



An
Coimisiún
Pleanála

Memorandum
ACP-324056-26
Reg ref: 2544140

To: Lisa Quinn, Senior Executive Officer

From: John Cannon, Executive Officer

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.

Date: 25th March, 2026

Lisa Q
25/3/26

By order dated the 29th January, 2026, Cork City Council granted permission with conditions the above proposed development to Bridgewater Homes Ltd. (Applicant).

On the 26th January, 2026, the Commission received a first party appeal from Bridgewater Homes Ltd against conditions, which was circulated to Cork City Council on the 10th February, 2026.

The last day for the submission of observations was the 3rd March, 2026. Two observations were received.

The last day to respond to the appeals was the 9th March, 2026. No responses have been received.

Following receipt of the application, Dun Laoghaire Rathdown County Council notified Uisce Eireann, Inland Fisheries Ireland, Transport Infrastructure Ireland, the National Transport Authority, and the Health and Safety Authority (HSA).

The EIAR submitted with the application has been uploaded to our website. An addendum to the EIAR was submitted as part of a response to request for further information by the Planning Authority. This has also been uploaded to the website. This wasn't readvertised.

This LRD appeal file has a statutory objective to be decided within **16 weeks** from the 23rd January, 2026, i.e., **by the 26th May, 2026.**