



An
Coimisiún
Pleanála

Memorandum

ACP-324030-26
PA Ref.: 2544048

To: Lisa Quinn, Senior Executive Officer

From: Cathy Carleton, Executive Officer

Lisa Quinn 9/3/26

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

Date: 5th March 2025

On 19th January 2026, the Commission received 4 third-party appeals from Martin Walsh, Mary Murphy and Pat Brett, Barry Crowley and Karin Walsh against the decision made by Cork City Council to grant permission with conditions for the above-mentioned Large Scale Residential (LRD) development. On 21st January 2026, the Commission received a further 3rd party appeal from Liam Cotter. On 22nd January 2026, the Commission received a further 3rd party appeal from Rena Manley.

On 23rd January 2026, the Commission received 2 further 3rd party appeals from Patrick O'Riordan and Greenfields Concerned Group and a 1st party appeal against conditions from HW Planning on behalf of Murnane and O'Shea Limited.

The first 5 appeals were circulated to the applicant, planning authority and other appellants on 21st January 2026 and the last day for response was 17th February 2026. The Commission received a response from the Applicant on 17th February 2026.

The remaining appeals were cross circulated to the applicant, planning authority and other appellants on 29th January 2026 and the last day for response was 25th February 2026. The Commission received a response from the Applicant on 25th February 2026.

The last date for observations was 19th February 2026. The Commission have received 3 observations from Albert Deasy, Joe Lynch and Seb Clarkin.

Prescribed bodies were notified under article 28(1)(n) of the Planning and Development Regulations 2001 to 2018. The last date for responses is 23rd March 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.

The decision date for this LRD appeal is 11th May 2026, 16 weeks from lodgement date.

Please note the request for an oral hearing from 3rd party appellant Greenfields Concerned Group.

File herewith for comments.