

# AHERN ROBERTS O'ROURKE WILLIAMS & PARTNERS

SOLICITORS - NOTARY PUBLIC

The Old Rectory, Cork Road, Carrigaline,  
Co. Cork, P43 W921, Ireland

Tel: +353 (0)21 4374444 Fax: +353 (0)21 4374244

Email: [firstname.surname@arw.ie](mailto:firstname.surname@arw.ie) [www.arw.ie](http://www.arw.ie)

Town Regeneration Office  
Economic Development & Strategic Planning  
The Business Growth Hub  
Cork County Council  
Carrigrohane Road  
Cork  
T12 A243

By certified post and email to [townregenerationoffice@corkcoco.ie](mailto:townregenerationoffice@corkcoco.ie)

24<sup>th</sup> July 2025

TOWN REGENERATION OFFICE

28 JUL 2025

CORK COUNTY COUNCIL  
RECEIVED

Re. FORMAL OBJECTION TO DERELICT SITE NOTICE 4<sup>TH</sup> JULY 2025  
REFERRED TO AS DERELICT DETACHED PROPERTY ON A RECTANGULAR SHAPED  
SITE OF APPROXIMATELY 680m<sup>2</sup> AT ELM LAWN (ROCK COTTAGE), LOUGHBEG,  
RINGASKIDDY, CO. CORK  
Our Client: Mary O'Donovan  
Registered Owner: Rock Cottage, Loughbeg, Ringaskiddy, Co. Cork  
Our Ref: MML/AH/160897

Dear Sir/Madam,

We are instructed on the above matter on behalf of our client Mary O'Donovan, the registered owner of Rock Cottage, Loughbeg, Ringaskiddy, Co. Cork to formally object to the derelict site notice issued by Cork County Council under the Derelict Sites Act 1990 dated 4<sup>th</sup> July 2025, copy notice and Cork County Council derelict site notice map attached.

Our clients wish to formally object to the notice on the following grounds:

1. Mapping error/incorrect inclusion of our clients registered property and registered right of way across the "*derelict property*".

The map attached to the Notice erroneously includes a portion of land that forms part of our clients title of Rock Cottage, postcode P43 YW54.

In addition, our client has a registered right of way which entitles her, and her executors administrators and assigns, to **free and uninterrupted right** at all times, to use for all purposes the paths or avenues, which said property is included in derelict site notice map.

For ease, we attach herewith the following for your attention:

- a. Land Registry Compliant Map showing the extent of our clients property outlined in red
- b. Land Registry Compliant Composite Map showing the extent of our clients property outlined in red, and the alleged **derelict property** – Cork County Council map revision A 10<sup>th</sup> June 2025 outlined in green. The area shaded blue shows the encroachment into our clients title. The area shaded blue is not derelict and is not associated in any way with the site or ownership identified by the Council in the derelict site notice map.
- c. Land Registry Compliant Composite Map showing the extent of our clients property outlined in red, and our clients registered right of way coloured yellow across the front boundary of the the alleged **derelict property**.

The inclusion of this portion of our clients property is both factually incorrect and procedurally inappropriate. My clients property is in active use/maintained, is the subject of a current planning application for redevelopment and should not be subject to the provisions of the Derelict Site Act 1990.

**Request for correction and withdrawal**

We now call upon Cork County Council to:

- a. Immediately amend the map attached to the derelict site notice to accurately reflect the boundaries of the alleged derelict site.
- b. Remove our clients property from any future references, mapping or administrative records relating to derelict sites in this area.
- c. Confirm in writing that my clients property is not subject to any further action under the current derelict site proceedings.
- d. Please note and acknowledge our client's registered right of way, which entitles them to free and uninterrupted use of the paths or avenues on the property, at all times and for all purposes. Kindly confirm that your client will refrain from taking any action that would interfere with or obstruct these registered rights.

Should you require any further information or clarification please do not hesitate to contact the writer. We trust that this matter can be resolved without further recourse. Please confirm receipt of this objection and advise and confirm that the appropriate action as requested above is undertaken immediately. We await information of these actions without delay.

Kind regards.

Yours faithfully,



**Maura M. Lawton**  
**Ahern Roberts O'Rourke Williams & Partners Solicitors**  
[maura.lawton@arw.ie](mailto:maura.lawton@arw.ie)



## Comhairle Contae Chorcaí Cork County Council

### Notice of Intention to Acquire Derelict Site Compulsorily under the **Derelict Sites Act 1990**, as amended by the **Planning and Development Act, 2000**

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Notice is hereby given that the Cork County Council (hereinafter referred to as the "local authority" in exercise of the powers conferred on them by Section 14 of the Derelict Sites Act 1990 intend to acquire compulsorily, under the said Act, the derelict site described hereunder.

A map of the said derelict site has been deposited at Cork County Council Headquarters, County Hall, Carrigrohane Road, Cork, T12 R2NC and at The Carrigaline Municipal District office of Cork County Council at Area Engineers Office, Church Road, Carrigaline, County Cork P43 E281 and may be inspected in either location during office hours.

Any owner, lessee or occupier (except a tenant for a month or a period less than a month) may, on or before the **8<sup>th</sup> day of August 2025** submit to the local authority an objection to the proposed compulsory acquisition of the derelict site. Any such objection **must be in writing** stating the grounds of the objection and addressed to the local authority at **Town Regeneration Office, Economic Development & Strategic Planning, The Business Growth Hub, Cork County Council, Carrigrohane Road, Cork, T12 A243.**

The Derelict Sites Act 1990 (as amended by the Planning and Development Act, 2000) provides that if an objection is made to the proposed compulsory acquisition of a derelict site and the objection is not withdrawn, the derelict site shall not be acquired compulsorily by the local authority without the consent of An Bord Pleanála.

#### Description of Derelict Site Proposed to be Acquired

A derelict detached property on a rectangular shaped site of approximately 680 sq.m.  
at Elm Lawn (Rock Cottage), Loughbeg, Ringaskiddy, Co. Cork.

**A map showing the exact location of this property is attached to this notice.**

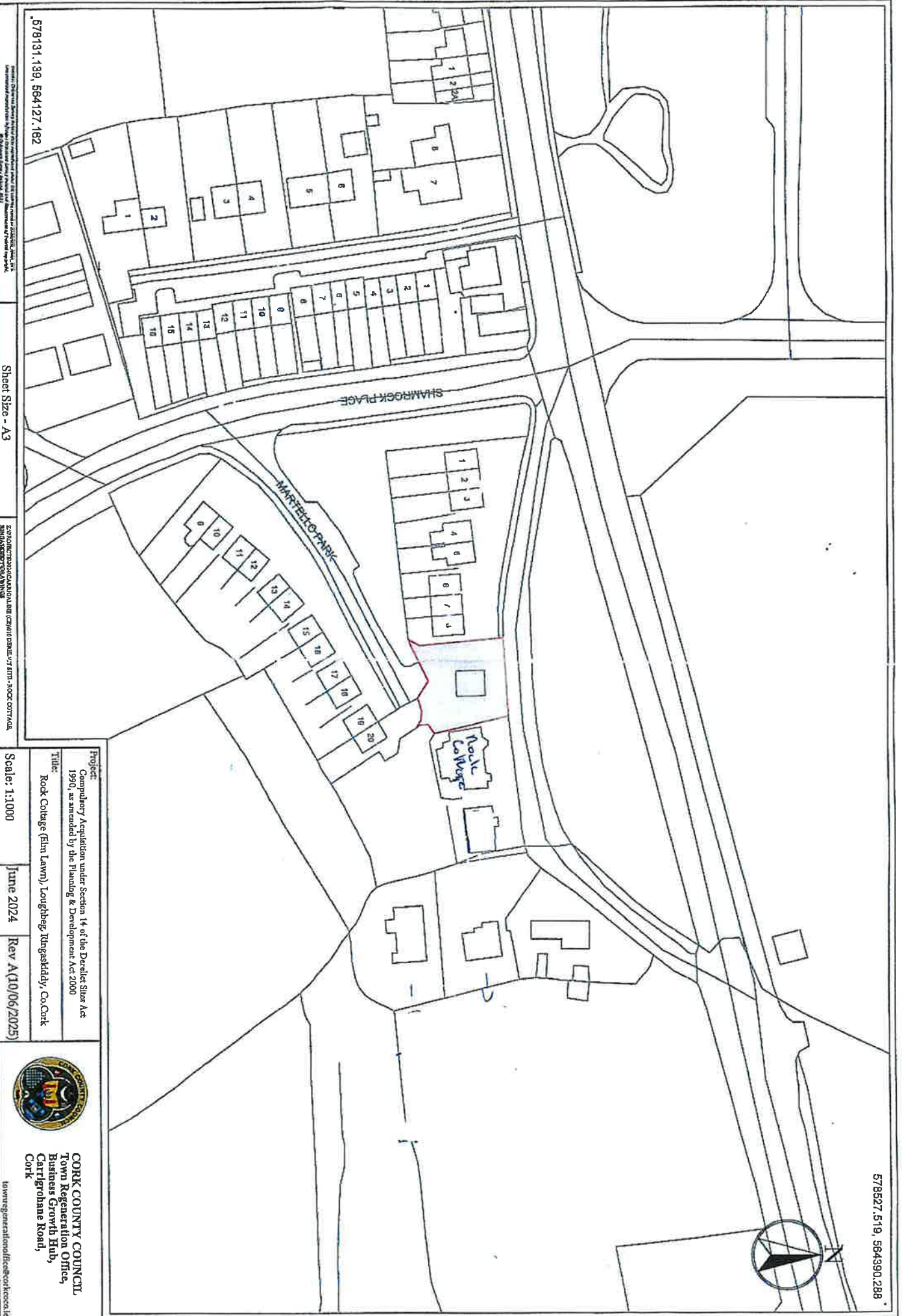
Dated this 4<sup>th</sup> day of July 2025

Signed

Moira Murrell  
Chief Executive  
Cork County Council

Designated Public Official under the Regulation of Lobbying Act 2015 [www.lobbying.ie](http://www.lobbying.ie)

578527, 519, 564390, 288



578131, 139, 564127, 162

Project:  
Compulsory Acquisition under Section 14 of the Derelict Sites Act  
1990, as amended by the Planning & Development Act 2000  
Title:  
Rock Cottage (Elm Lawn), Louisa, Kildare, Co. Cork  
Scale: 1:1000  
June 2024  
Rev A(10/06/2025)



CORK COUNTY COUNCIL  
Town Regeneration Office,  
Business Growth Hub,  
Carrigrohane Road,  
Cork

townregenerationoffice@co.kco.ie



### Summary

# Land Registry Compliant Map



**Tailte  
Éireann**

**CENTRE  
COORDINATES:**  
ITM 578360, 564260

**PUBLISHED:** 16/07/2025  
**ORDER NO.:** 50478938\_1

**MAP SERIES:** 1:2,500  
**MAP SHEETS:** 6472-D

**COMPILED AND PUBLISHED BY:**

Tailte Éireann,  
Phoenix Park,  
Dublin 8,  
Ireland.  
D08F6E4

[www.tailte.ie](http://www.tailte.ie)

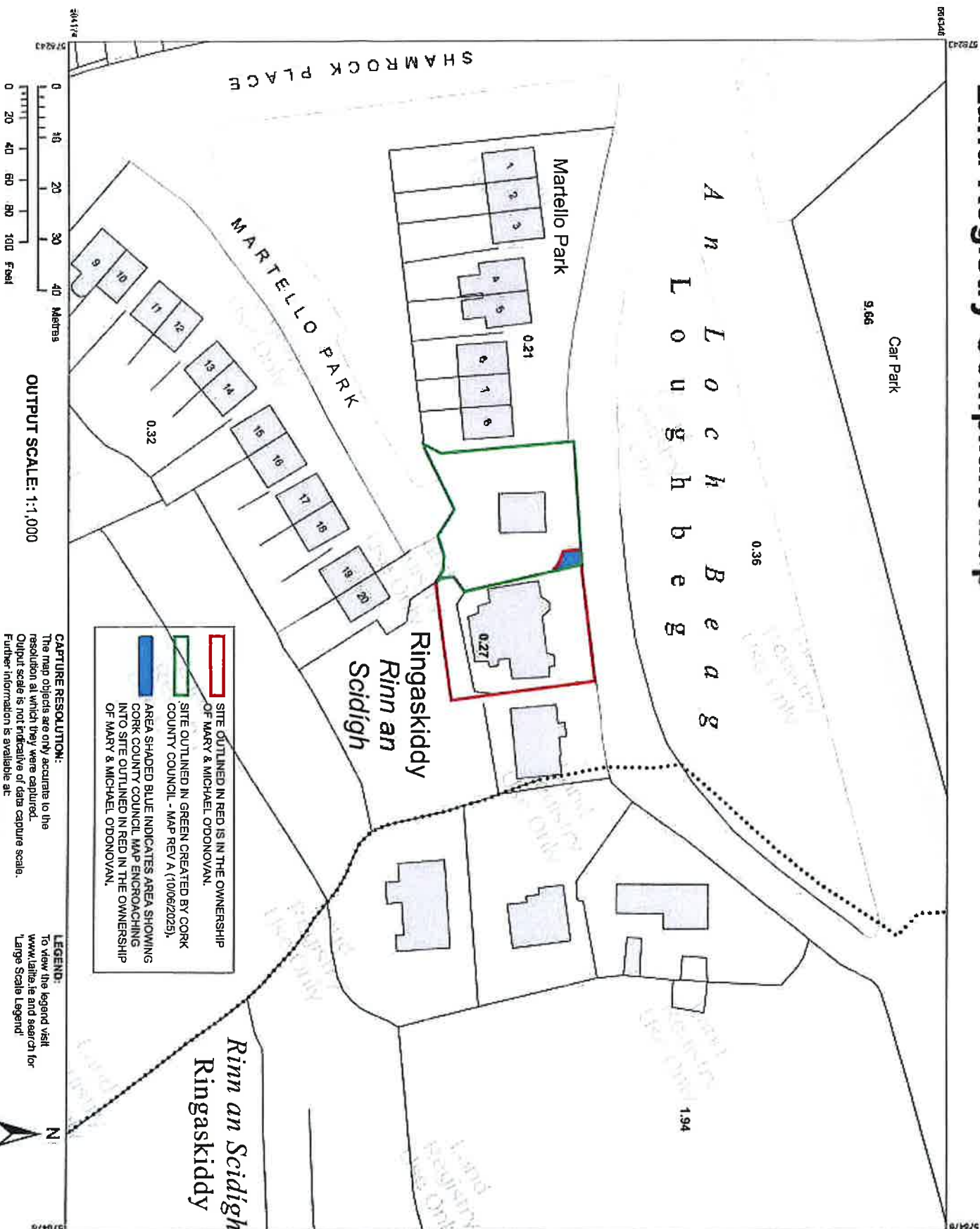
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Further information is available at:  
[www.tailte.ie](http://www.tailte.ie), search 'Capture Resolution'

**LEGEND:**  
To view the legend visit  
[www.tailte.ie](http://www.tailte.ie) and search for  
'Large Scale Legend'

Land Registry Compliant Map



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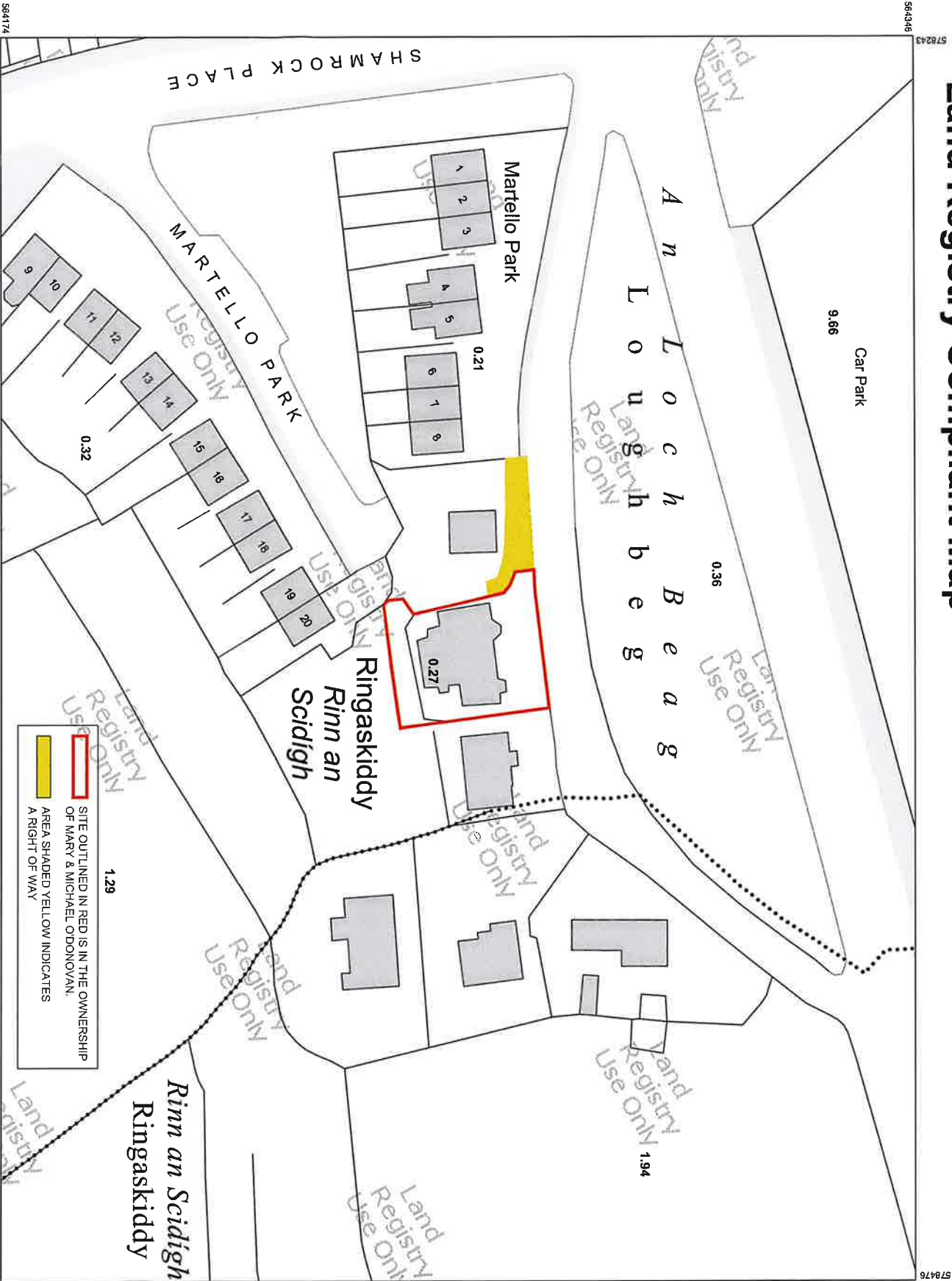
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Large Scale Legend