

Con Sheehan

Consulting Land surveyor

07/11/25

Mr Joe Noonan,
Noonan Linehan Carroll Coffey,
Solicitors,
54 North Main Street,
Cork City.

RE: Indaver Ringaskiddy_ ACP planning application 318802.
Your ref: Land area measurement included in Application.

Dear Joe,
Attached please find Map 1, Map 2, Map 3, Map 4 and Map 5.
Plot on A3 sheets for clarity.

Map 1 is the applicant's planning boundary envelope overlaid on a recent Google earth image of the general area:

On checking the PRAI (Land Registry) website, lands currently registered to Cork County Council, being folio CK192956F, are included in the planning boundary envelope. The area of these Co Council lands is c. 2.2284 hectares.

The area of lands stated in this planning application is c.13.55 hectares. When the area of the County Council lands is deducted the area of the lands should be c. 11.31 hectares.

Map 1 clearly shows that major roadworks are being carried out on these same lands registered to Cork County Council and would therefore not be available for the applicant to use in their application.

Also note the inclusion of lands occupied by Port of Cork on the North boundary, across the roadway. This area is in the applicant's title, however is it allowed to be included in the application envelope ?.

Map 2 is a download of Cork County Council folio CK192956F from PRAI with some notes added.

Maps 3, 4 and 5 deal with the shoreline boundary.

Map 3 has the landscape Vol. 3 figure 4.7 as a background. This shows a possible error in the PRAI registered title map as it does not match the high water mark from older mapping Ordnance survey mapping. It also shows the planting plan near the West boundary being on County Council Lands and on what appears to be a new roadway.

Map 4 has a background map of the Ordnance Survey of Ireland 1929 mapping. This shows the high water mark in conflict with the application boundary/folio boundary which are the same line.

Map 5 is another Ordnance Survey map background which shows the same high water mark. The legal boundary line at the foreshore would need investigation.

If you have any questions, please contact me.

Yours sincerely,



Con Sheehan, FSCSI, FRICS
Land Surveyor,
College Road ,
Carrignavar,
Co Cork, T34 TK26

Phone: ++353 21 4884923
Mobile: ++353 87 2751882
Email: consheehan61@gmail.com