

VINCENT TOHER AND CO.
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VT/EJ/KEE002001

CMD/DS/03

5th August 2025

Urgent

Deirdre Cott
Cork County Council,
Town Regeneration Office
Carrigrohane Road
Co. Cork

Per Email:- townregenerationoffice@corkcoco.ie

Re: Our Client: Denis Keane
Property: Elm Lawn (Rock Cottage), Loughbeg, Ringaskiddy, Co. Cork.
Section 14 of the Derelict Sites Act – Intention to Acquire Compulsorily

Dear Sirs,

With reference to the above matter, we refer to your letter of the 1st of August herein.

We only received instructions on the 27th of July last and we wrote to you immediately. Thereinafter, you gave us a deadline of the 8th of August to provide evidence for the basis of our client's claim, he being entitled to a beneficial interest in the property in order for the Cork County Council to determine whether our client has a legitimate basis for objecting to the compulsory acquisition.

You further say that if you have not received any documentary evidence of this claim, and that will be advising An Comisiún Pleanála of the objection and noting that you do not have any evidence that this objection is legitimate.

Having regard to the lateness of our client's instructions and having regard to the fact that we applied ourselves to deal with his interest in this matter. He advised us that he has a beneficial interest of approximately 1/7th to the property, he being a beneficiary under the deceased's will (the previous owner).

Vincent Toher L.L.B.

Kay Curtin-Toher B.C.L. A.L.A.M. Marian Barry B.C.L. Dip F.L.
Denise O'Donovan B.C.L. L.L.M. Mary Toher B.C.L.
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We have taken steps to bespeak a certified copy folio (if same is in existence) and a certified copy Land Registry File Plan for the purpose of examining the matter further, having regard to the map which was attached to the gate of the property.

We have also reason to believe that there are other parties interfering with the property, who we believe are not entitled to do so. Before we have all of the relevant information including but not limited to a Grant of Probate in the name of the deceased registered owner and a copy of his will, it is impossible for us to advise our client within the short term provided o us to do so.

We are being very fair and reasonable in relation to the matter and the equity of this situation in the circumstances will require you to give us an extension of at least two moths to enable us to make further submissions.

You might please confirm therefore that you will allow us the appropriate period to make further submissions based on information which is not yet to hand but has been inquired of.

As to whether or not we will get instructions of the other beneficiaries remains to be seen, but we understand from our client, Mr Denis Keane, that as he is on the one degree of relationship to these beneficiaries, that these beneficiaries know of the situation and are determined to deal with the matter and instruct this firm in due course.

We will await hearing from you and you might please let An Comisiún Pleanála have copies of all our correspondence.

Yours faithfully,

This correspondence is sent electronically and accordingly bears no signature.

VINCENT TOHER & CO.

Vincent Toher
ester@vincenttoher.com

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