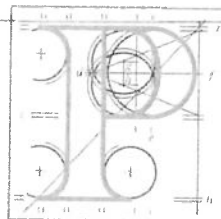


**Our Case Number:** ACP-324056-26

**Planning Authority Reference Number:** 2544140



An  
Coimisiún  
Pleanála

Cork City Council  
City Hall  
Anglesea Street  
Cork City  
Co. Cork  
T12 T997

**Date:** 10 February 2026

**Re:** LRD 246 residential units and a creche. An Environmental Impact Assessment Report (EIAR) has been submitted to the planning authority with the application.  
Waterfall Road, Ardarostig, (townland) Bishopstown, Cork.

Dear Sir / Madam,

Enclosed is a copy of a large-scale residential development appeal under the Planning and Development Act, 2000, (as amended).

Submissions of documents etc., to the Commission. N.B. Copies of I-plans are not adequate, all drawings and maps should be to scale in accordance with the provisions of the permission regulations.

1. The planning authority is required to forward specified documents to the Commission under the provisions of section 128 and section 37(1)(b) of the Planning and Development Act, 2000, (as amended). Please forward, **within a period of 2 weeks** beginning on the date of this letter, the following documents:-

(i) a copy of the planning application made to the planning authority and a copy of any drawings, maps (including ordnance survey number) particulars, evidence, written studies or further information received or obtained by your authority in accordance with regulations under the Acts. If practicable, the original of any drawing with coloured markings should be provided or a coloured copy,

(ii) a copy of any technical or other reports prepared by or for the planning authority in relation to the application,

(iii) a certified copy of the relevant Manager's Order giving the decision of the planning authority,

(iv) a copy of the notification of decision given to the applicant,

(v) particulars of the applicant's interest in the land or structure, as supplied to the planning authority,

(vi) a copy of the published notice and a copy of the text of the site notice erected on the land or structure.

(vii) a copy of requests (if any) to the applicant for further information relating to the application under appeal together with copies of reply and documents (if any) submitted in response to such requests,

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communications@pleanala.ie

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D01 V902

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Dublin 1  
D01 V902

(viii) a copy of any written submissions or observations concerning the proposed development made to the planning authority,

(ix) a copy of any notices to prescribed bodies/other authorities and any responses to same,

(x) a copy of any exemption application/certificate within Part V of the 2000 Act, (as amended), applies,

(xi) a copy of the minutes of any pre-planning meetings.

(xii) One electronic copy of any Environmental Impact Assessment Report received by the Planning Authority as per Article 97(1) of the Planning and Development Regulations, 2001, (as amended).

2. To ensure that the Commission has a full and complete set of the material specified above and that it may proceed with full consideration of the appeal, please certify that the planning authority holds no further material relevant to the case coming within the above list of items by signing the certification on page 3 of this letter and returning the letter to the Commission.

3. In addition to the documents mentioned above, please supply the following:-

Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development in near proximity. "History" documents should include;

a) Certified Manager's Order,

b) the site location, site layout maps, all plans and

c) particulars and all internal reports.

Copies of I-plan sheets are not adequate.

Where your records show that a decision was appealed to the Commission, it would be helpful if you would indicate the Commission's reference.

Submissions or observations by the planning authority.

4. As a party to the appeal you may, under section 129 of the 2000 Act, (as amended), make submissions or observations in writing to the Commission in relation to the appeal within **a period of 4 weeks** beginning on the date of this letter.

Any submissions or observations received by the Commission outside of that period shall not be considered, and where none have been validly received, the Commission may determine the appeal without further notice to you.

Contingency Submission

5. If the decision of your authority was to refuse permission, you should consider whether the authority wishes to make a contingency submission to the Commission as regards appropriate conditions which, in its view, should be attached to a grant of permission should the Commission decide to make such a grant. In particular, your authority may wish to comment on appropriate conditions which might be attached to a permission in accordance with section 48 and/or 49 of the 2000 Planning Act, (as amended), (Development / Supplementary Development Contributions) including any special condition which might be appropriate under section 48(2)(c) of the Act.

Any such contingency submission, in circumstances which your authority decided to refuse permission, would be without prejudice to your authority's main submission in support of its decision.

Please quote the above appeal reference number in any further correspondence.

If you have any queries in the meantime, please contact the undersigned officer of the Commission at [appeals@pleanala.ie](mailto:appeals@pleanala.ie).

I hereby certify that the planning authority has complied with section 128 and section 37(1)(b) of the 2000 Act, (as amended), and that all material relevant to (ACP- 324056-26) the request at 1 on page 1 of this letter has been forwarded.

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

Signed: \_\_\_\_\_

Print: ( \_\_\_\_\_ )

Date: \_\_\_\_\_

Yours faithfully,



\_\_\_\_\_  
Sarah McDonnell  
Administrative Assistant  
Direct Line: 01-804-9388

LRD07

Teil  
Glao Áitiúil  
Facs  
Láithreán Gréasáin  
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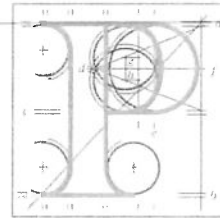
64 Marlborough Street  
Dublin 1  
D01 V902



**Case Number:** ACP-324056-26

**Planning Authority Reference Number:** 2544140

**Your Reference:** Bridgewater Homes Ltd



An  
Coimisiún  
Pleanála

Mc Cutcheon Halley  
6 Joyce House  
Barrack Square  
Ballincollig  
Co. Cork

**Date:** 10 February 2026

**Re:** LRD 246 residential units and a creche. An Environmental Impact Assessment Report (EIAR) has been submitted to the planning authority with the application.  
Waterfall Road, Ardarostig , (townland) Bishopstown, Cork.

Dear Sir / Madam,

An Coimisiún Pleanála has received your appeal in relation to the above-mentioned large-scale residential development and will consider it under the Planning and Development Act, 2000, (as amended). Please accept this letter as your receipt for the fee lodged with your appeal.

If there is no appeal against the principle of the planning authority's decision to grant permission/outline permission, this appeal against a condition/conditions may be considered in accordance with section 139 of the Planning and Development Act, 2000, (as amended). The Commission has the option of using its discretionary power to give the planning authority directions to attach, remove or amend the conditions appealed against or other conditions. The Commission will use this power if it is satisfied that determination of the application as if it had been made to it in the first instance would not be warranted.

You are advised that the Commission will not commit itself to use its powers under section 139 until final determination of the appeal. Therefore, it is possible that consideration may not be confined to the conditions and the appeal could be determined by granting or refusing permission/outline permission.

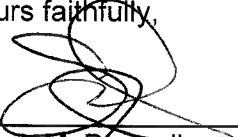
You are reminded that section 127(3) of the 2000 Act, (as amended), provides that an appellant shall not be entitled to elaborate in writing upon or make further submissions in writing in relation to, the grounds of appeal stated in the appeal or to submit further grounds of appeal unless requested to do so by An Coimisiún Pleanála.

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D01 V902 D01 V902

If you have any queries in the meantime, please contact the undersigned officer of the Commission at [appeals@pleanala.ie](mailto:appeals@pleanala.ie).

Yours faithfully,



Sarah McDonnell  
Administrative Assistant  
Direct Line: 01-804-9388

LRD02

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