



**DAVID MULCAHY  
PLANNING CONSULTANTS LTD**

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**Company No: 493 133 Directors: D. Mulcahy & M. Mulcahy**

Planning Department  
Cork County Council  
By Email

22<sup>nd</sup> January 2026

**Re: Ballinacurra Mill Large Scale Residential Development, Midleton, 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, Midleton, 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

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#### 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

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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	

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	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.

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, Midleton, County Cork**

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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

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## **Ballinacurra Project Limited Partnership / Scara Ventures Ltd**

### **Folio: CK 180772F**



### **Folio: CK79780F**



## Folio: CK41472F



## Folio: CK25903F



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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, Eire.  
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Suíomh Greasáin: [www.corkcoco.ie](http://www.corkcoco.ie)  
County Hall,  
Cork T12 R2NC, Ireland.  
Tel: (021) 4276891 • Fax: (021) 4276321  
Web: [www.corkcoco.ie](http://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

  
Paul Galvin, Staff Officer  
Property Section, Cork County Council



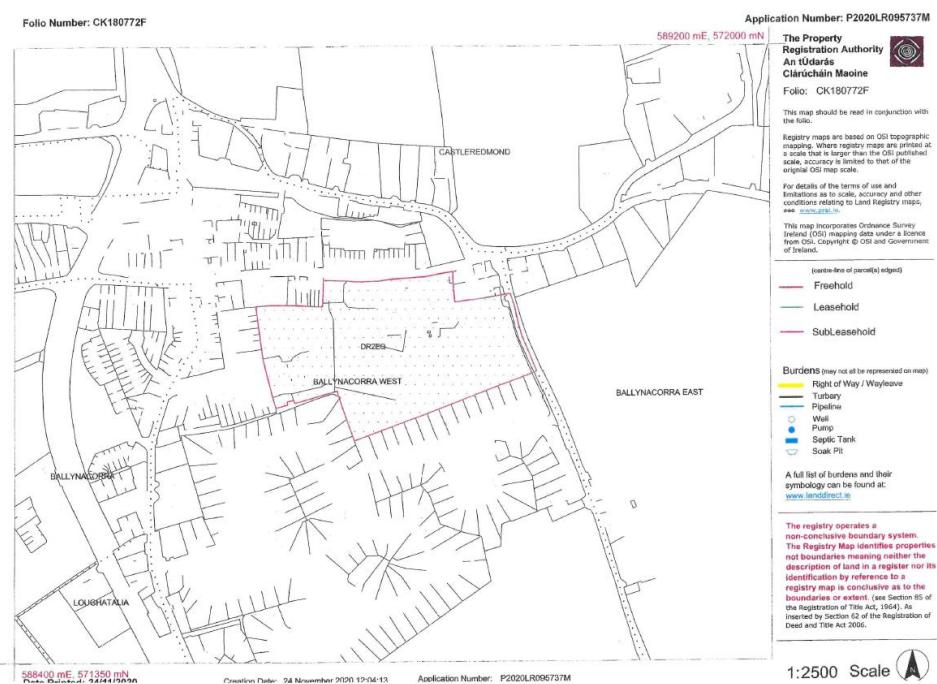
## Proposed Site Plan



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
<b>Land Registry</b> <b>County Cork</b> <b>Folio 180772F</b>	
<b>Part 2 - Ownership</b>	
<b>Title ABSOLUTE</b>	
No.	<b>The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965</b>
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.

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**From:** Evan O'Toole <eotoole@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, Midleton, Co. Cork

Subject to contract / contract denied

Hi Conor,

As discussed, we received support from Cork County Council via there opportunities meeting on 8<sup>th</sup> December 2025 to deliver/acquire the 25-part V units at your development at Ballinacurra Mill, Ballinacurra, Midleton, 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 | Clúid | [www.cluid.ie](http://www.cluid.ie)  
159-161 Sheriff Street Upper | Dublin D01 R8N0 | t: 1800 707 208 | m: 0877192067 | [in](https://www.linkedin.com/company/cluid/) [tw](https://www.twitter.com/cluid_ie) [fb](https://www.facebook.com/cluid_ie)

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.

