contribution under appeal.

Please quote the above appeal reference number in any further correspondence.

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

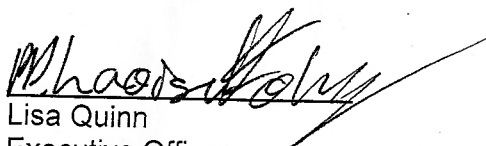
I hereby certify that the planning authority has complied with section 128 and section 37(1)(b) of the 2000 Act, (as amended), and that all material relevant to (ACP-323979-25) requested under Submissions of documents etc. to the Commission has been forwarded.

Signed: _____

Print: (_____)

Date: _____

Yours faithfully,



Lisa Quinn
Executive Officer
Direct Line: 01-8737158

LRD63B