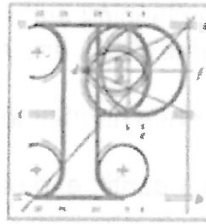


Our Case Number: ACP-324030-26

Planning Authority Reference Number: 2544048



**An
Coimisiún
Pleanála**

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

Date: 06 March 2026

Re: Large-Scale Residential Development (LRD) demolition of an existing dwelling house and farmyard with associated agricultural buildings and the construction of a mixed-use residential development of 544 residential units, a creche facility, commercial/retail unit and all ancillary site development works. An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.
Greenfield, Ballincollig, 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 Cork Harbour 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 **23rd March 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

Teil
Glaó 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

inspection at the offices of the planning authority in accordance with section 38 of the Planning and 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: 01-8737203

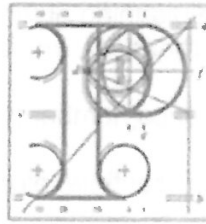
BP70A Registered Post

Teil	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

Our Case Number: ACP-324030-26

Planning Authority Reference Number: 2544048



**An
Coimisiún
Pleanála**

~The Heritage Council
Áras na hOidhreachta
Church Lane Gardens
Kilkenny
Co. Kilkenny
D95 X264

Date: 06 March 2026

Re: Large-Scale Residential Development (LRD) demolition of an existing dwelling house and farmyard with associated agricultural buildings and the construction of a mixed-use residential development of 544 residential units, a creche facility, commercial/retail unit and all ancillary site development works. An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.
Greenfield, Ballincollig, 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 Cork Harbour 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 **23rd March 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

Tel (01) 858 8100
Glaó Áitiúil LoCall 1800 275 175
Facs (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

inspection at the offices of the planning authority in accordance with section 38 of the Planning and 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: 01-8737203

BP70A Registered Post

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email

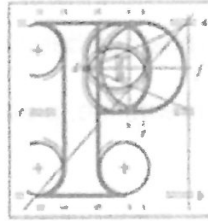
(01) 858 8100
1800 275 175
(01) 872 2684
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Case Number: ACP-324030-26

Planning Authority Reference Number: 2544048



**An
Coimisiún
Pleanála**

~An Taisce
5 Foster Place
Temple Bar
Dublin 2
D02 V0P9

Date: 06 March 2026

Re: Large-Scale Residential Development (LRD) demolition of an existing dwelling house and farmyard with associated agricultural buildings and the construction of a mixed-use residential development of 544 residential units, a creche facility, commercial/retail unit and all ancillary site development works. An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.
Greenfield, Ballincollig, 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 Cork Harbour 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 **23rd March 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 Development Act, 2000, (as amended), and article 68 of the Planning and Development Regulations 2001.

Teil (01) 858 8100
Glaao Áitiúil 1800 275 175
Facs (01) 872 2684
Láithreán Gréasáin www.pleanala.ie
Ríomhphost communications@pleanala.ie

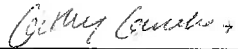
Tel
LoCall
Fax
Website
Email

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

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: 01-8737203

BP70A Registered Post

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

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

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902