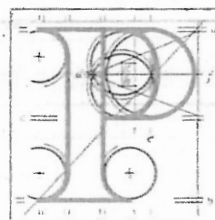


Our Case Number: ACP-323979-25

Planning Authority Reference Number: 25324

Your Reference: HB Cloheen



An
Coimisiún
Pleanála

Coakley O'Neill Town Planning Limited
NSC Campus
Mahon
Co. Cork

Date: 23 December 2025

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

Dear Sir / Madam,

An Coimisiún Pleanála has received your appeal in relation to the above-mentioned large-scale residential development under the Planning and Development Act, 2000, (as amended). A receipt for the fee lodged is enclosed.

As the appeal relates solely to the proper application by the planning authority of their application of special contributions pursuant to section 48(12) and adopted under section 48 of the Act in respect of the condition under appeal, and as there are no other appeals against the decision of the planning authority on the planning application, the provisions of section 48(13)(a) and (b) of the Act apply.

Section 48(13)(b) of the Act provides, (where there are no other appeals under section 37), that the planning authority shall, subject to the applicant furnishing to the planning authority security for payment of the full amount of the special contributions specified in the condition the subject of the appeal, make the grant of permission as soon as maybe after the expiration of the period for the taking of an appeal.

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.

You are reminded that section 127(3) of the Act provides that an appellant shall not be entitled to elaborate in writing on, or make further submissions in writing in relation to the grounds of appeal stated in the appeal, or to submit further grounds of appeal unless requested by the Commission to do so.

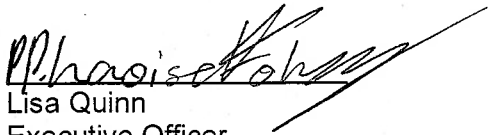
You will be notified of the decision when it is made.

Tel	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

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

Yours faithfully,



Lisa Quinn
Executive Officer
Direct Line: 01-8737158

LRD62B

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