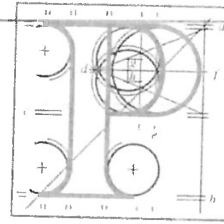


Our Case Number: ACP-323979-25

Planning Authority Reference Number: 25324



An
Coimisiún
Pleanála

~Development Applications Unit
Government Offices
Newtown Road
Wexford
Co. Wexford
Y35 AP90

Date: 09 February 2026

Re: A large-scale residential development (LRD), comprising of 246 no. residential dwellings. This application is accompanied by a Natura Impact Statement (NIS) and an Environmental Impact Assessment Report (EIAR).
Cloheen, Clonakilty, Co. Cork.

Dear Sir / Madam,

I have been asked by the Commission to refer to the above-mentioned appeal.

The Commission is of the opinion that the proposed development, the subject of the appeal, may have an effect on Clonakilty Bay SAC and Clonakilty Bay and Estuary SPA.

Having regard to article 28(1)(n) of the Planning and Development Regulations 2001 to 2018, (as amended), the Commission is of the opinion that it is appropriate in the interests of justice to request you to make submissions or observations to it. Your submission in response to this notice must be received by the Commission on or before **26th February 2026**.

In accordance with section 131 of the Planning and Development Act, 2000, (as amended), you are requested to make any submissions or observations you have in relation to the appeal in the context of the matter referred to in the above-mentioned article. The Commission cannot consider submissions or observations that are outside the scope of that matter. Your submission in response to this notice must be received by the Commission on or before the date specified above.

If no submissions or observations are received before the end of the specified period, the Commission will proceed to determine the appeal without further notice to you, in accordance with section 133 of the 2000 Act, (as amended).

I enclose for your information a copy of the decision order of the planning authority on the application and a copy of the site location map. The planning application, along with other documents relating to the planning authority decision and copies of the appeal(s) made to the Commission are available for inspection at the offices of the planning authority in accordance with section 38 of the Planning and

Teil	Tel	(01) 858 8100
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Ríomhphost	Email	communications@pleanala.ie

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64 Marlborough Street
Dublin 1
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Development Act, 2000, (as amended), and article 68 of the Planning and Development Regulations 2001.

Please quote the appeal reference number in any correspondence.

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

Yours faithfully,



Cathy Carleton
Executive Officer
Direct Line: 01-8737158

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