

**Planning and Development Acts 2000 (as amended)**  
**Notice of Direct Planning Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development, County Cork.**

In accordance with section 37E of the Planning and Development Act 2000 (as amended), Maughanaclea Ltd. gives notice of its intention to make an application to An Coimisiún Pleanála for permission for a proposed development located at the townlands of Ardrah, Maughanaclea, Ballynamought, Gortloughra, Couseane, Coomclogh, Derragh, Glancyroney, Keenrath, Derrynacagheragh, Shipplough, Coolsnaght, Mallabracka, Derrylahan, Derreens, Demesne, Dunmanway North, Milleenanannig, and Ballyhalwick, Co. Cork.

This development is covered by the provisions of the Renewable Energy Directive III (Directive 2023/2413) and the planning application is subject to a completeness check under section 37JA of the Planning and Development Act 2000, as amended by the European Union (Planning and Development) (Renewable Energy) Regulations 2025.

The proposed development will consist of the provision of the following:

- i. 14 no. wind turbines with an overall turbine tip height of 169 metres, a rotor blade diameter of 133 metres, and turbine hub height of 102.5 metres, and a meteorological mast with a height of 30 metres, and subsequent decommissioning of the wind turbines and meteorological mast, following a thirty five-year operational period from the date of full commissioning of the wind turbines;
- ii. Associated wind turbines and meteorological mast foundations and handstanding areas;
- iii. A 110kV substation compound (including control buildings (with a combined floor area of 594Sq.m) with welfare facilities, all associated electrical plant and apparatus, security fencing, underground cabling, lightning protection poles, underground wastewater holding tank, site drainage and all ancillary works);
- iv. Underground electrical (110kV) and communications cabling from the proposed 110kV substation to the existing Dunmanway 110kV substation in the townland of Ballyhalwick (including joint bays, communication chambers, earth sheath links, and ancillary works along the underground electrical cabling route). This cabling route is primarily located within the public road corridor;
- v. Underground electrical (33kV) and communications cabling connecting the wind turbines and meteorological mast to the proposed 110kV substation;
- vi. 3 no. temporary construction compounds (including site offices and welfare facilities (with a combined floor area of 585Sq.m);
- vii. 2 no. temporary security cabins (with a combined floor area of 28.8Sq.m);
- viii. Junction accommodation works to facilitate turbine delivery and construction access to the site, including the upgrade of an existing site entrance off the R585 regional road, and the construction of a new access road off the R585 regional road, crossing the L8777 Local Road; including new permanent gated site entrances;
- ix. Upgrade of existing site tracks/ roads and provision of new site access roads, junctions and hardstand areas (including upgrade of a short section of the L8777 local road);
- x. 4 no. borrow pits;
- xi. Peat and Spoil Management;
- xii. Site Drainage;
- xiii. Tree felling and vegetation removal;
- xiv. Biodiversity Enhancement measures (peatland habitat enhancement, Kerry slug habitat enhancement, and native woodland planting);
- xv. Operational stage site signage and;
- xvi. All associated site development works and apparatus.

The applicant is seeking a ten-year permission and an operational period of thirty-five-years for the wind turbines, meteorological mast and site signage from the date of full commissioning of the wind turbines. A permanent planning permission is being sought for all other works.

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared in respect of the proposed development and accompany this planning application. The EIAR and NIS include assessment of temporary accommodation works to facilitate the delivery of turbine components from the Port of Cork, Ringaskiddy, to the site entrances via the National (N28, N40 & N22) and Regional (R585) public road network.

The planning application, EIAR and NIS may be inspected free of charge or purchased on payment of a specified fee (which shall not exceed the reasonable cost of making such a copy) during public opening hours for a period of seven weeks commencing on Tuesday 7th April at the following locations:

- The Offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 (9:15am – 5:30pm, Monday – Friday).
- The Offices of Cork County Council, Norton House, Skibbereen, Co. Cork P81 XW99 (9:00am- 4:00pm Monday - Friday).

The application may also be viewed/downloaded on the following website: <https://maughanacleaplanning.com/>

Submissions or Observations may be made only to An Coimisiún Pleanála ("the Commission") in writing or online at [www.pleanala.ie](http://www.pleanala.ie), 64 Marlborough Street, Dublin 1 during the above-mentioned period of seven weeks relating to:

- (i) The implications of the proposed development for proper planning and sustainable development, and
- (ii) The likely effects on the environment of the proposed development, if carried out, and
- (iii) The likely effects of the proposed development on a European site, if carried out.

Any submissions/observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Commission not later than 5.30 p.m. on Monday 25th May and must include the following information:

- the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating the application should be sent,
- the subject matter of the submission or observation, and
- the reasons, consideration and arguments on which the submission or observation is based in full (Article 217 of the Planning and Development Regulations 2001, as amended, refers)

Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission. The Commission may at its absolute discretion hold an oral hearing on the application (refer to 'A Guide to Public Participation in Strategic Infrastructure Development' at [www.pleanala.ie](http://www.pleanala.ie)).

The Commission may in respect of an application for permission/approval decide to –

1. grant the permission, or
2. make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the proposed development as so modified, or
3. grant permission in respect of part of the proposed development (with or without specified modifications of the foregoing kind), and any of the above decisions may be subject to or without conditions, or
4. refuse to grant the permission

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Coimisiún Pleanála (Tel. 01-8588100).

A person may question the validity of any such decision of the Commission by way of an application for judicial review, under order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended by S.I. No. 691 of 2011), in accordance with Section 50 of the Planning and Development Act, 2000 as amended.

Practical Information on the review mechanism can be accessed on the Commissions website ([www.pleanala.ie](http://www.pleanala.ie)) under the following heading: Legal Notices - Judicial Review Notice. This information is also available on the Citizens Information Service website [www.citizensinformation.ie](http://www.citizensinformation.ie).

**Legal Section**

**Notice Planning Notices**

**Cork County Council**  
Murphy New Homes Banteer Ltd. are applying for planning permission to construct a new dwelling house at Aghada, Whitegate, Co. Cork for Michael Ahern. The Planning Application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours and a submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Authority of the application.

**Cork County Council**  
Murphy New Homes Banteer Ltd. are applying for planning permission to construct a new dwelling house at Ballinphelic, Ballinhassig, Co. Cork for Gary Spillane. The Planning Application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours and a submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Authority of the application.

**Cork County Council**  
Murphy New Homes Banteer Ltd. are applying for planning permission to construct a new dwelling house at Castlecooke, Kilworth, Co. Cork for Patrick Corbett. The Planning Application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours and a submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Authority of the application.

**Cork County Council -**  
Mr Gideon Berto is applying for permission for retention of existing pedestrian access gate to rear boundary of existing dwelling via Barretts Terrace at 10 Model Cottages, Blarney Street, Cork. T23 H2R4. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority, during its public opening hours. A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application.

**Notice Planning Notices**

**Cork County Council**  
Murphy New Homes Banteer Ltd. are applying for planning permission to construct a new dwelling house at Knockeenacuttin, Macroom, Co. Cork for Gobnait Kelleher. The Planning Application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours and a submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Authority of the application.

**Cork City Council:** O'Brien Architects, on behalf of Erin Looney, intend to apply to Cork City Council for Planning Permission for the following:  
1) the construction of a single storey Granny Flat extension to the existing single storey detached dwelling; 2) the construction of a new single storey detached domestic garage and all associated site works, all at Bridgestown, Cloghroe, Cork. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours and a submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Authority of the application.

**Cork City Council** Mullins and Mullins Properties Ltd intend to apply for planning permission for the change of use of the ground, first, second & third floors from commercial (creche & staff accommodation) to 1no. residential unit. Proposed works consist of internal modification, adaptations and refurbishments to provide one dwelling extending over the existing four storeys, with garage and utility at the rear, new entrance gate and ancillary site development works. "Eastcliffe House" Northern side of building is a protected structure (PS1185) at Eastcliffe House, Ballinglanna, Glanmire, Cork, T45 H793. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the office of the Planning Authority, City Hall, Cork, during its public opening hours. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee of €20 within the period of 5 weeks beginning on the date of receipt by the Authority of the application, and such submissions and observations will be considered by the Planning Authority in making a decision on the application.

**Notice Planning Notices**

**Cork City Council:** Montip Horizon Limited intend to apply for Planning Permission for a Large-Scale Residential Development (LRD) at Jacob's Island, Ballinure, Mahon, Cork. The proposed development represents an amendment to the permitted Strategic Housing Development (ABP-301991-18 as amended by ABP-310378-21, CCC Reg. Ref. 23/41994 and 23/42275) and extended by Cork City Council. The development consists of revised designs for Blocks 3 and 4, resulting in a reduction in the height of the permitted Block 3 from part 25 storeys to part 12 storeys and an overall reduction from the permitted 222 no. apartment units across the 2 no. blocks to 211 no. apartment units. In the revised design the 2 no. blocks range in height from part-8 to part-12 no. storeys and will contain 39 no. 1 bedroom apartments, 170 no. 2 bedroom apartments and 2 no. 3 bedroom duplex apartments as follows:  
• Block 3 is a building ranging in height from part-8 to part-12 no. storeys and will contain 146 no. apartments and ancillary facilities including podium car and bicycle parking, lobby areas, 2 no. refuse sorting rooms and a plant room,  
• Block 4 is a building ranging in height from part-7 to part-8 no. storeys and contains 65 no. apartments and ancillary facilities including a lobby area, podium car and bicycle parking and bin store.  
The proposed development also provides for hard and soft landscaping, boundary treatments, public realm works, 2 no. temporary refuse staging areas, a generator room, surface car and bicycle parking, a substation, signage, lighting, PV panels, sprinkler and water tank, a noise attenuation screen along the site's northwestern boundary and all ancillary site development works above and below ground. A Natura Impact Statement has been prepared in respect of the proposed development. The planning application together with the Natura Impact Statement may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority, City Hall, Cork, during its public opening hours. The LRD application may also be inspected online at the following website set up by the applicant: LRD Website: [www.jacobsislandblock3and4lr.ie](http://www.jacobsislandblock3and4lr.ie)  
A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee of €20 within the period of 5 weeks beginning on the date of receipt by the Authority of the application, and such submissions and observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

**Notice Planning Notices**

**Cork City Council** Nero Management LTD. intends to apply for permission to Cork City Council for development at Stapleton House, Oliver Plunkett Street, City Centre, Co.Cork. The development will consist of the change of use of an existing ground floor retail unit to restaurant use, including all associated site works, external signage, and ancillary services. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority, City Hall, Cork during its public opening hours and that a submission/observation in relation to the application may be made to the authority in writing on payment of the prescribed fee of €20 within the period of 5 weeks beginning on the date of receipt by the authority of the application.

**Cork County Council.** sought by Katelyn Collins for construction of detached dwellinghouse, waste water treatment system and all associated site works at Ballycateen, Ballinspittle, Co. Cork. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority, County Hall, Cork, during the public opening hours. A Submission or observation in relation to the application may be made in writing to the Planning Authority on Payment of a fee of €20 within 5 weeks beginning on the date of receipt by the Authority of the application.

**Notice Planning Notices**

**Cork County Council:** Amarenco Solar Mallow Limited intend to apply for planning permission for: A 10-year permission for a solar farm consisting of solar photovoltaic panels on ground-mounted frames, one single-storey transformer station, internal access tracks, security fencing, CCTV, landscaping, and all associated site development works. The proposed development represents an extension to the solar farm permitted under Cork County Council Planning Permission References: 15/7003, 22/5174 and 21/4498. The solar panels and associated infrastructure are arranged within a total developable site area (including ancillary works) of 8.72 ha at Gortnagross, Mallow, Co. Cork. This development is covered by the provisions of the Renewable Energy Directive III (Directive (EU) 2023/2413) and it is important to note that the planning application may be subject to section 34D of the Planning and Development Act, as amended. When a notice issues in accordance with section 34D(b), the provisions of article 26A of the Planning and Development Regulations 2001 to 2025 shall apply. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority, County Hall, Carrigrohane Road, Cork, during its public opening hours, i.e. 9.00a.m to 4.00p.m Monday to Friday (excluding public holidays). A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee, €20, within the period of within the period of— (i) 5 weeks, or (ii) 2 weeks, in the case of a planning application for small scale solar energy equipment development or development that is the installation of a small-scale non-ground source heat pump, beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

**For Sale**

**Car Boot Sale**  
Car Boot Sale RATHCORMAC this Sunday, March 29.

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Contact Ph 021-4811609

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**Alcoholics Anonymous**

Open public meeting 1st Tuesday of every month 8pm-9pm in the Sacred Heart Church Meeting Room - T12 CA34. 085- 8470880 12noon-10pm info@corkaa.org

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