T 3:30pm 26/08/26

S. 37

File With _____

LARGE RESIDENTIAL DEVELOPMENT CORRESPONDENCE FORM

Appeal No: ABP 324475-26

Please treat correspondence received on 25/8/25 **as follows:**

1. Update database with new agent for Applicant/Appellant _____	
2. Acknowledge with LRD 20 + S138	**1. RETURN TO SENDER with LRD** _____
3. Keep copy of Board's Letter ☐	2. Keep Envelope: ☐
	3. Keep Copy of Board's letter ☐

Amendments/Comments
Applicant's response
task 477366-26.

4. Attach to file P Joyce (a) SHD/LRD Unit ☐ (b) Inspector ☑	**RETURN TO EO** ☐
	Plans Date Stamped ☐ Date Stamped Filled in ☐
EO: Cathy Canelon	**AA:**
Date: 25/8/26.	**Date:** 26/8/26

Dáire Littleton Caden

From: John O'Brien | HW Planning <jobrien@hwplanning.ie>
Sent: Dé Máirt 25 Lúnasa 2026 15:28
To: Appeals2
Cc: Harry Walsh | HW Planning
Subject: ACP Reference 324475-26 at Coolfadda & Kilbrogan (townlands), Bandon, Co. Cork.
Attachments: 260825_LTR_Bandon 3rd PArty Appeal Response_JOBHW.pdf

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Dear Sir/Madam

We act on behalf of Wayleaf B Limited, applicant in the above matter who wishes to respond to a third-party appeal submitted regarding the above referenced development at Coolfadda & Kilbrogan (townlands), Bandon, Co. Cork. An Coimisiún Pleanála reference 324475-26 refers.

Please see attached appeal response letter prepared by HW Planning. We would appreciate formal written confirmation that same has been received at your earliest convenience.

Kind Regards

John O'Brien
Planning Consultant

HW Planning
5 Joyce House
Barrack Square,
Ballincollig, Co. Cork

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HW
hw planning

Connecting people.
Connecting places.

The Secretary
An Coimisiún Pleanála
64 Marlborough Street,
Dublin 1,
D01 V902

24 August 2026

HW Planning
6 Joyce House,
Barrack Square,
Ballincollig,
Cork
P31 KP84

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+353 (0)21 487 3250

Directors:
Harold Walsh
Conor Frehill

Company Reg. No.
466211

Accreditations
ISO 9001:2015
ISO 14001:2015
ISO 45001:2018

Re: ACP Reference 324475-26.
A Large-Scale Residential Development (LRD) of 240 no. residential units and creche facility at Coolfadda & Kilbrogan (townlands), Bandon, Co. Cork.

Dear Sir/Madam,

We act on behalf of Wayleaf B Limited, Sea Lodge Hotel, Main Street, Waterville, Co. Kerry, applicant in the above matter, who wish to respond to a third-party appeal submitted by Ms. Jacintha Warren regarding Cork County Council's decision dated 25th June 2026 to grant conditional planning permission f for the above LRD at Coolfadda & Kilbrogan (townlands), Bandon, Co. Cork

The Commission will note that the third-party appellant has no objection in principle to the proposed development, and the contents of the submitted appeal relate solely to historical legal agreements and covenants between with the registered owners of the subject lands and the third-party appellant. The applicants have the written consent of the landowners 'Northview Properties Limited' and accordingly have sufficient legal interest to undertake the subject LRD application.

The applicants acknowledge the contents of the submitted third-party appeal and in accordance with Section 34(13) if the Planning & Development Act 2000 (as amended) which states that "A person shall not be entitled solely by reason of a permission under this section to carry out any development" any legal rights the appellant may or may not have will not be impacted.

As the submitted appeal is restricted to legal issues the Planning Authority and the Commission has no role in adjudicating we request the Commission have regard to Section 138 of the Planning and Development Act (as amended) and dismiss the appeal on the basis that it is without planning substance or foundation.

Please do not hesitate to contact us if you have any queries.

Yours Sincerely

Harry Walsh
HW Planning