



Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

The Secretary
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902.

6th October 2025

Our Ref: DS1833/DSP1952

By Email and Registered Post

Re: Notice of Intention by Cork City Council to acquire Compulsorily Derelict Site situated at No. 7 St. Patrick's Terrace, Lower Glanmire Road, Cork, under Section 14 of the Derelict Sites Act, 1990.

Dear Sir/Madam,

Cork City Council requests the consent of An Coimisiún Pleanála under Section 14 of the Derelict Sites Act 1990, for the compulsory acquisition of derelict premises at No. 7 St. Patrick's Terrace, Lower Glanmire Road, Cork. The property was entered on the derelict sites register on 7th January 2022.

I enclose the following documentation for your information:

1. Notice of Intention to Acquire Derelict Site Compulsorily under Section 15 (1) (a) of the Derelict Sites Act, 1990 dated 30th July 2025.
2. Copy of site map.
3. Photograph of which was affixed to the front of No. 7 St. Patrick's Terrace on 1st August 2025.
4. Irish Examiner dated 1st August 2025 containing Notice of Intention to Acquire Derelict Site Compulsorily under Section 15 (1) (a) of the Derelict Sites Act, 1990 dated 30th July 2025
5. Derelict Sites Register Entry (Register Entry no. 320).
6. Cover letter issued to Connecticut Real Estate Ltd. containing Notice of Intention to Acquire Derelict Site Compulsorily dated 13th September 2024.
7. Letter received from Nicholas Cushnahan dated 21st October 2024.
8. Letter issued by Anthony Russell, Administrative Officer, dated 25th October 2024.
9. Email issued by Anthony Russell, Administrative Officer, dated 14th November 2024.
10. Letter received from Nicholas Cushnahan dated 18th November 2024 including proposed schedule of works.
11. Letter issued by Anthony Russell, Administrative Officer, dated 28th November 2024.
12. Letter issued by Anthony Russell, Administrative Officer, dated 14th February 2025.
13. Letter issued by Anthony Russell, Administrative Officer, dated 26th March 2025.



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14. Email received from Nicholas Cushnahan dated 6th April 2025.
15. Photographs taken of No. 7 St. Patrick's Terrace, Lower Glanmire Road, Cork taken on 27th June 2025 showing derelict condition of property.
16. Letter issued by Anthony Russell, Administrative Officer, dated 27th June 2025.
17. Cover letter issued to Connecticut Real Estate Ltd. containing Notice of Intention to Acquire Derelict Site Compulsorily dated 31st July 2025.
18. Email received from Nicholas Cushnahan dated 9th September 2025 containing objection to proposed acquisition of property.
19. Email issued by Anthony Russell, Administrative Officer, dated 12th September 2025 acknowledging email received dated 9th September 2025 containing objection to proposed acquisition of property.

Notices of Intention to Acquire were served by registered post on:

1: Nicholas Cushnahan, Nicholas Cushnahan & Associates Ltd. on 31st July 2025

and

2: Connecticut Real Estate Ltd. on 31st July 2025.

Notices were also erected on site and published in the Irish Examiner on Friday, 1st August 2025.

The Derelict Sites Unit in Cork City Council has received numerous representations from the owner of the adjoining property at No. 8 St. Patrick's Terrace making complaints in relation to the serious dereliction and condition of No. 7 St. Patrick's Terrace. Arising from the deteriorating condition of No. 7 St. Patrick's Terrace complaints received include the residents home becoming damp, and the vegetation on the walls, roof and garden encroaching into the residents property. Complaints also included ivy that was growing wild and had been growing into the residents property and behind the plaster at the back of their house.

On 13th September 2024 Cork City Council issued Notice of Intention to Acquire Derelict Site Compulsorily under Section 15 (1) (a) of the Derelict Sites Act, 1990 to Connecticut Real Estate Ltd. Arising from this correspondence I received a letter from Nicholas Cushnahan, Nicholas Cushnahan & Associates Ltd. dated 21st October 2024 on behalf of their client Connecticut Real Estate Ltd. Mr Cushnahan advised that as agent for the owner and Company Secretary he wished to object to the proposed compulsory acquisition of the property. He stated: "The owner has started redevelopment of the property, but this work has temporarily stopped to allow time for a structural survey to be carried out. It is not clear whether the property requires underpinning. Once works have been completed the property will be placed on the rental market". Mr Cushnahan advised an architect had been engaged to advise in relation to the survey and all necessary works. Mr Cushnahan further advised they would submit the results of the survey, and a timeframe for the works, within 21 days of 21st October 2024 and he asked for confirmation that Cork City Council would refrain from acquiring the property.



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I wrote to Mr Cushnahan on 25th October 2024 acknowledging receipt of his correspondence dated 21st October 2024 on behalf of his client. I noted that an architect had been engaged to advise in relation to a structural survey of the property and necessary works required and that Mr Cushnahan would submit the results of the survey, and a timeframe for works, within 21 days of 21st October 2024. I asked for the results of the structural survey, and a timeframe for works to be submitted to this office by close of business on Tuesday, 12th November 2024 and that we would consider the information submitted.

On 18th November 2024 Mr Cushnahan wrote to me and attached a schedule of works to bring the property to a standard suitable for renting. The schedule also includes a timeframe for completion of the said works. Mr Cusnahan advised: "The schedule is based on works starting on February 1st 2025. You will note that the works will not start until February, 1st 2025, we are arranging for the front and back gardens of the property to be cleared of overgrowth and debris before the Christmas break". In conclusion Mr Cushnahan stated: "We should be obliged if you would refrain from proceeding with the CPO on the basis that our client is going to invest significant funds in the property and make it available to the letting market by the end of July next year".

In response to the schedule of works submitted I wrote to Mr Cushnahan on 28th November 2024 noting the schedule of works submitted, that works were due to commence of 1st February 2025 and that the works would take six months to complete. I advised that Cork City Council would not be proceeding with the compulsory acquisition of the property at that time, however the Council did reserve the right to recommence the process of compulsory acquisition of this property in the future if the dereliction at the property was not removed.

I wrote to Mr Cushnahan on 14th February 2025 in reference to correspondence he submitted to me on 18th November 2024. I noted the schedule of works submitted and that works were due to commence on 1st February 2025 and that the works would take six months to complete. In conclusion I asked to be provided with an update in relation to the progress of the works on the property by Tuesday, 25th February last at the latest. I did not receive a reply to this correspondence.

I wrote to Mr Cushnahan again on 26th March 2025 noting I did not receive a reply to my correspondence of 14th February 2025. I then requested an update in relation to his clients plans to remove dereliction at the property by Friday, 4th April at the latest. I also noted as of that date no progress was evident with the removal of dereliction or with the refurbishment of the property. In conclusion I stated that if I did not receive a response by Friday, 4th April Cork City Council would be proceeding with the commencement of the compulsory acquisition of the property.

Arising from my correspondence dated 26th March I received an email from Mr Cushnahan on the evening of 6th April 2025. Mr Cushnahan stated unfortunately the commencement of the works had been delayed due to funding and his client was reliant on loans funds to renovate the property. He also advised due to the condition of the property, and the lack of an income stream, they were restricted to alternative funders but that he was pleased to advise that a Term



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Sheet had issued from Carraig Private and that these loan terms had been accepted by his client. Mr Cushnahan continued that he would send me a copy of the Term sheet tomorrow, where I would see that the renovation of the property is specifically included in the purpose of the loan.

My colleague David McCall, Senior Executive Technician took photographs of the property, which are enclosed, on 27th June 2025. These photographs show the serious extent of the continuing dereliction at the property.

I wrote to Mr Cushnahan finally on 27th June 2025. In my correspondence, I noted in Mr Cushnahan's email in response of Sunday, 6th April last he advised that loan terms have been accepted by his client, and he expected funds to be available to commence works on or before the end of April.

I stated that as of 27th June there was no evidence from the exterior of the property that any work had been undertaken to remove dereliction and to commence the promised refurbishment of the property.

I requested an urgent update in relation to plans to remove the dereliction at the property by Tuesday, 8th July at the latest. I stated several promised deadlines of work to be undertaken at the property were missed and that Cork City Council are very dissatisfied with the ongoing dereliction at the property and will not allow this situation to continue indefinitely and that the Council is more than happy to use its statutory powers under the Derelict Sites Act, 1990 to achieve a resolution to this situation. In conclusion is stated: **"Please be advised if I do not receive a response to this correspondence by Tuesday, 8th July next Cork City Council is proceeding with the commencement of the compulsory acquisition of this property under the Derelict Sites Act, 1990"**. I did not receive a response to my correspondence of 27th June 2025.

Notice of Intention to Acquire Derelict Site Compulsorily under Section 15 (1) (a) of the Derelict Sites Act, 1990 dated 30th July 2025 was sent by registered post to Mr Cushnahan.

On the evening of Tuesday, 9th September 2025, on the last day on which objections could be received, I received an email from Mr Cushnahan objecting to Cork City Council's attempts to acquire the site compulsorily. Mr Cushnahan stated that they had spent the last number of months negotiating finance for their client to carry out the necessary works to the property and that the finance was only concluded within the past couple of weeks. Mr Cushnahan attached a copy of the loan agreement which listed 7 projects, which included No. 7 St. Patrick's Terrace.

Cork City Council is now proceeding to request the consent of An Coimisiún Pleanála to acquire this premises under Section 14 of the Derelict Sites Act, 1990 as many promised deadlines for refurbishment work to be undertaken and for the removal of dereliction at the property have been missed and there has been repeated non-engagement with Cork City Council in its attempts to obtain updates regarding progress for the removal of dereliction at the property. Please note Cork City Council has afforded the owners of the property more than



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sufficient time and every opportunity to remove dereliction at the property and in order to facilitate the refurbishment of the property decided not to proceed with the compulsory acquisition of the property in September 2024.

Unfortunately, and as outlined above, there is no evidence that any efforts have been made by the owner to address the issues of dereliction and to bring the property back into use.

As per Section 10 of the Derelict Sites Act 1990, *"it shall be the duty of a local authority to take all reasonable steps (including the exercise of any appropriate statutory powers) to ensure that any land situate in their functional area does not become or continue to be a derelict site"*.

Based on the above and supporting documentation submitted, Cork City Council seeks the consent of An Coimisiún Pleanála to compulsorily acquire this derelict property at No. 7 St. Patrick's Terrace, Lower Glanmire Road, Cork, in accordance with Section 14 of the Derelict Sites Act, 1990.

I would be obliged if you would please acknowledge receipt of this correspondence at your convenience.

Please do not hesitate to contact me should you require any further information.

Yours faithfully,

Anthony Russell
Administrative Officer
Property Department
Planning and Integrated Development.



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