

**8 (b) Other correspondence
/observations regarding the
subject property – Aoife Lyons**

Deirdre Cott

From: Noelle Desmond
Sent: Tuesday 2 September 2025 16:11
To: aoifelyonsringaskiddy@gmail.com
Subject: Derelict Site at Elm Lawn, Ringaskiddy, Co. Cork

Dear Aoife,

I refer to your recent correspondence in relation to the above referenced Derelict Site.

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. Long term vacancy and dereliction, can have a severely negative impact on communities, especially in smaller settlements like Ringaskiddy where even relatively low levels can have a significant bearing on the community.

You may be aware of recent investments in Ringaskiddy by Cork County Council in the Community Hall and more recently in the public realm. In our view, these kinds of initiatives are complemented by targeting long term vacancy and dereliction in tandem.

You may also be aware of national shortages of both social and affordable housing options. Our work on tackling vacancy and dereliction, including the compulsory acquisition, can help to bring stagnant properties to market and provide options for those seeking accommodation. This has recently been proven in our compulsory acquisition of another long-term vacant and derelict property in Ringaskiddy which we placed on the open market and which attracted significant market interest.

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 on July 8th 2025.

Since that date we are in receipt of correspondence, and complaints, from several different parties in relation to this site. We are working through this correspondence to ensure that those with a legitimate concern / interest are catered for and to verify the legitimacy of other claims being made in relation to the site.

I can confirm that no permission of any kind was sought from Cork County Council by any third party to carry out works of any description on this site. I can also confirm that Council staff have, and may again in the future, visit this site for the purpose of assessment, survey etc. in the context of the Derelict Sites Act.

For the record, please note that while we have commenced compulsory acquisition proceedings on this site, we do not currently own it. Owing to the complex history of the 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.

We are continuing to work towards this objective within the relevant legislation.

Regards,

Noelle Desmond

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Lár Bailte ar dTús
Town Centre First

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