

# Comhairle Contae Chorcaí Cork County Council

Economic Development & Strategic Planning,  
The Business Growth Hub,  
Cork County Council,  
Carrigrohane Road,  
Cork T12 A243, Ireland



Forbairt Gheilleagrach & Pleanáil Straitéiseach,  
An Mol D'Fháis Gnó,  
Comhairle Contae Chorcaí,  
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Carrigaline,  
Co. Cork,  
P43 W921.

5th September 2025

**Our Ref:** CMD/DS/03

**Your Ref:** MML/AH/160897

**Re: Derelict property at Elm Lawn (Rock Cottage), Loughbeg, Ringaskiddy, Co. Cork –  
Section 14 of the Derelict Sites Act – intention to acquire compulsorily**

**Your client – Mary O'Donovan**

I refer to your recent correspondence in relation to the site which Cork County Council intends to compulsorily acquire and to the adjacent site in your ownership.

In order to provide context to the compulsory acquisition process in question, please note the Town Regeneration Office was established in 2023 and has a strong focus on tackling long-term vacancy and dereliction across the County in order to promote vibrant communities and to stimulate development for both residential and commercial use.

To date the Town Regeneration Office has surveyed over 2800 vacant and derelict properties across the County, including the subject site at Elm Lawn.

As your client may be aware, the subject site at Elm Lawn has been vacant and derelict for a number of years and the publication of numerous statutory Derelict Sites Notices over the years has gone unanswered. Cork County Council has, in accordance with its powers under the Derelict Sites Act 1990, placed this property on the Derelict Sites Register. Properties on the derelict sites register may be levied, may be subject to prescribed works as required by the local authority and ultimately, may be compulsorily acquired by the local authority.

Owing to the long-term derelict nature of the subject site at Elm Lawn and the lack of response to statutory notices from any person with a legitimate interest in the site, Cork County Council commenced statutory proceedings to compulsorily acquire the site.

You will be aware that on July 8<sup>th</sup> 2025 CCC gave formal notice of its intention to commence this compulsory acquisition process. The purpose of this is to legally take this property into Council ownership to remove the dereliction, either by developing the site or by placing it on the open market to afford a third party the opportunity to do so.

As part of initial stage of the compulsory acquisition process, CCC is required to produce a map showing the boundary outline of the site which it intends to acquire. This process, which falls under Section 15 of the Derelict Sites Act allows for anyone with an interest in the subject site to make an objection.

We note that per your letter of July 24<sup>th</sup> 2025, your client's formal objection to the Council's intended compulsory acquisition of the subject site is based on the following:

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

Further, we note your requests for correction and withdrawal as follows:

**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.

As your client's interest in the site and your particular objection, relates to a portion of the site that your client indicates is in their ownership, we are now attaching an updated map of the site which we intend to compulsorily acquire and vest in the ownership of Cork County Council. This map is prepared in conjunction with maps provided by you and your client. It is noted however your Land Registry Compliant map is dated July 2025 and hand drawn maps provided by your client, while outlining the site, would not necessarily, adequately, indicate her ownership.

Further, we wish to confirm the following:

- The official map has been corrected to reflect the amendments requested by your client. This map is enclosed here, and we wish to confirm that it is the derelict site within this boundary that Cork County Council intends to acquire compulsorily.
- Your client's property is removed from all administrative and mapping records associated with this site.
- Your client's property is not subject to any further action under the current derelict site proceedings.
- We note and acknowledge your clients registered right of way and can confirm that no action will be taken that might interfere with or obstruct this right of way.

In return, we respectfully request that you please review the amended map and provide any further mapping, deeds etc that shows the extent of your client's property. Once we are agreed on the mapping of the subject site, we would ask that you confirm you no longer have an objection to this site being compulsorily acquired by Cork County Council?

Please note the Council is obliged to refer this file to An Coimisiún Pleanála for decision on whether or not the Council should be allowed to compulsorily acquire this site. Where there is an objection to the Council's compulsory acquisition, in our recent experience, the process can take up to 12 months. The file has now been referred to An Coinisiún Pleanála.

Owing to the complex history of this site, to recent developments on site and to observations made by third parties, we are of the view that compulsory acquisition by the local authority is the only legitimate means by which the derelict and complex nature of this site can be remediated for the benefit of the wider Ringaskiddy community, in a timely manner.

Yours sincerely,

*Noelle Desmond*

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**Noelle Desmond,  
Senior Executive Officer,  
Town Regeneration Office  
Economic Development and Strategic Planning Directorate**

