Comhairle Cathrach Chorcaí
Cork City Council

Planning and Integrated Development Directorate
Cork City Council, City Hall, Anglesea Street, Cork, T12 T997 Tel: +353 21 4924000
www.corkcity.ie

Conor Frehill,
HW Planning,
5 Joyce House,
Barrack Square,
Ballincollig,
Cork.

15th December 2025

WITHOUT PREDJUDICE

Re: Consent to include land in Cork City Council control and/or ownership in a proposed Large Scale Residential Development at Phase 1 The Farm, Bessborough, Ballinure, Blackrock, Cork.

Dear Conor,

I refer to your proposed planning application on behalf of Estuary View Enterprises 2020 Limited for a Large-scale Residential Development (LRD) at Phase 1 The Farm, Bessborough, Ballinure, Blackrock, Cork. A previous SHD application (ABP-313206-22) on this site was refused permission on the 24/07/2025 on the grounds of housing mix. The proposed LRD application layout retains the majority of the previous scheme design. As part of the LRD application, it is proposed to provide a new 2m wide footpath around the perimeter of the adjacent park to the west of the site which will provide a more direct link between the site and the Bessboro Road. An upgraded pedestrian crossing on the public road to the north of Bessborough Estate is proposed to tie in with planned upgrades by Cork City Council. A new pedestrian/cycle footbridge over the greenway to the east tying in with the existing ramp to and from Mahon is proposed. It is also proposed to provide a new inlet sewer from the proposed development to the existing wastewater pumping station in accordance with both Uisce Eireann and Cork City Council requirements. It is also proposed to include two areas of land along the northern boundary of the site which form part of the site but are registered in Cork City Councils ownership and are subject to an application to rectify title with Cork City Council.

I confirm that Cork City Council hereby consent to you making this application for planning permission including the land identified within the red line boundary shaded yellow on the attached map which are within Cork City Councils control or ownership.

This consent is being issued solely to facilitate this application for planning permission only for the above- mentioned proposed development. Please also note that it is being issued strictly subject and without prejudice to the following:

(i) Consideration of the said planning application by Cork City Council or on appeal by An Coimisiun Pleanála,

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(ii) Adherence to and compliance with all planning conditions, bonds and planning contributions that may apply to the final grant of permission.

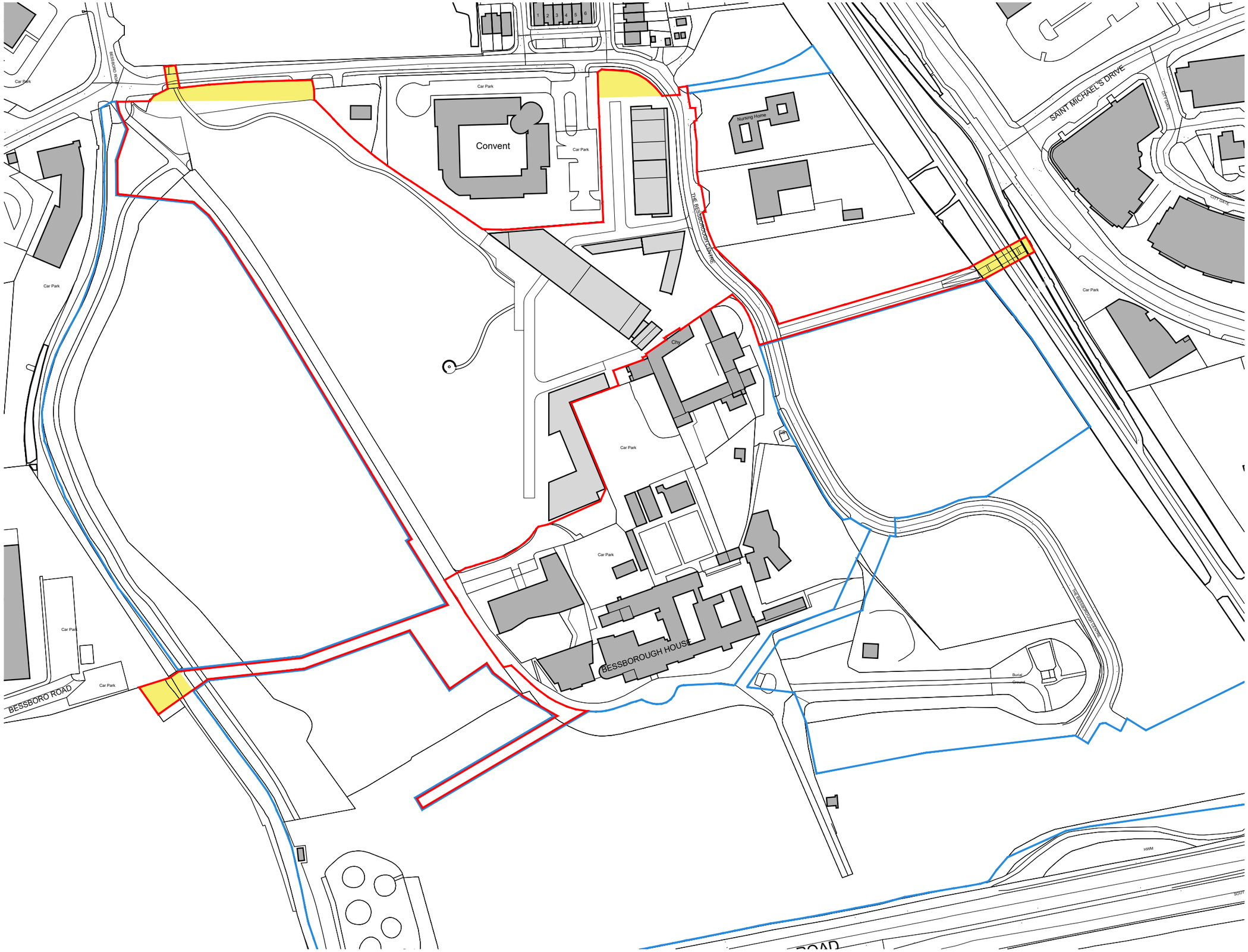
It should also be noted that any disposal of lands owned or interest held by Cork City Council, if relevant, will be subject to agreement on price, terms and conditions, title, approval of the Chief Executive and the approval of the elected Council under section 183 of the Local Government Act, 2001 where required. Subject thereto, any disposal would be subject to the execution of formal contracts and compliance with the conditions thereof including compliance with the conditions of all relevant planning permissions as required.

Finally, please note that I have no authority expressed or implied to bind Cork City Council and this letter shall not constitute a note or memorandum for the purposes of the provisions of section 51 of the *Land and Conveyancing Law Reform Act, 2009*.

Sent by email, bears no signature

_____

Stephen Fox MRICS
Senior Executive Estates Officer
Corporate and External Affairs
Cork City Council



ORDNANCE SURVEY MAP

Ordnance Survey Ireland

NORTH POINT

Map Series | Map Sheets
1:1,000 | 6384-21
1:1,000 | 6428-05
1:1,000 | 6383-25
1:1,000 | 6429-01

Centre Point Coordinates:
==========
X,Y= 571848.0,570317.0

Data Extraction Date:
==========
Date= 18-Mar-2021

Source Data Release:
==========
DCLMS Release V1.138.111

Product Version:
==========
Version= 1.3

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==========
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The representation on this map of a road, track
or footpath is not evidence of the existence of a
right of way.

Ordnance Survey maps never show legal property
boundaries, nor do they show ownership of physical
features.

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Arna thiomsú agus arna fhoilsiú ag Suirbhéireacht Ordanáis Éireann, Páirc an Fhionnuisce, Baile Átha Cliath 8, Éire.

Sáraíonn atáirgeadh neamhúdaraithe cóipcheart Shuirbhéireacht Ordanáis Éireann agus Rialtas
na hÉireann.

Gach cead ar cosnamh. Ní ceadmhach aon chuid den fhoilseachán seo a chóipeáil, a atáirgeadh nó a tharchur in aon fhoirm ná ar aon
bhealach gan cead i scríbhinn roimh ré ó úinéirí
an chóipchirt.

Ní hionann bóthar, bealach nó cosán a bheith ar
an léarscáil seo agus fianaise ar chead slí.

Ní thaispeánann léarscail de chuid Ordanáis Shuirbheireacht na hÉireann teorann phointí dleathúil
de mhaoin riamh, ná úinéireacht de ghnéithe fhisiciúla.

AREA UNDER CORK CITY COUNCIL CONTROL/OWNERSHIP & SUBJECT OF LETTER OF CONSENT REQUEST

SITE BOUNDARY

OTHER LANDS UNDER APPLICANT'S CONTROL

D	FOR PLANNING	11.2025
C	FOR PLANNING	03.2022
B	FOR PLANNING	08.2021
A	PLANNING APPLICATION	04.2021

CORK CITY COUNCIL CONSENT MAP-1:2000

SHiPSEYBARRY place makers

PROJECT :	PHASE 2- THE FARM - BESSBOROUGH	DRAWING DESCRIPTION:	CONSENT MAP
SCALE :	1:2000 @ A3	DATE :	01.2022
OVERSEEN BY :	AIM	APPROVED BY :	GB
CLIENT :	ESTUARY VIEW ENTERPRISES LTD	DRAWING NO. :	SB-2020-107-003A

28,Richmond Hill , Bellsfield , Cork, Ireland t : + 353 (0)21 23988 55 f : + 353 (0)21 23988 27 e: info@shipseybarry.com www.shipseybarry.com © COPYRIGHT of SHIPSEY BARRY Ltd. This drawing or design may not be reproduced without express written permission of SHIPSEYBARRY Ltd