



Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

The Secretary,
An Coimisiún Pleanála,
64, Marlborough Street,
Dublin 1.

03/02/2026

P.A. Ref: 25/44048
ABP Ref: ACP-324030-25

AN COIMISIÚN PLEANÁLA	
LDG-	_____
ACP-	324030-26
09 FEB 2026	
Fee: €	_____ Type: _____
Time: 14:34	By: <i>Covier</i>

RE: For a 10-year planning permission for a Large-Scale Residential Development (LRD) at Greenfield, Ballincollig, Cork. The development will consist of the demolition of an existing dwelling house and farmyard with associated agricultural buildings and the construction of a mixed-use residential development of 544 no. residential units consisting of 232 no. dwelling houses, 312 no. apartment/duplex units, a two storey creche facility, commercial/retail unit and all ancillary site development works. The proposed 232 no. dwelling houses will include 100 no. 4 bedroom detached/semi-detached dwelling houses, 124 no. 3 bedroom semi-detached/townhouse dwelling houses and 8 no. 2 bedroom townhouse units. The proposed 312 no. apartment/duplex units and 80 no. 1 bedroom units, to be provided in 28 no. apartment/duplex buildings ranging in height from 3-4 storeys over basement level. One of the proposed apartment buildings (Block 3) will provide the ground floor commercial/retail unit. Vehicular access to the proposed development will be via two entrances from Greenfields Road (L2216) with separate pedestrian/cycle connections also provided from Greenfields Road. Ancillary site works include the provision of bicycle parking and bin storage facilities serving the proposed apartment/duplex buildings, creche and commercial/retail unit, landscaping and servicing proposals including the upgrade of public footpaths/active travel infrastructure and water service infrastructure, 2 no. pedestrian crossings on Greenfields Road and the installation of a noise attenuation screen along the site's southern boundary. The proposed development also provides for the demolition of an existing dwelling house on Greenfields Road, and the construction of a new recessed site entrance and boundary wall to serve the subject dwelling house. An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development. The LRD application may also be inspected online at the following website set up by the applicant:
www.GreenfieldLRD.ie

Greenfield, Ballincollig, Cork,

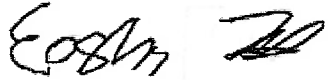
Dear Sir/Madam,

I refer to your letter dated **21/01/2026** in relation to an appeal to the above application and I enclose the requested documentation.



We are Cork.

Yours sincerely

Handwritten signature of Eoghan Fahy in black ink.

Eoghan Fahy
Clerical Officer
Strategic & Integrated Development



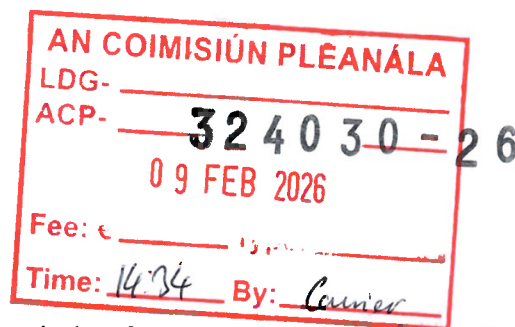
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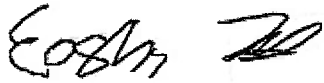
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Eoghan Fahy
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