Make a Planning Appeal

Di[illegible]JRL: https://forms.gov.ie/en/68e6334b054d8f2739f8ad5b

AN COIMISIÚN PLEANÁLA
LDG-
ACP-
22 JUL 2026
Fee: €220 Type: Online
Time: By:

Response ID	6a60e0f431c23c65198f7fcb
Date submitted	22/07/2026

Check if you can appeal to An Coimisiún Pleanála

1. What type of appeal are you making?	First-party appeal (I lodged the original application to the planning authority)
2. Select the statement that applies to you	I am the appellant
3. Throughout the appeal process, we may issue correspondence to the appellant/agent as selected above by email. Please confirm that you are satisfied to receive correspondence by email	Yes

Appeal type

This section will determine the type of appeal you wish to make and calculate the fee involved. If you qualify for the reduced fee, only that amount will be charged.

4. Is your appeal solely under Section 48 and/or Section 49 of the Planning and Development Acts?	No
5. Are you appealing against a non-financial condition that has been attached to a permission by the planning authority?	Yes
6. Does your appeal include retention?	No
7. Does your appeal relate to commercial development?	No
8. Does your appeal or application include an Environmental Impact Assessment Report (EIAR) or Natura Impact Statement (NIS)?	No
9. Do you wish to request an oral hearing?	No
10. Please confirm the following fee details are correct:	Yes

Appellant/company details

This section is for details of the person/company who is making the appeal. If you are an agent submitting an appeal on behalf of a person/company, please include their details on this page. You can submit your agent details on the next page if applicable

11. Appellant's full name/Company name	JACINTHA WARREN
12. Is the appellant/company's address in the Republic of Ireland?	Yes
13. Address	ROBINVALE FARM KILBROGAN BANDON CORK P72PV24 Ireland
14. Phone number	+353879693627
15. Is there more than one appellant associated with this appeal?	No

*Please be advised that An Coimisiún Pleanála will only correspond with one appellant throughout the appeal process. If you wish to include further appellants on the appeal you may do so in your grounds to appeal document.
If the appeal is a third party appeal, you must ensure that you have a planning authority submission acknowledgement letter for each appellant listed. This must be uploaded with your appeal documents.*

Details about the proposed development

This section asks for details about the planning authority decision you wish to appeal

16. Planning authority	Cork County Council
17. Planning authority register reference number	26/1129
18. Address of proposed development	COOLFADDA & KILBROGAN KILBROGAN BANDON CO CORK Ireland

Grounds for appeal

19. Describe the grounds of your appeal (planning reasons and arguments). You can enter them here or attach them as a document below	Date:17th July 2026 I wish to object to the planning permission granted by Cork County Council under the above reference. The red line boundary of the development encroaches on my property and along a 3rd party laneway which is the long established and only access point to the public road I am the adjoining land owner comprised in Folio CK120139F and certain rights have been reserved in my favour registered against the Folio property which is being developed. These rights were registered against Folio CK148713F and continue to affect the said property and continue to affect the lands and have not been incorporated into the Application for Planning – please find the copy Folio attached The purchaser and their successors entered into a Covenant to build a 2-metre-high block wall with pre-cast capping and pillars to a maximum spacing of 15 feet along the boundary line. This does not appear in the planning drawings submitted to Cork County Council. All services were to be made available to me on my boundary, again along the boundary line between the respective land holdings. Those wayleaves were to include all services. This provision has not been made in the plans submitted. The drawings submitted make no such provision for foul sewer or a spur for water Additionally a right of way and easements over all estates road to include access to the estate road at a specified point at my boundary line was also to be incorporated into the planning drawings as part of the covenants registered against the Folio. This has not been undertaken or included in the drawings that were submitted to Cork County Council.
20. Attachment describing the grounds of your appeal (planning reasons and arguments)	1-Letter An Bord Plenala page 1.jpeg - Virus scan flagged the file as clean

You can also attach further supporting materials on the next page

Supporting material

If you wish you can include supporting materials with your appeal. Supporting materials include photographs, plans, surveys, drawings, technical guidance documents and so on.

Please note An Coimisiún Pleanála will receive a complete copy of documents/drawings/maps that were submitted at planning authority stage. When submitting supporting material, please only include new documents. (This does not apply to third party appeals where we will always require a copy of your planning authority submission acknowledgement letter.)

21. Supporting material 1	Letter An Bord Plenala page 1.jpeg - Virus scan flagged the file as clean
22. Supporting material 2	Letter An Bord Plenala page 2.jpeg.jpeg - Virus scan flagged the file as

	clean
23. Supporting material 3	Letter from Jacintha Warren to An Bord Pleanala 170726.pdf - Virus scan flagged the file as clean
24. Supp..ng material 4	Warren Appeal (002).pdf - Virus scan flagged the file as clean
25. Supporting material 5	PLANNING OBJECTION.jpeg - Virus scan flagged the file as clean

If you have added attachments, submitting the form may take a few moments. Thanks for your patience.

PLG 51785
€20 Cash

Robinvale
Kilbrogan
Bandon
Co Cork
P72 PV24

28th May 2026

Ref: 26/1129 Wayleaf B Limited

To whom it may concern:

I wish to object to the above planning application on a couple of grounds despite the fact that I agree we need more housing in Bandon.

1. I sold part of the lands mentioned above in 2005 and I attach a copy of part of the original purchase contracts. As can be seen from the attached there are certain rights reserved for me which are not included in this planning application. The previous planning application lodged with the council incorporated those rights as seen in the attached drawing. I object to this planning as my rights have not been incorporated into this planning application.
2. The plans also seem to cut across my right of way into my property, attached is a photo of the planning application, I have marked where it cuts across my access to my property
3. There are already a huge number of cars on the roads, Kilbrogan Street and Convent Hill are a bottleneck already, and with another 240 properties I dread to think what the traffic chaos will be like. There is not the road infrastructure to deal with another 240 families living in this part of the town, it will be so unsafe for children and walkers alike as well as the noise of another 240 minimum cars on the roads.

I would appreciate if you would review my concerns and come back to me if you need further information.

Kind regards

Jacintha Warren

Planning Department
29 MAY 2026
Cork County Council
County Hall, Cork

Jacintha Warren
Robinvale Farm
Kilbrogan
Bandon
Co. Cork
P72 PV24

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

Date:17th July 2026

Re: Planning Permission Cork County Council Reference 26/1129
Applicant: Wayleaf B Limited
Development at Coolfadda and Kilbrogan

Dear Sirs,

I wish to object to the planning permission granted by Cork County Council under the above reference.

The red line boundary of the development encroaches on my property and along a 3rd party laneway which is the long established and only access point to the public road

I am the adjoining land owner comprised in Folio CK120139F and certain rights have been reserved in my favour registered against the Folio property which is being developed. These rights were registered against Folio CK148713F and continue to affect the said property and continue to affect the lands and have not been incorporated into the Application for Planning – please find the copy Folio attached

The purchaser and their successors entered into a Covenant to build a 2-metre-high block wall with pre-cast capping and pillars to a maximum spacing of 15 feet along the boundary line. This does not appear in the planning drawings submitted to Cork County Council.

All services were to be made available to me on my boundary, again along t. boundary line between the respective land holdings. Those wayleaves were to include all services. This provision has not been made in the plans submitted. The drawings submitted make no such provision for foul sewer or a spur for water

Additionally a right of way and easements over all estates road to include access to the estate road at a specified point at my boundary line was also to be incorporated into the planning drawings as part of the covenants registered against the Folio. This has not been undertaken or included in the drawings that were submitted to Cork County Council.

I await your consideration of the enclosed

Yours sincerely,

Jacintha Warren

Land Registry

County Cork **Folio 148713F**

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent.

For parts transferred see Part 1(B)

No.	Description	Official Notes
1	The property shown coloured Red as plan(s) 3 on the Registry Map, situate in the Townland of KILBROGAN, known as ROBINSVALE FARM, KILBROGAN, BANDON, in the Barony of KINALMEAKY, in the Electoral Division of KILBROGAN containing 1.387 hectares. The Registration does not extend to the mines and minerals	From Folio CK22434N
2	The property shown coloured Red as plan(s) C2EUE, C2EUM on the Registry Map, situate in the Townland of KILBROGAN, in the Barony of KINALMEAKY, in the Electoral Division of KILBROGAN. The Registration does not extend to the mines and minerals	From Folio CK50449N
3	The property shown coloured Red as plan(s) 31 on the Registry Map, situate in the Townland of COOLFADDA, in the Barony of KINALMEAKY, in the Electoral Division of KILBROGAN. The Registration does not extend to the mines and minerals Amended Rule 7 - Q2023LR005869U – 08/06/2023	From Folio CK50449N

Land Registry

County Cork **Folio 148713F**

Part 1(B) - Property
Parts Transferred

No.	Prop No.	Instrument	Date	Area(Hectares)	Plan	Folio No.

Land Registry

County Cork **Folio 148713F**

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965	
1	19-DEC-2007 D2007CK043152D	NORTHVIEW PROPERTIES LIMITED of Market Street, Bandon, County Cork is full owner.

1	21-OCT-2011 D2011LR121106C	No Dealing by the registered owner is to be registered except after notice to Cork County Council of County Hall, Cork

Land Registry

County Cork **Folio 148713F**

Part 3 - Burdens and Notices of Burdens

No.	Particulars	
1a	19-DEC-2007 D2007CK043152D	Covenants re boundary wall and access to services as specified in Instrument No D2007CK043152D affecting the part of the property No 1 herein shown lettered O-Q-W-J on the Registry Map. The description of the land affected by the above right is as set out on the Registry Map. In the event that the above entry includes lettering or other alpha numeric references as part of the description of the subject lands, where such lettering or alpha numeric references are not now shown on the Registry Map, the description on the Registry Map prevails and is deemed to be the description of the affected property for the purposes of the Registration of Deeds and Title Acts 1964 and 2006.
1b	19-DEC-2007 D2007CK043152D	The easements rights and privileges specified in Instrument No. D2007CK043152D relating to the use and enjoyment of the property No 1.
1c	19-DEC-2007 D2007CK043152D	The covenants and easements specified in Instrument No.D2007CK043152D relating to the use and enjoyment of the part of the property No 2 shown lettered D E and L on Plan C2EUE on the Registry Map. The description of the land affected by the above right is as set out on the Registry Map. In the event that the above entry includes lettering or other alpha numeric references as part of the description of the subject lands, where such lettering or alpha numeric references are not now shown on the Registry Map, the description on the Registry Map prevails and is deemed to be the description of the affected property for the purposes of the Registration of Deeds and Title Acts 1964 and 2006.
1d	19-DEC-2007 D2007CK043152D	The wayleave to the stream shown lettered CLNP on Plan 31, Property No 3 of the Registry Map and such other easements and covenants as specified in Instrument No.D2007CK043152D in favour of Catherine Murray the registered owner(s) of the property comprised in folio CK50449, her heirs and assigns and others as specified therein affecting the part of the property No 2 shown coloured blue on Plan C2EUM of the Registry Map. The description of the land affected by the above right is as set out on the Registry Map. In the event that the above entry includes lettering or other alpha numeric references as part of the description of the subject lands, where such lettering or alpha numeric references are not now shown on the Registry Map, the description on the Registry Map prevails and is deemed to be the description of the affected property for the purposes of the Registration of Deeds and Title Acts 1964 and 2006.

Land Registry

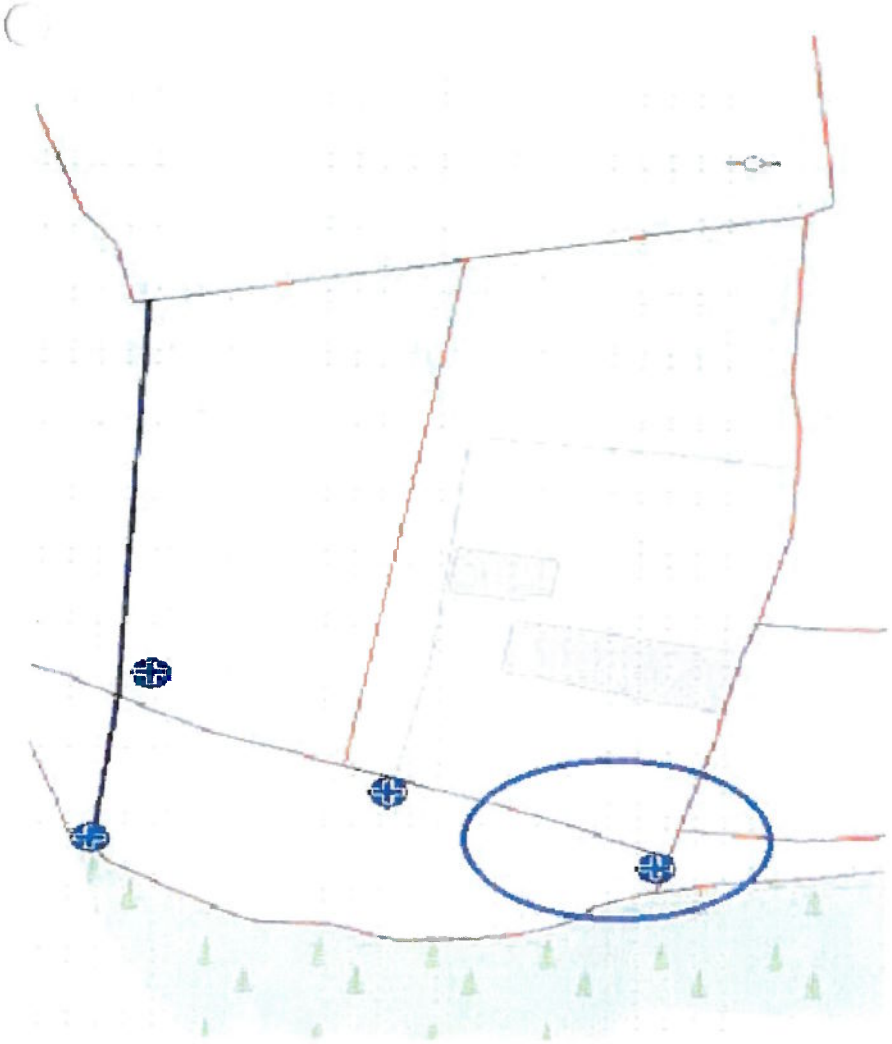
County Cork — Folio 148713F

No.	Particulars	
1e	19-DEC-2007 D2007CK043152D	The covenants and easements specified in Instrument No.D2007CK043152D relating to the use and enjoyment of the part of the property No 2 shown lettered DRE on Plan C2EUE and shown lettered D-E-F-G-H-Z-W-J on Plans C2EUE, C2EUM on the Registry Map. The description of the land affected by the above right is as set out on the Registry Map. In the event that the above entry includes lettering or other alpha numeric references as part of the description of the subject lands, where such lettering or alpha numeric references are not now shown on the Registry Map, the description on the Registry Map prevails and is deemed to be the description of the affected property for the purposes of the Registration of Deeds and Title Acts 1964 and 2006.
1f	19-DEC-2007 D2007CK043152D	The covenants re sewer and waste water pipes and associated easements as specified in Instrument No.D2007CK043152D relating to the use and enjoyment of the part of the property No 3 at Point T on Plan 31 of the Registry Map.
2	19-DEC-2007 D2007CK043152D	Charge for present and future advances repayable with interest. ALLIED IRISH BANKS plc is owner of this charge. Note: The certificate as to registration required by Section 99 of the Companies Act 1963, has not been produced. Note: The ownership of this charge has been transferred. See Entry No.5.
3a	22-JAN-2008 D2008CK002434U	The wayleave and such other easements as specified in Instrument No. D2008CK002434U in favour of Catherine Murray the registered owner of the property comprised in folio CK50499, her heirs and assigns and others as specified therein affecting the part of the property no. 2 shown coloured purple and lettered L on Plan C2EUE of the Registry Map The description of the land affected by the above right is as set out on the Registry Map. In the event that the above entry includes lettering or other alpha numeric references as part of the description of the subject lands, where such lettering or alpha numeric references are not now shown on the Registry Map, the description on the Registry Map prevails and is deemed to be the description of the affected property for the purposes of the Registration of Deeds and Title Acts 1964 and 2006.
3b	22-JAN-2008 D2008CK002434U	Covenant to install a pipeline and such other easements as specified in Instrument D2008CK002434U affecting the part of the property no. 1 shown coloured blue on Plan 3 and the part of the property no 2 shown coloured blue on Plan C2EUM to the stream at the points N and P shown on Plan C2UEM of the Registry Map

Land Registry

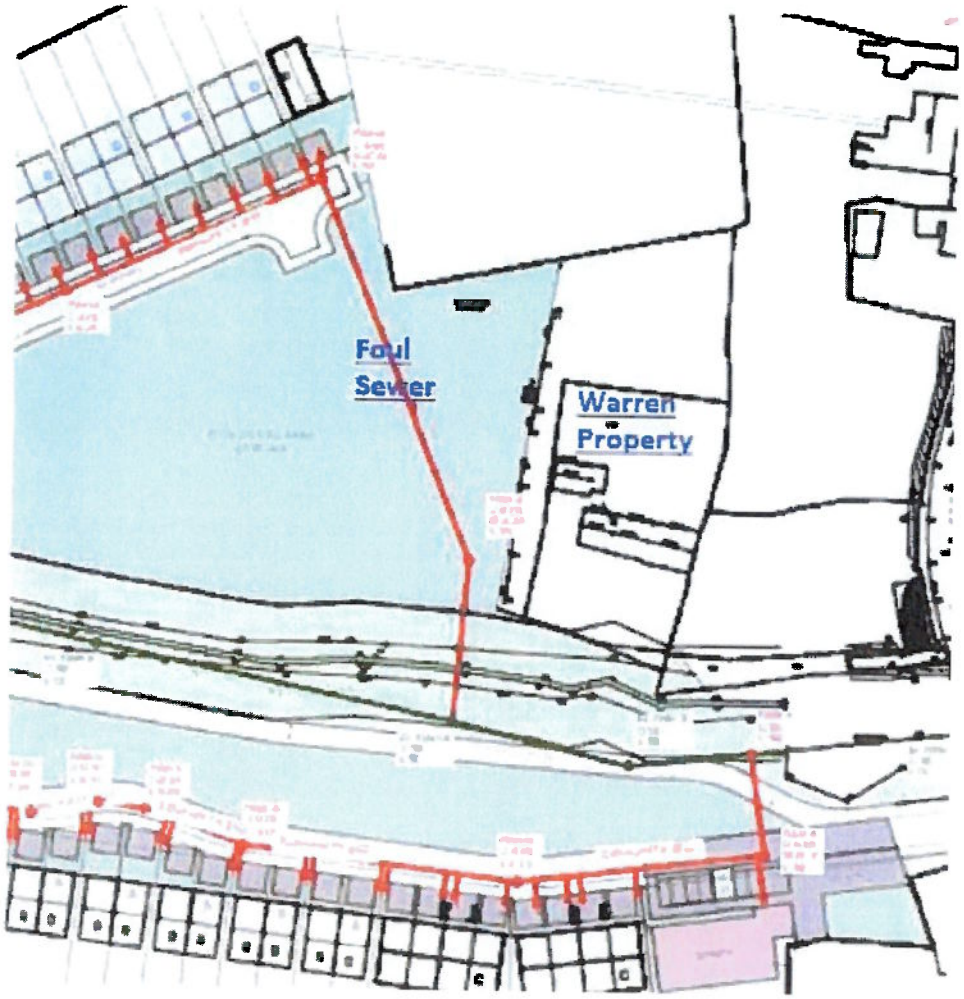
County Cork — Folio 148713F

No.	Particulars	
3c	22-JAN-2008 D2008CK002434U	Covenant re installation of all usual domestic services and associated easements as specified in Instrument No.D2008CK002434U for the purposes specified in Instrument D2008Ck002434U
4	31-OCT-2008 D2008CK034692T	Charge for present and future advances repayable with interest. BRADY BANDON PTY. LIMITED of c/o G.J. Moloney Solicitors, City Quarter, Lapps Quay, Cork is owner of this charge. The Certificate as to registration required by Section 99 of the Companies Act 1963 has not been produced
5	11-DEC-2018 D2018LR180345E	EVERYDAY FINANCE DESIGNATED ACTIVITY COMPANY is owner of the charge registered at Entry No.2.
~~6~~	~~18-FEB-2019~~ ~~D2019LR027214U~~	~~Proceedings affecting the interest of Allied Irish Banks PLC in the property are pending in the High, Record Number 2018/8444P in a cause or matter of John Brady (Plaintiff) -v- Allied Irish Banks PLC (Defendant)~~ Cancelled D2023LR048924K 24-MAR-2023

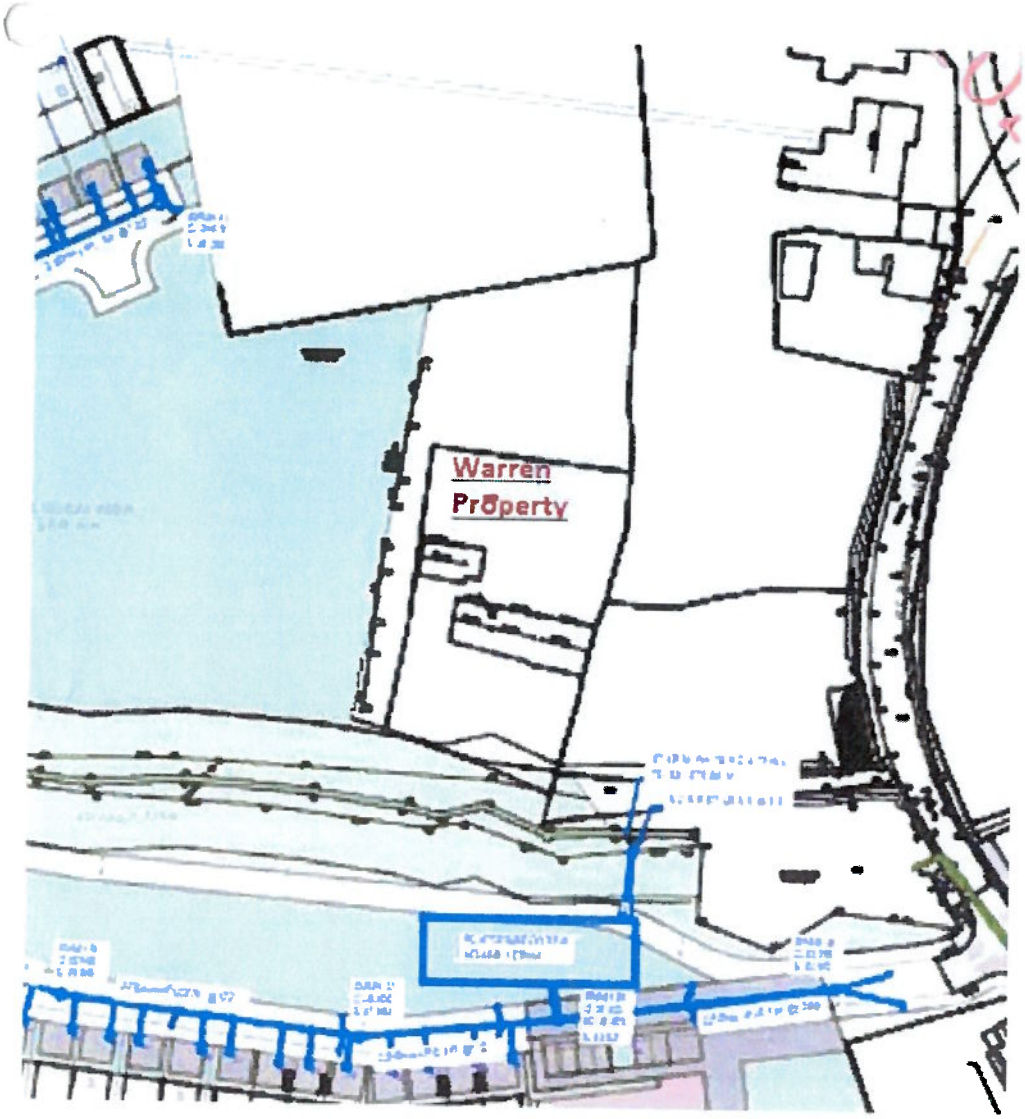


Extract from Land Direct with corresponding boundary issue highlighted.

Appendix 2



Extract from Foul Sewer Layout – No connection provided to our client's property.



Extract from Storm Water Proposed Layout – No connection provided to our client's property.

Jacintha Warren
Robinvale Farm
Kilbrogan
Bandon
Co. Cork
P72 PV24

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

Date:17th July 2026

Re: Planning Permission Cork County Council Reference 26/1129
Applicant: Wayleaf B Limited
Development at Coolfadda and Kilbrogan

Dear Sirs,

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