

# 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,  
Bóthair Charraig Rucháin,  
Corcaigh T12 A243, Éire

Collins Brooks & Associates LLP,  
Solicitors,  
6/7 Rossa Street,  
Clonakilty,  
Co. Cork.

5<sup>th</sup> September 2025

**Our Ref:** CMD/DS/03  
**Your Ref:** JB/RJ/M44-M

**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 – Owen O'Mahony**

Dear Sir/Madam,

We are in receipt of your letters of August 21<sup>st</sup> and of August 13<sup>th</sup> and of July 18<sup>th</sup> on behalf of your client Owen O' Mahony.

As you are aware Cork County Council has commenced compulsory acquisition proceedings of the above referenced derelict site. We note that your client has no objection to the compulsory acquisition of this site by Cork County Council.

We further note that your client contends that he holds an interest in the site owing to his abandonment of a vehicle on that site. You may be aware that in accordance with the Waste Management Act 1996, a vehicle shall not be abandoned on any land, and that the person who placed the vehicle at the place where it was abandoned may be guilty of an offence under the 1996 Act.

We also understand that your client instructed a third party to remove the boundary hedgerows on the site during the month of May 2025 as well as carrying out other works that impacted on the boundary of the neighbouring property. It is illegal to cut hedges between March 1<sup>st</sup> and August 31<sup>st</sup> and we are in receipt of numerous complaints from neighbouring property owners in relation to this action.

We are also in receipt of a complaint about the works undertaken by your client on the subject site from a person who advises that they have a legitimate beneficial interest in this site, and , from a person who believes that your client has interfered with their property.

In the course of examining the above complaints and in respect of our powers under the Derelict Sites Act, we reserve the right to visit the site for the purpose of survey and in preparation for future entry onto the land in accordance with our powers under Section 11 of the Derelict Sites Act.

Once we have begun the process of vesting the property in the ownership of Cork County Council, your client will have the opportunity to make a formal submission under Section 19 of the Derelict Sites Act (Compensation). This will require definitive proof of title.

Yours sincerely,

A handwritten signature in black ink that reads "Noelle Desmond". The signature is written in a cursive style and is underlined.

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