

	<p>DAVID MULCAHY PLANNING CONSULTANTS LTD</p>
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	<p>PH: 045 405030/086 350 44 71 E-mail: david@planningconsultant.ie www.planningconsultant.ie</p>
	<p>Company No: 493 133 Directors: D. Mulcahy & M. Mulcahy</p>

Planning Department
Cork County Council
By Email

22nd January 2026

Re: Ballinacurra Mill Large Scale Residential Development, Middleton, Co. Cork

Dear Sir/Madam,

We act on behalf of **Ballinacurra Project Limited Partnership** who are seeking planning permission for a Large Scale Residential Application for 128 no. dwellings (92 no. new dwellings, 11 no. dwellings in existing structures and 25 no. apartments), cafe and a crèche along with reuse of existing vacant mill buildings to provide 2 retail units, 1 medical unit, 1 office unit at Rose Hill House & Ballinacurra Mill, Ballynacorra East, Middleton, Co. Cork.

LRD Opinion

All issues raised in the s.32B LRD Opinion issued by Cork County Council on 1.8.2025 (Ref. PPE 22.605) have been taken into account and addressed in detail.

The planning application meets the 6 month deadline from the issuing of the LRD Opinion – 31.1.2026.

Drawing/Document Schedule

A drawing/document schedule is enclosed with this letter along with separate drawing schedules for architecture and engineering packs.

Fee

The planning fee has been paid by EFT – Ref. 120000084654

Fee Calculation

128 residential units x €130	= €16,640
Commercial floor area = 853sq.m x €7.20	= €6,141.60
Natura Impact Statement	= €10,000
Total Fees:	€32,781.60

Part V – Proof of Purchase

Please refer to the relevant details from the Land Registry folio enclosed.

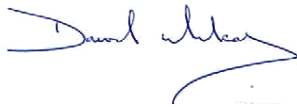
Please refer to the email from Cluid Housing Association which refers to the agreement in principle with Cork County Council Housing Section to take and manage 25 no. apartments as the Part V element of the proposed development.

Consent

The applicant owns the site – please refer to the letter from JRAP O'Meara Solicitors enclosed.

A letter of consent from Cork Co. Co. to include Rose Lane in the application site boundary is enclosed. This is the same area that was included in pre-planning stage.

Signed:



David Mulcahy

BA (Mod. Natural Sciences), MRUP, MSc. Urban Design, MIPI, MRTPI

David Mulcahy Planning Consultants Ltd

CHARTERED PLANNING CONSULTANTS

Enclosures

1. Master Drawing and Document Schedule
2. Letter from JRAP O'Meara Solicitors confirming the applicant is the owner of the site.
3. Letter of consent from Cork Co. Co. to include part of Rose Lane in the red line boundary.
4. Part V – Proof of purchase of the property by Scara Ventures Ltd on 21.2.2020 based on relevant extract from the Land Registry Folio Part 2 dealing with ownership and including a map of the property in question.
5. Email from Cluid Housing Association confirming that they have entered into agreement with Cork County Council to take 25 no. apartments as the Part V element of the proposed development post completion.

Separate Enclosures included with drawing packs

6. Drawing and Document Schedule prepared by Fourem Architects
7. Drawing and Document Schedule prepared by MHL & Associates Ltd, Consulting Engineers

1. Master Drawing and Document Schedule

BALLINACURRA LRD

s.32B PRE-PLANNING APPLICATION SCHEDULE

ITEM	TITLE	DETAILS
PLANNING (DMPC)	Cover Letter	Includes: Solicitors letter addressing ownership Letter of consent from Cork Co. Co. Proof of purchase Part V agreement with Cluid
	Planning Statement & Statement of Consistency	
	Newspaper Notice	
	Site Notice	
	Childcare Demand Statement	
	School Demand Statement	
	Response to LRD Opinion	
	Part V Proof of Purchase	Land Registry - Feb 2020 (10%)
	Cork Co. Co. App Form	Includes Part B (GDPR)
ARCHITECT (Fourem)	Site location map	Refer to separate schedule for all drawings
	Site Layout Plan	
	Plan and Elevation Drawings	

	Cross-Section Drawings	
	Demolition drawings	
	Architectural Design Statement	Includes: Site Statistics Housing Quality Assessment Energy/Sustainability Universal Design
	Architectural Impact Assessment & Method Statement	
	DMURS Statement of Consistency	
	Green Infrastructure & Landscape Strategy	
	Building Lifecycle Assessment Report	
	Conservation Report, Impact Assessment & Method Statement - Eastville House	
	Conservation Report, Impact Assessment & Method Statement - Rose Hill House	
	Historic Landscape Assessment - Rose Hill House	
	Operational Waste Management Plan	
ENGINEER	Engineering Design Report	Includes :

(MHL)		Flood risk Site Investigation Fire Safety
	Traffic & Transport Assessment	
	Mobility Management Plan	
	Construction and Environmental Management Plan	
	Public Lighting Report	
	Drainage Impact Assessment	
	Report for Stage 1 – Road Safety Audit	
	Drawings	Refer to separate Schedule enclosed
CONSULTANTS	Archaeology Heritage Impact Assessment	Shanarc and Dr. Colin Rynne
	Arboricultural Impact Assessment	Holly Arboricultural
	Ecology Impact Assessment	O'Donnell Environmental Ltd
	Appropriate Assessment Screening	O'Donnell Environmental Ltd
	Environmental Impact Assessment Screening	O'Donnell Environmental Ltd
	Invasive Management Survey	O'Donnell Environmental Ltd
	CGIs	Vinden Visual
	Sunlight, daylight, shadow Assessment	HD3

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2. Letter from JRAP O'Meara Solicitors confirming the applicant is the owner of the site.

JRAP O'MEARA LLP SOLICITORS

Thompson House, MacCurtain Street, Cork T23 PD3C. T: +353 21 4277444 E: info@jrapom.ie

JRAP
O'MEARA

Our Ref: SC5819/0002/KM/SMcD

16 January 2026

Cork County Council,
Planning Department,
County Hall,
Cork.

Re: Planning Application – The Ballinacurra Project Limited Partnership
Site at Ballinacurra, Middleton, County Cork

Dear Sirs,

We act on behalf of The Ballinacurra Project Limited Partnership and Scara Ventures Limited.

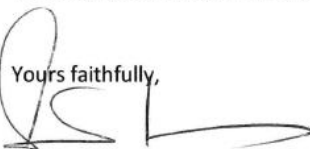
While the property the subject matter of the above Planning Application is registered in the name of Scara Ventures Limited, it holds the title in trust for The Ballinacurra Project Limited Partnership which is the beneficial owner of the entire of the Property.

Scara Ventures Limited is the Managing/General Partner of The Ballinacurra Project Limited.

Accordingly, therefore The Ballinacurra Project Limited Partnership has clear authority and entitlement to make the Planning Application as aforesaid.

We confirm that the property is held under four folios namely CK41472F, CK79780F, CK25903F and CK180772F (registered owner of each folio being Scara Ventures Limited). We confirm that the property was purchased on the 24th of June 2019. We attach a copy of each of the folios and maps attaching thereto by way of reference

We trust this clarifies the position, but please do not hesitate to contact the writer if any query arises.


Yours faithfully,

Kieran Moran
JRAP O'Meara LLP
Email: kmoran@jrapom.ie

Jerry Canty, Grahame Copplestone, Lucia Fielding, Crona Hughes, John McLaughlin, Kieran Moran, Simon Murphy, Mairéad Ni Laoire,
Emer O'Callaghan, Darren O'Keeffe, David O'Mahony, Cormac O'Regan, Juli Rea, James Riordan.

Susan Borg, Ciara Coleman, Sinéad Howard, Laura Lynch, Karen Mulcahy, Jane Pollock. Financial Controller – Margaret McGrath.

F: +353 21 4277449
W: www.jrapom.ie
DX 2082 Cork

Ballinacurra Project Limited Partnership / Scara Ventures Ltd

Folio: CK 180772F



Folio: CK79780F



Folio: CK41472F



Folio: CK25903F



3. Letter of consent from Cork Co. Co. to include part of Rose Lane in the red line boundary.

Comhairle Contae Chorcaí
Cork County Council

Halla an Chontae,
Corcaigh T12 R2NC, Éire.
Fon: (021) 4276891 • Faics: (021) 4276321
Suíomh Greasáin: www.corkcoco.ie
County Hall,
Cork T12 R2NC, Ireland.
Tel: (021) 4276891 • Fax: (021) 4276321
Web: www.corkcoco.ie



David Mulcahy
David Mulcahy Planning Consultants Ltd.
67 The Old Mill Race
Athgarvan
Co Kildare.

06/03/25.

**Re: Letter of Consent - Planning Application to Cork County Council for lands at Ballinacurra, Midleton,
Co. Cork – Ballinacurra Project Limited Partnership.**

Dear David

I understand that you wish to make an application on behalf of the above-named for planning permission for a residential development which includes land in the ownership of Cork County Council shaded grey on the attached map.

I wish to confirm the consent of Cork County Council to the making of such an application and I further confirm that this letter may be submitted as evidence of such consent as required under the Planning & Development Regulations 2001 to 2009.

Notwithstanding the Council's consent to the making of the planning application, this does not in any way imply or commit to a grant of planning permission and cannot be construed as a commitment by the Council to disposing of this property to you or any other party. Any potential disposal of these lands will be subject to the consents and procedures required under Section 183 of the Local Government Act 2001 and only following Cork County Council's acceptance and agreement of the terms and consideration of such a disposal.

Yours sincerely

Páin Galvin, Staff Officer
Property Section, Cork County Council



Proposed Site Plan

Area A

Area B

Area C

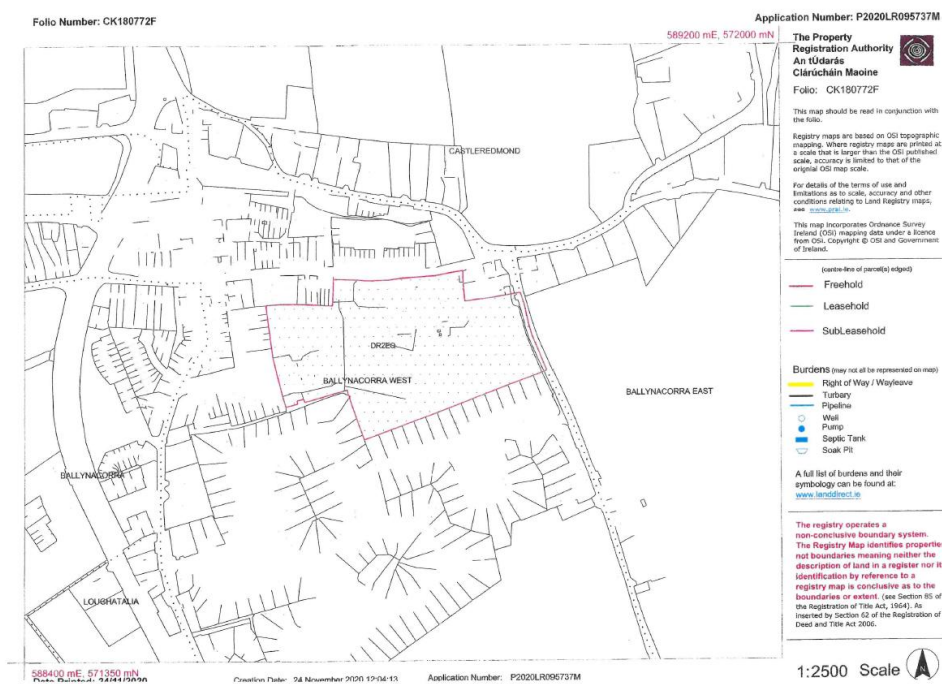
Table 1: Building Footprints

Block	Building Footprint (sq. ft.)	Building Height (ft.)
1	10,000	4
2	12,000	5
3	15,000	6
4	18,000	7
5	20,000	8
6	22,000	9
7	25,000	10
8	28,000	11
9	30,000	12
10	32,000	13
11	35,000	14
12	38,000	15
13	40,000	16
14	42,000	17
15	45,000	18
16	48,000	19
17	50,000	20
18	52,000	21
19	55,000	22
20	58,000	23
21	60,000	24
22	62,000	25
23	65,000	26
24	68,000	27
25	70,000	28
26	72,000	29
27	75,000	30
28	78,000	31
29	80,000	32
30	82,000	33
31	85,000	34
32	88,000	35
33	90,000	36
34	92,000	37
35	95,000	38
36	98,000	39
37	100,000	40
38	102,000	41
39	105,000	42
40	108,000	43
41	110,000	44
42	112,000	45
43	115,000	46
44	118,000	47
45	120,000	48
46	122,000	49
47	125,000	50
48	128,000	51
49	130,000	52
50	132,000	53
51	135,000	54
52	138,000	55
53	140,000	56
54	142,000	57
55	145,000	58
56	148,000	59
57	150,000	60
58	152,000	61
59	155,000	62
60	158,000	63
61	160,000	64
62	162,000	65
63	165,000	66
64	168,000	67
65	170,000	68
66	172,000	69
67	175,000	70
68	178,000	71
69	180,000	72
70	182,000	73
71	185,000	74
72	188,000	75
73	190,000	76
74	192,000	77
75	195,000	78
76	198,000	79
77	200,000	80
78	202,000	81
79	205,000	82
80	208,000	83
81	210,000	84
82	212,000	85
83	215,000	86
84	218,000	87
85	220,000	88
86	222,000	89
87	225,000	90
88	228,000	91
89	230,000	92
90	232,000	93
91	235,000	94
92	238,000	95
93	240,000	96
94	242,000	97
95	245,000	98
96	248,000	99
97	250,000	100
98	252,000	101
99	255,000	102
100	258,000	103
101	260,000	104
102	262,000	105
103	265,000	106
104	268,000	107
105	270,000	108
106	272,000	109
107	275,000	110
108	278,000	111
10		

4. Part V – Proof of purchase of the property by Scara Ventures Ltd on 21.2.2020 based on relevant extract from the Land Registry Folio Part 2 dealing with ownership and including a map of the property in question.

Relevant extract below – full version of folios included with the application.

Folio Number: CK180772F		Application Number: P2020LR095737M	
Land Registry			
County Cork		Folio 180772F	
Part 2 - Ownership			
Title ABSOLUTE			
No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965		
1	21-FEB-2020 SCARA VENTURES LIMITED ((CRO REFERENCE NO. 626599)) of Unit 1, D2019LR152200N Great Island Enterprise Park, Ballincollig, County Cork is full owner.		



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5. Email from Cluid Housing Association confirming that they have entered into agreement with Cork County Council to take 25 no. apartments as the Part V element of the proposed development post completion.

From: Evan O' Toole <evotoole@cluid.ie>
Date: 14 January 2026 at 10:16:51 GMT
To: Conor McCarthy <conormccarthy.solasfinancial@gmail.com>
Subject: Part V units at Ballinacurra Mill, Ballinacurra, Middleton, Co. Cork

Subject to contract / contract denied

Hi Conor,

As discussed, we received support from Cork County Council via there opportunities meeting on 8th December 2025 to deliver/acquire the 25-part V units at your development at Ballinacurra Mill, Ballinacurra, Middleton, Co. Cork.

The support is subject to planning and adherence to the criteria of the scheme.

A full part V agreement will be required.

The support is valid for an initial 6-month period. The support can be extended subject to a revised request for support.

We wish you all the best with your planning application and look forward to discuss the outcome of same once concluded.

Kind Regards,

Evan O' Toole | New Business Manager | Cluid | www.cluid.ie
159-161 Sheriff Street Upper | Dublin D01 R8N0 | t: 1800 707 208 | m:0877192067 [in](https://www.linkedin.com/company/cluid) [yt](https://www.youtube.com/channel/UCv3v3v3v3v3v3v3v3v3v3v3)

I have sent this email at a time that is convenient for me. Please note, I do not expect you to respond to it outside of your usual working hours.

