

IAN DOYLE
planning consultant

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The Secretary,
Planning Department,
Cork County Council,
County Hall,
Cork

Date: 13/03/2026

**Re: Proposed Large-scale Residential Development (LRD) at Baneshane
Midleton, Co. Cork.**

A Chara,

On behalf of Rockspring Properties (Newport) Limited permission is sought for **a 10 year permission for a Large-Scale Residential Development (LRD) at Baneshane, Midleton, Co. Cork** including 173 residential units and a creche. The following documentation is submitted for your attention and consideration:

Design Team	Prepared by	Report
Architecture	GCA Architects	<ul style="list-style-type: none">• Architectural Design Statement• Housing Quality Assessment• Architectural Design/Layout
Planning	<i>Ian Doyle Planning Consultant</i>	<ul style="list-style-type: none">• Planning Report/Statement of Consistency• EIAR Screening• Planning application form, site notice, newspaper notice and form 19
Engineering	<i>CROCON</i> Consulting Engineers	<ul style="list-style-type: none">• Engineering Planning Report• Civil Engineering design details• Flood Risk Assessment
Landscape Architecture	CSR Land Planning & Design	<ul style="list-style-type: none">• Landscape Design Rationale• Landscaping Masterplan
Archaeology	<i>ROSE CLEARY</i>	<ul style="list-style-type: none">• Archaeological Impact Assessment
Traffic	NRB Consulting Engineers	<ul style="list-style-type: none">• Traffic Impact Assessment• Road Safety Audit• DMURS Compliance Statement

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		<ul style="list-style-type: none">• Roads/junction design details• Mobility Management Plan
Public Lighting	Molloy Consulting Engineers	<ul style="list-style-type: none">• Public Lighting Design
Ecology	Verdie Environmental	<ul style="list-style-type: none">• AA Screening Report• Natura Impact Statement• Ecological Impact Assessment
Construction Management	Verdie Environmental	<ul style="list-style-type: none">• CEMP (Construction Environment Management Plan)

In addition to the above, please see attached Part V agreement letter and letter of consent for alterations to the public road from Cork County Council.

APPLICATION FEE

Please note that Receipt No. PLG0049520 for the payment of €22,985 refers.

I trust the above is in order and await hearing from you in due course. If you require further discussions with regards to the above, please do not hesitate to contact me.

Kind Regards



Ian Doyle,
Planning Consultant
BA (HONS) Town & Country Planning. BTP

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From: Linda Roberts
Sent: Thursday 18 September 2025 16:24
To: Geraldine Coughlan <ger@gca.ie>
Cc: ian doyle <iandoyleplanner@gmail.com>
Subject: RE: Baneshane Abbeywood Midleton LRD

Hi Geraldine, I have reviewed the proposed Part V units and am ok with the proposal.

Regards,

Linda Roberts | A/Innealtóir Sinsearach | **Tithíocht**
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Linda Roberts | A/Senior Engineer | **Housing**
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While I may read and send emails outside normal working hours I do not expect a response or action outside your own working hours.

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Comhairle Contae Chorcaí Cork County Council

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Mr Ian Doyle
Woodleigh
Cornwall
Killurin
Enniscorthy
Co. Wexford

19/09/2025

Re: Letter of Consent for Planning Application at Ballintubber Road,
Midleton, Co Cork

Your Client: Rockspring Properties Limited

Dear Mr Doyle,

I understand that you wish to make an application for planning permission on behalf of the above-named client which will include proposed works on lands in the charge of Cork County Council at Ballintubber Road, Midleton, Co Cork, as outlined on the attached map. I wish to confirm the consent of Cork County Council to the making of such an application on the basis of the lands being in the Council's charge, 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. Consent should also be obtained from any affected landowners.

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 blue ink, appearing to read 'Paul Reid', written over a horizontal line.

Paul Reid
Staff Officer
Property Section

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