

	<p>DAVID MULCAHY PLANNING CONSULTANTS LTD</p> <p>67 The Old Mill Race, Athgarvan, Co. Kildare</p> <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>
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Planning Department
Cork County Council
County Hall,
Carrigrohane Road,
Cork,

9th February 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 + 9 days = **Monday 9th February.**

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 (3 separate payments).

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
Class 13	= €369.40

Total Fees:

€33,151.00

Part V

Proof of Purchase: Please refer to the relevant details from the Land Registry folio enclosed with this letter (with further ownership/folio details uploaded privately).

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.

Costings and Methodology: This is provided as a separate document with the application.

Ownership

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

Consent

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.

Bat derogation Licence

The LRD Opinion Response, Planning Statement and EclA note that the bat derogation licence obtained for this site expired in 2025 and a new one has been applied for. The new licence applied for actually arrived just before lodgement and is now included in the EclA. It is valid until valid until 31st December 2027.

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.

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5. Email from Cluid Housing Association confirming that they have entered into agreement with Cork County Council to deliver/acquire 25 no. apartments which will represent 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%)
	Part V Costings & Methodology	
	Cork Co. Co. App Form	Includes Part B (GDPR)
ARCHITECT	Site location map	Refer to separate schedule for all drawings

(Fourem)	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 (MHL)	Engineering Design Report	Includes : 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
	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, Midleton, 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 Coplestone, 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 Boeg, 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

Ballinacorra Project Limited Partnership / Scara Ventures Ltd

Folio: CK18072F



Folio: CK79780F



Folio: CK41472F

The map displays a residential area in Ballynacorney West, County Cork. A yellow vertical bar highlights a specific parcel. The map includes labels for 'Upper Road' and 'The Old Dairy'. A metadata box in the bottom-left corner provides the following information:

KT	58885, 57193
Scale	1:1000
Townland	Ballynacorney West
Barony	Trillicky
County	Cork

The 'Property Details' panel on the right contains the following information:

Back	
Folio Number	CK41472F
Title Level	Freehold
Plan Number	167
Property Number	1
Area of selected plans	Not available
Number of Plans on this Folio	1
Address	Not Available
Add to Basket Create Alert	
*Title Deem Registration Boundaries and Plan Area are not conclusive. See Section 62(1) of the Land Registration Act 2002 and Section 8(1) of the Land Registration Rules 2012 .	
View Basket	
Print Current View	
Help	

Folio: CK25903F

The map displays the same residential area in Ballynacorney West, County Cork, as the first image. A yellow vertical bar highlights a different parcel. The metadata box in the bottom-left corner provides the following information:

KT	58885, 57193
Scale	1:1000
Townland	Ballynacorney West
Barony	Trillicky
County	Cork

The 'Property Details' panel on the right contains the following information:

Back	
Folio Number	CK25903F
Title Level	Freehold
Plan Number	76
Property Number	1
Area of selected plans	0.12 hectares
Number of Plans on this Folio	1
Address	Not Available
Add to Basket Create Alert	
*Title Deem Registration Boundaries and Plan Area are not conclusive. See Section 62(1) of the Land Registration Act 2002 and Section 8(1) of the Land Registration Rules 2012 .	
View Basket	
Print Current View	
Help	

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 • Faisc: (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

A handwritten signature in black ink, appearing to read 'Páin Galvin'.

Páin Galvin, Staff Officer
Property Section, Cork County Council



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5. Email from Cluid Housing Association confirming that they have entered into agreement with Cork County Council to deliver/acquire 25 no. apartments which will represent 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   

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.

