VT 21/9/26
4pm

S.37

File With Suzanne White.

SECTION 131 FORM

Appeal No
PL-501677-CK-26

Defer Re O/H
☐

Having considered the contents of the submission dated/received **27/08/2026** from **Cara Partners Limited Partnership** I recommend that section 131 of the Planning and Development Act, 2000 be/~~not be~~ invoked at this stage for the following reason(s):

no new material information

Section 131 not to be invoked at this stage
☒

Section 131 to be invoked — allow 2/4 weeks for reply
☐

Signed [signature]
EO

Date 07/09/26

Signed
SEO/SAO

Date

M

Please prepare BP ..... — Section 131 notice enclosing a copy of the attached submission.

To

Task No

Allow 2/3/4 weeks
BP

Signed
EO

Date

Signed
AA

Date

Response

Correspondence Coversheet

Case Number	Case Priority	Case Lodged On	Case EO	PA Reg. Reference
PL-501677-CK-26	Normal	08/07/2026	Cathy Carleton	260195

Case Details

Planning Authority
Cork County Council

PA Reg. Reference
260195

Summary Description
10 year permission for modifications to the existing pharmaceutical facility. The proposed development is within the curtilage of a Protected Structure (RPS 00495). IPPC Licence (P00017-02). A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) will be submitted to the planning authority with the application.

Site Location
Little Island Industrial Estate,, Wallingstown (townland), Little Island, Co, Cork

Correspondence Details

Correspondence Type	Received From	Lodged On	Validity	Valid OH Req
Response	Cara Partners Limited Partnership	27/08/2026	Valid	No

Issue	Participant	Representative
BP23 —	Cara Partners Limited Partnership	McCutcheon Halley Chartered Planning Consultants

Response Date Applicable	Number of Days Allowed	Keep Copy of Letter	Return Docs	Keep Envelope
☐	—	☐	☐	☐

Comments
—

Filing

Attach to File
☐

Return to EO
☑ Dair to assess

Signatures

Signed Cathy Carleton
Cathy Carleton, Executive Officer

Date 27/08/2026

Signed Verity Taylor
Verity Taylor, Administrative Assistant

Date 28/08/26

Suzanne Cleary

Cathy

From: Lucy O' Donnell <lodonnell@mhplanning.ie>
Sent: Thursday 27 August 2026 15:32
To: Appeals2
Cc: Susan Cullen
Subject: Response to Cork CoCo submission- Case Ref no. PL-501677-CK-26
Attachments: ACP_260811_SubmissionRequest.pdf; LTR_260824 _CCC_SubmissionResponse_LOD_SC (1).pdf

You don't often get email from lodonnell@mhplanning.ie. Learn why this is important

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Hi,

In response to the attached letter received from An Coimisiún Pleanála, please find attached our observation in relation to Cork County Council's submission dated 4th August 2026.

We would appreciate confirmation of receipt please.

Kind regards,
Lucy

Lucy O'Donnell
Planning Consultant
McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

www.mhplanning.ie

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6 Joyce House, Barrack Square,
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Our Case Number: PL-501677-CK-26

Planning Authority Reference Number: 260195

Your Reference: Cara Partners Limited Partnership

An Coimisiún Pleanála

McCutcheon Halley Chartered Planning Consultants
6 Joyce House
Barrack Square
Ballincollig
Co. Cork

McCutcheon Halley
Received
Date: 13 AUG 2026
Project: 4992
Action: SP

Date: 11 August 2026

Re: 10 year permission for modifications to the existing pharmaceutical facility. The proposed development is within the curtilage of a Protected Structure (RPS 00495). IPPC Licence (P00017-02). A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) will be submitted to the planning authority with the application.
Little Island Industrial Estate,, Wallingstown (townland), Little Island, Co, Cork

Dear Sir/Madam,

I have been asked by An Coimisiún Pleanála to refer to the above mentioned appeal.

The Commission is of the opinion that, in the particular circumstances of this appeal, it is appropriate in the interests of justice to request you to make submissions or observations in relation to the enclosed submission dated 4th August 2026 received from Cork County Council.

In accordance with section 131 of the Planning and Development Act, 2000, (as amended), you are requested to make any submissions or observations that you may have in relation to this enclosure **on or before 27th August 2026.** The Commission cannot consider comments that are outside the scope of the matter in question. Your submission in response to this notice must be received by the Commission **on or before the date specified above.**

If no submission or observation is received before the end of the specified period, the Commission will proceed to determine the appeal without further notice to you, in accordance with section 133 of the 2000 Act.

Please quote the above appeal reference number in any further correspondence.

Teil	**Tel**	(01) 858 8100
Glao Áitiúil	**LoCall**	1890 275 175
Facs	**Fax**	(01) 872 2684
Láithreán Gréasáin	**Website**	www.pleanala.ie
Ríomhphost	**Email**	communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

If you have any queries in the meantime, please contact the undersigned officer of the Commission at appeals@pleanala.ie.

Yours faithfully,
Cathy Carleton
Executive Officer
Direct Line: 01-8737203

BP70 Enclosures Registered Post

Comhairle Contae Chorcaí
Cork County Council

Pleanáil agus Forbairt,
Halla an Chontae,
Bóthar Charraig Ruacháin,
Corcaigh T12 R2NC.
Fón: (021) 4276891
R-phost: planninginfo@corkcoco.ie
Suíomh Gréasáin: www.corkcoco.ie
Planning & Development,
County Hall,
Carrigrohane Road, Cork T12 R2NC.
Tel (021) 4276891
Email: planninginfo@corkcoco.ie
Web: www.corkcoco.ie

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

04/08/2026

Our Ref: 26/0195

Your Ref: PL-501677-CK-26

Appeal Re: A 10-year permission for modifications to the existing pharmaceutical facility at the Little Island Industrial Estate, Wallingstown (townland), Little Island, Co. Cork. The proposed development will consist of permission for the construction of:
1) a 4 no. storey production building with roof top mechanical equipment/plant;
2) a Combined Heat and Power Plant (CHP) including exhaust stack and associated plant;
3) a Regenerative Thermal Oxidiser (RTO) including exhaust stack, process cooling tower and RTO fan;
4) Expansion of the Waste Water Treatment Plant comprising of a control and blower building, inlet works including new screens, 3 no. chemical storage tanks, dissolved air flotation (DAF) tank;
5) lab gas bottle store;
6) 1 no. ethanol storage tank; 7) 15 no. in process tanks; 8) expansion of the existing car park; and
9) all associated piperacks, services and plant, landscaping, signage and site development works. The proposed development is within the curtilage of a Protected Structure (RPS 00495). The proposed development comprises or is for the purposes of an activity requiring an Industrial Emissions Licence.

AT: Little Island Industrial Estate,, Wallingstown (townland), Little Island, Co, Cork

A Chara,

Further to your recent letter correspondence on 09th July 2026, I enclose a copy
A copy of Sustainable Travel Unit Report.

We are Cork.
Recycled

The Sustainable Travel Unit wishes to make the following observations:

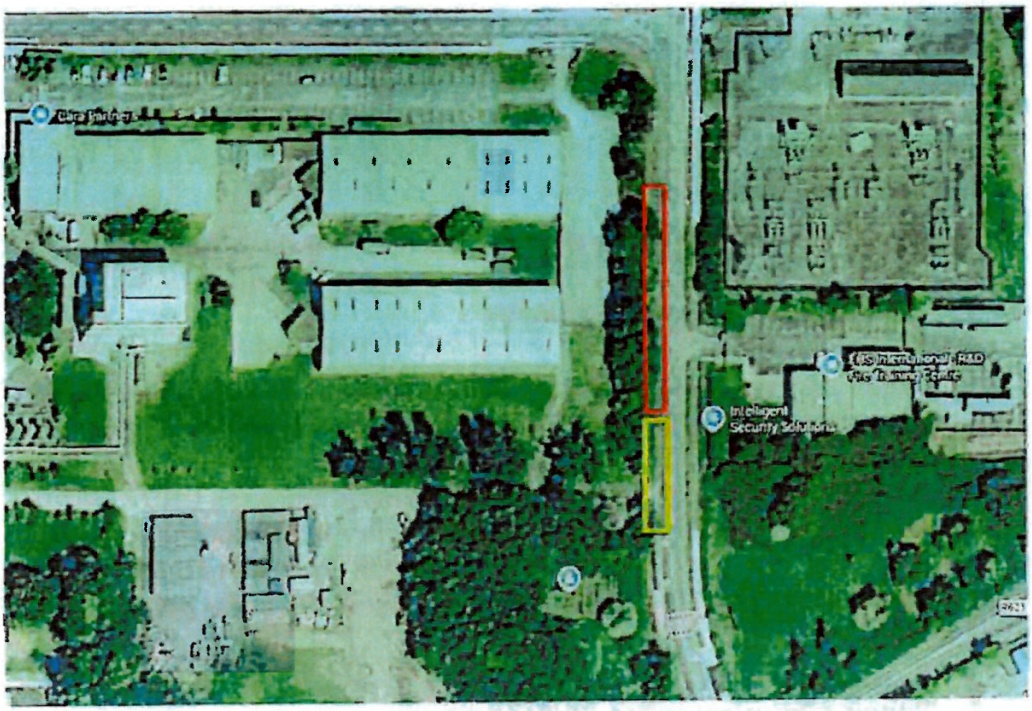
1. **Planning Permission Ref. 25/5753**

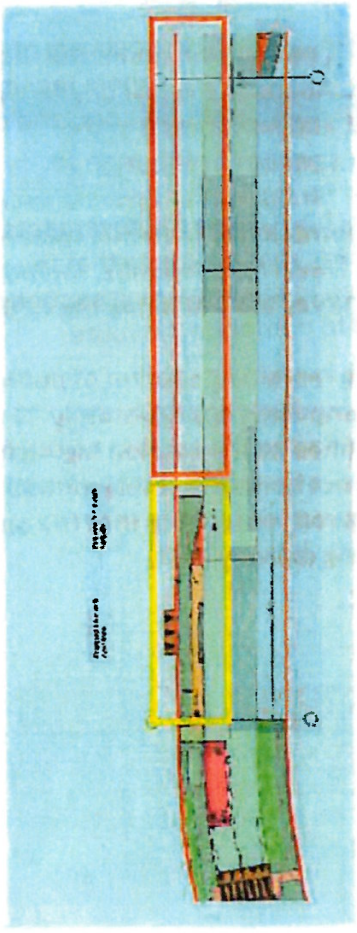
Cara Partners were granted planning permission under Ref. 25/5753 for the first phase of redevelopment of the existing pharmaceutical facility. As part of that permission, a special contribution of €23,212 was imposed in respect of works associated with the provision of a cycle lane extension along the L7074. Specifically, this contribution relates to the extension of the cycle lane from the recently installed bus stop to a point beyond the side entrance to the Cara Partners site (identified as the section highlighted in yellow in the attached illustrations).

2. **Planning Permission Ref. 26/0195**

Subsequently, Cara Partners obtained planning permission under Ref. 26/0195 for a ten-year development comprising modifications to the existing facility, representing the next phase of redevelopment and investment at the site. Condition 6 of this permission requires a special contribution of €27,080.19, which is stated as being required: *"in respect of specific exceptional costs not covered in the Council's General Contributions Scheme, relating to the provision of CMATS / Little Island Sustainable Travel Interventions, including pedestrian and cycle infrastructure in the vicinity of the site along the L7074."*

This contribution relates to the provision of the remaining section of pedestrian and cycling infrastructure along the L7074, comprising approximately 70 metres of outstanding works yet to be delivered (identified as the section highlighted in red in the attached illustrations). Given the direct benefit that this infrastructure will provide to the development, it was considered reasonable that the applicant contributes approximately 50% of the remaining delivery cost.


Intelligent
Security Solutions



3. Response to Grounds of Appeal

Cara Partners contend that the special contribution required under Condition 6 of Planning Ref. 26/0195 (€27,080.19) seeks funding for infrastructure that has already been funded through Condition 4 of Planning Ref. 25/5753 (€23,212). This assertion is not correct.

The two special contributions relate to separate and distinct sections of pedestrian and cycle infrastructure. The contribution under Ref. 25/5753 relates to the section highlighted in yellow, while the contribution under Ref. 26/0195 relates to the separate section highlighted in red.

4. Justification for the Special Contribution

Cork County Council has made substantial investment in the delivery of sustainable travel infrastructure in the vicinity of the Cara Partners facility. This infrastructure will provide significant benefit to employees, visitors, and other users of the development.

In light of the direct and ongoing benefit arising from these improvements, the Sustainable Travel Unit considers it reasonable and appropriate that the applicant contribute towards the cost of delivering the remaining section of pedestrian and cycling infrastructure required to complete the route.

Yours faithfully,
Alex O'Driscoll

Clerical Officer

McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

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

27 August 2026

Re: **Ref. No. PL-501677-CK-26 (CorkCoCo Ref. No. 26/0195)**
Response to Cork County Council's submission in relation to the first part appeal against Condition 6 attached the decision to grant permission for modifications to the existing pharmaceutical facility at the Little Island Industrial Estate, Wallingstown (townland), Little Island, Co, Cork

A Chara,

Further to your recent correspondence on dated 11th August, we act on behalf of Cara Partners Limited Partnership, Little Island Industrial Estate, Wallingstown, Little Island, Co. Cork and wish to make a submission in response to Cork County Council's submission.

The submission from Cork County Council includes a report from the Sustainable Travel Unit which notes that the special contribution attached to Ref. 25/05753 related to the provision of a cycle lane extension along the L7074. It further states that the special contribution levied under Ref. 26/0195 relates to pedestrian and cycle infrastructure along the same road network and comprises the remaining approximately 70 metres of outstanding pedestrian and cycling infrastructure yet to be delivered along the L7074.

While the Planning Authority states that the two contributions relate to separate sections of the L7074, both conditions are linked to the delivery of the wider CMATS / Little Island Sustainable Travel Interventions. The condition itself refers to *"specific exceptional costs not covered in the Council's General Contributions Scheme, relating to the provision of CMATS / Little Island Sustainable Travel Interventions."*

Firstly, the Applicant did not appeal the special contribution attached to Ref. 25/05753 and was prepared to contribute towards the delivery of the associated infrastructure. The subsequent inclusion of a further section of the same road network under Ref. 26/0195 suggests that the contribution is not linked to a specific exceptional cost arising from the development and the Council is seeking a means to fund a project which is already underway and will serve the wider Little Island Sustainable Travel Interventions.

This further reinforces the Applicant's position that the works constitute strategic public infrastructure benefiting the surrounding area and should be funded through the general development contributions scheme. The Planning Authority seeks to justify the special contribution on the basis of its investment in sustainable travel infrastructure in the vicinity of the site which will benefit employees, visitors and other users of the development. However, this rationale demonstrates that the infrastructure is intended to serve the wider Little Island area rather than addressing a specific requirement arising from the proposed development.

As set out in our First Party Appeal, preceding decisions of An Coimisiún Pleanála consistently demonstrate that special contributions are only justified where a Planning Authority can clearly identify specific and exceptional costs that:

- arise **directly** from the proposed development;
- are necessary **to facilitate that development**; and
- **are distinct from wider infrastructure projects that serve a broader area** and are ordinarily funded through development contributions.

These decisions further demonstrate that where a Planning Authority fails to:

- identify specific exceptional costs directly attributable to a development;
- distinguish those costs from general infrastructure works benefiting a wider catchment; and
- demonstrate a direct causal link between the proposed development and the need for the works,

that the imposition of a special contribution is not justified

In this case, the Planning Authority has not demonstrated that the works proposed under Condition 6 constitute exceptional infrastructure requirements arising directly from the development. Rather, the Council's own submission confirms that the works form part of the broader CMATS / Little Island Sustainable Travel Interventions programme, the benefits of which will serve the wider area of Little Island.

While the applicant did not appeal the special contribution to contribute towards sustainable travel infrastructure under Ref. 25/05753, the circumstances did not satisfy the established precedents by An Coimisiún Pleanála for the imposition of a special contribution. The Planning Authority has not demonstrated that the works represent specific, exceptional costs arising directly from the proposed development and distinguishable from wider public infrastructure.

Accordingly, on behalf of Cara Partners Limited Partnership, it is respectfully requested that An Coimisiún Pleanála remove Condition 6 from planning permission Ref. 26/0195.

Yours sincerely,

Lucy O' Donnell

McCutcheon Halley