An Coimisiún Pleanála

Memorandum

ABP- 324475-26

PA Ref: 261129

To: Ms. Lisa Quinn, SEO

From: Mr. James Sweeney, EO.

Lisa Q 12/8/26

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

Date: 15th July 2026

On the 25th June 2026 Cork City Council granted permission with conditions for the above Large Scale Residential Development to Wayleaf B Limited.

A 1st party appeal was received by the Commission from HW Planning on behalf of the applicant and a 3rd party appeal was received from Jacintha Warren on the 22nd July 2026.

The appeals were cross-circulated and circulated to the planning authority on 29th July 2026. The last date to respond to these appeals is the 25th August 2026. No response has been received at the time of writing this memorandum.

The 1st party appeal received is against the imposition of condition no. 77 which requires that the applicant shall pay a financial contribution of €540,100.

Section 48(10)(a) of the Planning and Development Act, 2000 (as amended) states that no appeal shall lie to the Commission in relation to a condition requiring a contribution to be paid in accordance with a scheme made under this section.

Section 48(10)(b) of the Act states that an appeal may be brought to the Commissi where an applicant for permission under section 34 considers that the terms of the scheme have not been properly applied in respect of any condition laid down by the planning authority. I would consider that the appeal against condition no. 77 is valid.

It is a matter for the Commission in the final analysis to determine the validity of the appeal having regard to the provision of section 48 of the Act.

The last date to submit an observation is 18th August 2026. No observations have been received at the time of writing this memorandum.

File submitted for comments.