Our Case Number: ACP-324475-26

Planning Authority Reference Number: 261129

An Coimisiún Pleanála

Cork County Council
Planning Department
County Hall
Carrigrohane Road
Cork
Co. Cork

Date: 29 July 2026

Re: Large-Scale Residential Development (LRD): Construction of 240 residential units. An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared. Coolfadda & Kilbrogan (townlands), Bandon, Co. Cork.

Dear Sir / Madam,

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

Your submissions or observations in relation to the first-party appeal should specifically address the grounds of appeal relating to the alleged improper application of the development contribution scheme to the conditions under appeal. You should also supply details of the calculation involved, the basis on which the calculation was made and the specific provisions in the scheme on which the calculation was based.

You are requested to submit these pilot digital planning application documents to An Coimisiún Pleanála electronically. The documents are to be uploaded on our digital portal as agreed with the training from the LGMA.

Please **upload**, 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, a copy of any environmental impact statement, other written study 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,

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(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,

(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.

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.

Please note any submission/observation you wish to make to the Commission CANNOT be uploaded to Sharefile. These submissions can be made in writing to the Commission or can be emailed to appeals@pleanala.ie within the required timeframe.

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.

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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-324475-26)** the request at 1 on page 1 of this letter has been forwarded.

Signed:_____

Print:(_____**)**

Date:_____

Yours faithfully,

Suzanne Cleary
Administrative Assistant

Digital LRD07

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