S.37

File With

SECTION 131 FORM

Appeal No
PL-501677-CK-26

Defer Re O/H ☐

Having considered the contents of the submission dated/received **04/08/2026** from **Cork County Council** I recommend that section 131 of the Planning and Development Act, 2000 be/not be invoked at this stage for the following reason(s):

new material information

☐ Section 131 not to be invoked at this stage

☑ Section 131 to be invoked — allow ~~2/4~~ 17 days weeks for reply

Signed
EO

Date
05/08/26

Signed
SEO/SAO

Date

M

Please prepare BP 70 — Section 131 notice enclosing a copy of the attached submission.

To
other parties

Task No

Allow ~~2/3/4~~ 17 days weeks
BP 70

Signed
EO

Date
05/08/26

Signed
AA

Date
11/08/26

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	Cork County Council	04/08/2026	Valid	No

Issue	Participant	Representative
BP23 — English	Cork County Council	—

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

Comments
—

Filing

Attach to File	Return to EO
☐	☐

Signatures

Signed Cathy Carleton
Cathy Carleton, Executive Officer

Date 05/08/2026

Signed V. Taylor
Verity Taylor, Administrative Assistant

Date 05/08/26

Sarah McDonnell C. Carleton

From: Alex ODriscoll <Alex.ODriscoll@CorkCoCo.ie>
Sent: Tuesday 4 August 2026 08:58
To: Appeals2
Cc: Deirdre OShea
Subject: Returning Comments to ACP PL-501677-CK-26
Attachments: 260195 Comments.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 Morning,

Please see attached correspondence for your attention,

Regards,
Alex

Alex Ó hEidirsceoil | Oifigeach Cléireachais | Pleanáil agus Fobairt
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www.corkcoco.ie

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údaraithe an ríomhphost nó aon cheangaltán a leamh, a chóipeáil nó a úsáid. Má
bhfuair tú an ríomhphost seo tríbhotún, ar mhiste leat é sin a chur in iúl dom
sed fourth in phrase tar ais agus ansin é a scriosadh.
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Comhairle Contae Chorcaí
Cork County Council

Pleanáil agus Forbairt,
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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:

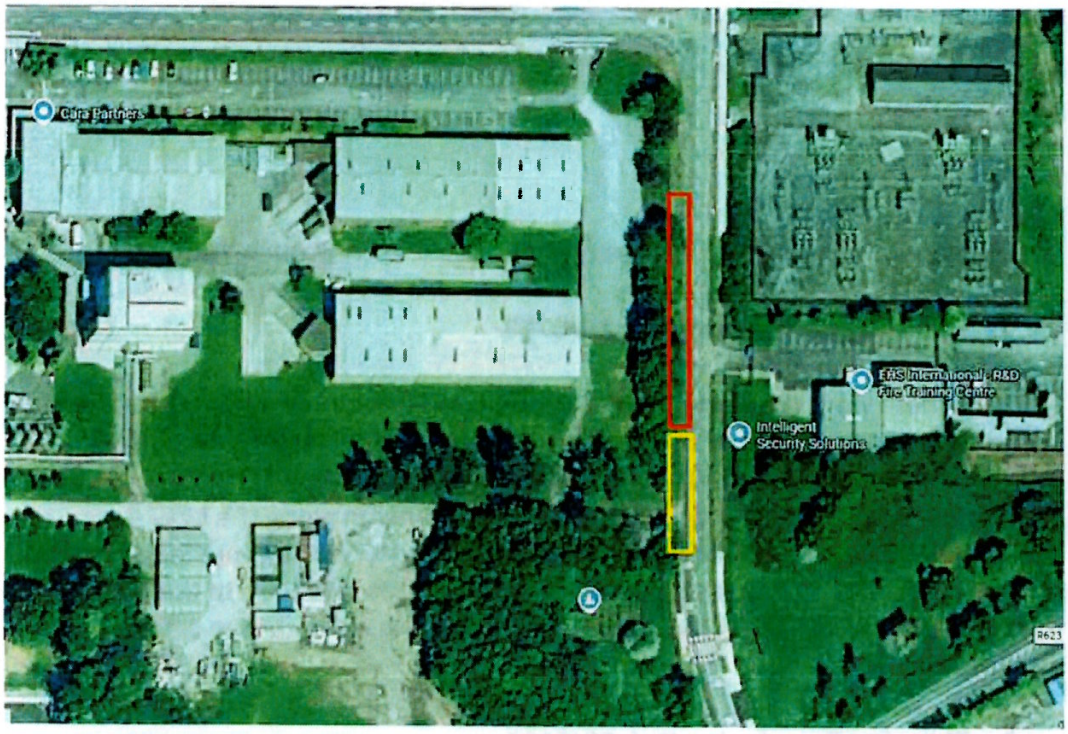
1. **Planning Permission Ref. 25/5753**

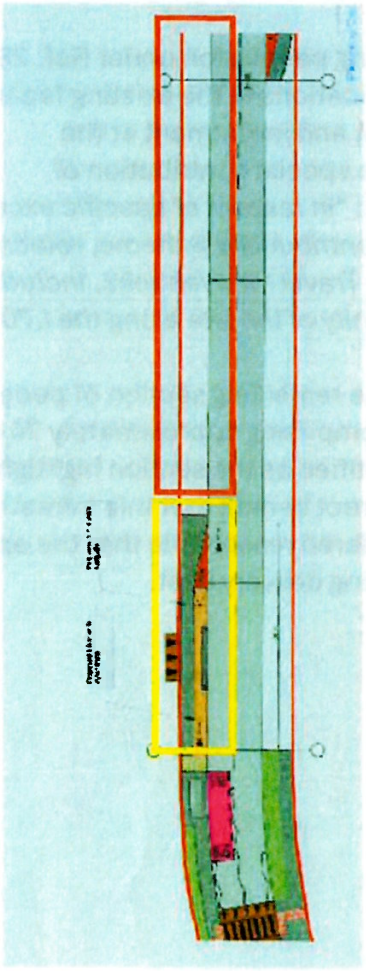
Cara Partners were granted planning permission under Ref. 25/5753 for the first phase of redevelopment of the existing pharmaceutical facility. As part of that permission, a special contribution of €23,212 was imposed in respect of works associated with the provision of a cycle lane extension along the 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.


Cura Partners
EFIS International - R&D
Fire Training Centre
Intelligent
Security Solutions
R623



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