



An
Coimisiún
Pleanála

Memorandum

ACP-323979-25

PA Ref.: 25324

To: Sorcha Skelly, Senior Executive Officer

From: Cathy Carleton, Executive Officer

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.

Date: 5th February 2025

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On 19th December 2025, the Commission received a first party Section 48 appeal from Coakley O'Neill Town Planning Limited on behalf of HB Cloheen against the decision made by Limerick City and County Council to grant permission with conditions for the above-mentioned Large Scale Residential (LRD) development.

The appeal was circulated to the Planning Authority on 2nd January 2026 and the last day for response was 29th January 2026. The Commission has not received any response.

The last date for observations was 26th January 2026. The Commission has not received any observations.

A notice was issued to the Planning Authority under Section 132 of the Planning and Development Act, 2000, as amended requesting a breakdown of financial contributions. The last day for response is 26th February 2026.

The Development Applications Unit (DAU) were notified under article 28(1)(n) of the Planning and Development Regulations 2001 to 2018. The last date for responses is 26th February 2026.

EIAR

An Environmental Impact Assessment Report (EIAR) was submitted with the planning application.

The EIAR has been uploaded on to the An Coimisiún Pleanála website.

NIS

A Natura Impact Statement was submitted with the planning application.

This LRD appeal file has statutory objective to be decided within **16 weeks** from 19th December 2025. The decide by date is 20th April 2026.

File herewith for comments.