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S. 37

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LARGE RESIDENTIAL DEVELOPMENT CORRESPONDENCE FORM

Appeal No: ABP 324475-26

Please treat correspondence received on 21/8/26 **as follows:**

1. Update database with new agent for Applicant/Appellant _____	
2. Acknowledge with LRD 20	**1. RETURN TO SENDER with LRD** _____
3. Keep copy of Board's Letter ☐	2. Keep Envelope: ☐
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Amendments/Comments
PA response

4. Attach to file (a) SHD/LRD Unit ☐ (b) Inspector ☑	**RETURN TO EO** ☐

	Plans Date Stamped ☐ Date Stamped Filled in ☐
EO: Jerry Cameron	**AA:**
Date: 21/8/26	**Date:** 24/08/26

John Cannon Cathy

From: Alex ODriscoll <Alex.ODriscoll@CorkCoCo.ie>
Sent: Friday 21 August 2026 15:51
To: Appeals2
Cc: Deirdre OShea
Subject: Returning Comment 26/1129
Attachments: ACP Comment.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.

Good Afternoon,

Please see the attachment for your information.

Kind Regards
Alex

Alex Ó hEidirsceoil | Oifigeach Cléireachais | Pleanáil agus Fobairt
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bhfaigh tú an ríomhphost seo trí bhotún, ar mhiste leat é sin a chur in iúl dom
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Comhairle Contae Chorcaí
Cork County Council

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An Coimisiún Pleanála
64 Marlborough Street,
Dublin 1.
D01 V902

21/08/2026

Our Ref: 26/1129

Your Ref: ACP-324475-26

Appeal Re: a Large-Scale Residential Development (LRD) at Coolfadda & Kilbrogan (townlands), Bandon, Co. Cork.
The proposed development consists of the construction of a residential development of 240 no. residential units comprising 156 no. dwelling houses, 84 no. apartments, a creche facility and all ancillary site development works. The proposed 156 no. dwelling houses comprise of 29 no. 4 bedroom detached/semi-detached dwellings, 126 no. 3 bedroom semi-detached/terraced units and 1 no. 2 bedroom detached dwelling house. The proposed 84 no. apartments will consist of 60 no. 2 bedroom units and 24 no. 1 bedroom units to be accommodated in 4 no. three storey apartment buildings.
Vehicular and pedestrian access to the proposed development will be provided via new entrances from the L-2033 local road which will serve western areas of the proposed development and via Kilbrogan Street (L-2039) which will serve eastern and northern areas of the proposed development. The proposed development also provides for 2 no. shared vehicular entrances from Convent Hill to the south (L-2011) to serve southern areas of the proposed development. The proposed development also provides for public realm enhancements to Kilbrogan Street (L-2039), which include a raised table, and new footpath to connect to existing footpath infrastructure and provide connectivity to the Town Park. Other ancillary site development works include landscape and amenity areas, pedestrian and cycle paths within the site, bicycle parking and bin storage facilities, the removal/demolition of an existing pre-fab structure and a vehicular bridge crossing over an existing watercourse to serve as access for 26 no. of the proposed dwelling houses in northern areas of the site.
An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.

We are Cork.
Recycled

AT: Coolfadda & Kilbrogan (townlands),, Bandon,, Co. Cork.

A Chara,

I refer to your correspondence dated the 29th of August 2026 regarding the above.

The Planning Authority is of the opinion that all relevant issues have been covered in the technical reports already forwarded to the Coimisiun as part of the appeal documentation
The Planning Authority has no further comment to make in this matter.

Yours faithfully
Alex O'Driscoll

Clerical Officer

PLANNING & DEVELOPMENT

CORK COUNTY COUNCIL