

CORK CITY COUNCIL

(Form No. 1)

Notice under Section 15(1) (b) of the Act)

Article 4

NOTICE OF INTENTION TO ACQUIRE DERELICT SITE COMPULSORILY UNDER DERELICT SITES ACT, 1990 (as amended by the Planning and Development Act, 2000)

Notice is hereby given that the City 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 the Reception Desk, Cork City Council, City Hall, Cork, T12 T997 and may be inspected there 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 9th day of September 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 the Cork City Council, Property Section, City Hall, Cork, T12 T997.

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that if an objection is made to the proposed compulsory acquisition of a derelict site and the objection is not withdrawn, the derelict site shall not be acquired compulsorily by the Local Authority without the consent of An Bord Pleanála.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

Derelict Property at No. 7, St Patricks Terrace, Lower Glanmire Road, Cork, bounded on the North by "Harrow", 35 Summerhill North, on the East by No. 8, St. Patrick's Terrace, Lower Glanmire Road, on the South by Lower Glanmire Road, on the West partly by the pedestrian pathway from the public road to numbers 1 to 4 Saint Patrick's Presbytery and partly by No. 4, Saint Patrick's Presbytery, Lower Glanmire Road, Cork.

Dated this

30th

day of

July

2025

Signed:

Brian
DEPUTY CHIEF EXECUTIVE

Ref: DS1833/DSP1952



E 568065 ; N 572182 - I.T.M. Co-ordinates

Cork City Council, Property Section



Corporate Affairs
& International Relations Directorate
Floor 3, New Civic Offices,
Anglesea Street,
Cork.

Tel: (021) 4966222 / Fax: (021) 4924530
Email: property@corkcity.ie

File Ref:	Date: 30 / 07 / 2025	Scale: 1:1000
Drawn By: GR	Checked:	OSI Ref: 6383-06
File Ref: G:\GR\2024\ DSI*		

PROJECT TITLE

Derelict Site at
7 St. Patrick's Terrace,
Lower Glanmire Road, T23 K6X2,
Cork.

LEGEND



Site Boundary
Area ----m²

CYAL50338138

© National Mapping Division of Tailte Éireann



Comhairle Cathrach Chorcaí
Cork City Council

Property Department, Planning and Integrated Development Directorate

Declaration

1st August 2025

Re: Posting of Notice of Intention to Acquire Compulsorily Derelict Site
at 7, St Patricks Terrace, Lower Glanmire Road, Cork.



CORK CITY COUNCIL

(Form No. 1)
Notice under Section 15(1)(b) of the Act

Article 4

**NOTICE OF INTENTION TO ACQUIRE DERELICT SITE
COMPULSORILY UNDER DERELICT SITES ACT, 1990
(as amended by the Planning and Development Act, 2000)**

Notice is hereby given that the City 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 the Reception Desk, Cork City Council, City Hall, Cork, T12 T997 and may be inspected there 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 9th day of September 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 the Cork City Council, Property Section, City Hall, Cork, T12 T997.

The Derelict Sites Act, 1990 (as amended by the Planning & 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

Derelict Property at No. 7, St Patrick's Terrace, Lower Glanmire Road, Cork, bounded on the North by "Harrow", 45 Summit Hill North, on the East by No. 8, St. Patrick's Terrace, Lower Glanmire Road, on the South by Lower Glanmire Road, on the West partly by the pedestrian pathway from the public road to numbers 1 to 4 Saint Patrick's Presbytery and partly by No. 4 Saint Patrick's Presbytery, Lower Glanmire Road, Cork.

Dated this 30th day of July 2025

Signed: [Signature]
DEPUTY CHIEF EXECUTIVE

Ref: DS1833 DSP1982

I hereby declare that I posted this notice on site at the above address on 1st August , 2025.

Is mise le meas,

David McCall

David McCall
Senior Executive Technician, Property Section.

DERELICT SITE REGISTER

REGISTER ENTRY NO: **320**

ADDRESS/LOCATION OF DERELICT SITE:

**7 St.Patrick's Terrace, Lower Glanmire Road,
Cork**

MARKET VALUE **€160,000** AS DETERMINED BY
CORK CITY COUNCIL: **3rd March 2022**

FILE REF NO: **DSP 1952**

DATE OF NOTICE OF VALUATION SENT TO OWNER:
10th March 2022

OTHER FILES REFERRING: N/A

MAP REF NO: _____

DATE OF APPEAL TO VALUATION OFFICE:

DATE OF NOTICE OF INTENTION TO ENTER ON
REGISTER: **20th October 2021**

MARKET VALUE AS DETERMINED BY VALUATION TRIBUNAL:

DATE OF ENTRY ON REGISTER: **7th January 2022**

DATE OF NOTICE OF ENTRY ON REGISTER: **5th January 2022**

DATE NOTICE OF REVISED VALUATION FOLLOWING TRIBUNAL SENT
TO OWNER: _____

DATE OF REMOVAL FROM REGISTER: _____

NAME AND ADDRESS OF OWNER/OCCUPIER:

TITLE DETAILS

**Connecticut Real Estate Limited
1/4 Adelaide Road,
Glasthule,
County Dublin**

PARTICULARS OF ANY ACTION TAKEN
UNDER DERELICT SITES ACT 1970 OR
ANY OTHER ENACTMENT

DETAILS OF USE/INTENDED USE OF

LAND OWNED BY CORK CORPORATION: _____

PARTICULARS OF ANY DEVELOPMENT

OBJECTIVE FOR THE PURPOSE OF _____

RESERVING THE LANDS FOR ROADS _____

OR PARKING OR FOR ANY OF THE _____

PURPOSES OF RESERVING OR _____

PRESERVING LAND INDICATED IN _____

PART IV OR THE 3rd SCHEDULE _____

TO THE LOCAL GOVERNMENT (PLANNING _____

BOND DETAILS UNDER SECTION 25

AND DEVELOPMENT ACT 1963 (NO. 2B OF 1963) _____

OF THE DERELICT SITES ACT 1990: _____ WHICH EXISTS IN RELATION TO LAND _____

ENTERED IN THE REGISTER. _____



Comhairle Cathrach Chorcaí Cork City Council

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

Copy

DS1833/DSP1952

**Connecticut Real Estate Limited,
1/4 Adelaide Road,
Glasthule,
Co. Dublin.**

BY REGISTERED POST

13th September 2024

**Re: Notice of Intention to acquire Compulsorily Derelict Site situated at
7, St Patricks Terrace, Lower Glanmire Road, Cork.**

Dear Sir/Madam

I attach herewith Notice of Intention to Acquire Derelict Site Compulsorily under the Derelict Sites Act 1990 together with map relating to the above derelict property.

Yours faithfully,

RL 5226 2509 01E.

Anthony Russell

**Anthony Russell
Administrative Officer
Property Department
Corporate Affairs & International Relations.**

(Enclosures by 2)



We are Cork.

Nicholas Cushnahan & Associates Limited

CHARTERED ACCOUNTANTS & STATUTORY AUDITORS

1-4 Adelaide Road, Glashule, Co. Dublin, A96 D7W7, Ireland

Tel: +353 (1) 56 850 56 **Fax:** +353 (1) 28 431 86 **E-mail:** info@nicholascushnahan.ie

Anthony Russell
Administrative Officer
Property Department
Corporate Affairs & International Relations
Cork City Council
City Hall,
Cork
T12 T997

21st October, 2024

Ref: NC/PK/C/CREL

Re: Our Client: Connecticut Real Estate Ltd
Property at 7 St Patrick's Terrace, Lower Glanmire Road, Cork

Dear Anthony,

I refer to your letter dated September 13th, 2024, addressed to our client, Connecticut Real Estate Ltd.

As agent for the owner, and Company Secretary, I wish to object to the proposed compulsory acquisition of this property.

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 yet clear whether the property requires underpinning.

Once works have been completed the property will be placed on the rental market.

An architect, Bill Mullins, has been engaged to advise in relation to the survey and all necessary works.

We will submit the results of the survey, and a timeframe for works, within twenty-one days of today's date.

Please confirm that the Council will refrain from acquiring this property and allow times for the works to be completed, and the property be prepared for letting.



Comhairle Cathrach Chorcaí Cork City Council

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

Nicholas Cushnahan
Nicholas Cushnahan & Associates Ltd.
1-4 Adelaide Road
Glasthule
Co. Dublin.

Our Ref: DS1833/DSP1952

Your Ref: NC/PK/C/CREL

25th October 2024

**Re: Objection to Notice of Intention to acquire Compulsorily Derelict Site situated at
7, St Patricks Terrace, Lower Glanmire Road, Cork.**

Dear Mr Cushnahan,

I wish to acknowledge receipt of your correspondence dated 21st October 2024 in relation to 7 St. Patrick's Terrace, Lower Glanmire Road, Cork on behalf of your client Connecticut Real Estate Ltd. and objection contained therein regarding proposed acquisition of this property by Cork City Council under the Derelict Sites Act, 1990.

I note from your correspondence that an architect has been engaged to advise in relation to a structural survey of the property and necessary works required and that you will submit the results of the survey, and a timeframe for works, within twenty-one days of 21st October 2024.

Please forward the results of the structural survey, and a timeframe for works, to this office by close of business on Tuesday, 12th November 2024 and we will consider the information submitted.

Yours faithfully,

Anthony Russell
Administrative Officer
Property Department
Corporate Affairs & International Relations.



We are Cork.

Anthony Russell

From: Anthony Russell
Sent: Thursday 14 November 2024 14:23
To: Nicholas
Cc: Property
Subject: RE: 7 St Patrick's Terrace Cork

Dear Nicholas,

Yes I can extend the deadline for the receipt of information to close of business, next Monday, 18th November.

Please email the information to: property@corkcity.ie

[Anthony Russell]
Administrative Officer | Property Department

+353 21 492 4297
anthony_russell@corkcity.ie
Corporate Affairs & International Relations Directorate, Cork City Council, City Hall, Anglesea Street, Cork City, T12 T997



Comhairle Cathrach Chorcaí
Cork City Council

From: Nicholas <Nicholas@nicholascushnahan.ie>
Sent: Thursday 14 November 2024 13:29
To: Anthony Russell <anthony_russell@corkcity.ie>
Cc: Property <property@corkcity.ie>
Subject: RE: 7 St Patrick's Terrace Cork

[EXTERNAL EMAIL] This email originated from outside Cork City Council. Do not follow guidance, click links or attachments unless you recognise the sender and know the content is safe.

Dear Anthony,

I note the position.

Unfortunately we have had to concentrate on the tax filing deadline of today.

Could you extend your deadline until close of business on Monday next?

Nicholas Cushnahan
Managing Director
Nicholas Cushnahan & Associates Ltd
Chartered Accountants & Statutory Auditors
1-4 Adelaide Road
Glasthule

Anthony Russell

From: Anthony Russell
Sent: Thursday 14 November 2024 13:23
To: Nicholas
Cc: Property
Subject: 7 St Patrick's Terrace Cork
Attachments: DS1833-DSP1952 25.10.24.pdf

Importance: High

Dear Nicholas,

I refer to my correspondence dated 25th October 2024, which was posted to your office, a copy of which is attached.

In my correspondence I requested that the results of the structural survey and a timeframe for works for 7 St. Patrick's Terrace, Lower Glanmire Road, Cork would be submitted to this office by close of business on Tuesday, 12th November 2024 and we would consider the information. I note from your correspondence dated 21st October 2024 you advised the results of the structural survey and a timeframe for works would be submitted to this office within 21 days of 21st October 2024 i.e. 11th November 2024. This information has not yet been received by this office.

I would be obliged if you would urgently send this information to me **by email by 2.00pm, tomorrow, 15th November at the latest** to allow this office to consider the information submitted.

Yours sincerely,

[Anthony Russell]
Administrative Officer | Property Department

+353 21 492 4297

anthony_russell@corkcity.ie

Corporate Affairs & International Relations Directorate, Cork City Council, City Hall, Anglesea Street, Cork City, T12 T997



Comhairle Cathrach Chorcaí
Cork City Council

From: Anthony Russell
Sent: Wednesday 23 October 2024 09:16
To: Nicholas <Nicholas@nicholascushnahan.ie>
Subject: RE: 7 St Patrick's Terrace Cork

Dear Nicholas,

I wish to acknowledge receipt of your correspondence dated 21st October 2024 in relation to 7 St. Patrick's Terrace, Lower Glanmire Road, Cork on behalf of your client Connecticut Real Estate Ltd. and objection contained therein regarding proposed acquisition of this property by Cork City Council under the Derelict Sites Act, 1990.

I will be in further contact with you regarding the contents of your letter in due course.

[Anthony Russell]
Administrative Officer | Property Department

+353 21 492 4297

anthony_russell@corkcity.ie



Comhairle Cathrach Chorcaí
Cork City Council

From: Nicholas <Nicholas@nicholascushnahan.ie>
Sent: Monday 21 October 2024 17:07
To: Anthony Russell <anthony_russell@corkcity.ie>
Subject: 7 St Patrick's Terrace Cork

You don't often get email from nicholas@nicholascushnahan.ie. [Learn why this is important](#)

[EXTERNAL EMAIL] This email originated from outside Cork City Council. Do not follow guidance, click links or attachments unless you recognise the sender and know the content is safe.

Dear Anthony,

I attach correspondence for your urgent attention.

Please acknowledge safe receipt.

Nicholas Cushnahan
Managing Director
Nicholas Cushnahan & Associates Ltd
Chartered Accountants & Statutory Auditors
1-4 Adelaide Road
Glasthule
Co Dublin
A96 D7W7
T: 01-56 850 56
F: 01-28 431 86
E: nicholas@nicholascushnahan.ie

Nicholas Cushnahan & Associates Limited

CHARTERED ACCOUNTANTS & STATUTORY AUDITORS

1-4 Adelaide Road, Glashtule, Co. Dublin, A96 D7W7, Ireland

Tel: +353 (1) 56 850 56 Fax: +353 (1) 28 431 86 E-mail: info@nicholascushnahan.ie

BY EMAIL & POST

Anthony Russell
Administrative Officer
Property Department
Corporate Affairs & International Relations
City Hall
Cork
T12 T997

18th November, 2024

Ref: NC/PK/C/CREL

**Re: Our Client: Connecticut Real Estate Limited
Property at 7, St Patrick's Terrace, Lower Glanmire Road, Cork, T23 K6X2**

Dear Anthony,

I acknowledge receipt of your letter dated October 25th, 2024.

I now attach a schedule of works required to bring the property to a standard suitable for renting. The schedule also includes a timeframe for completion of the said works.

The schedule is based on works starting on February 1st, 2025.

You will note that the works will be carried out over a period of six months.

Notwithstanding that the substantive 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.

We have also appointed Bill Mullins Architect of 17 South Mall, Cork to advise in relation to the project.

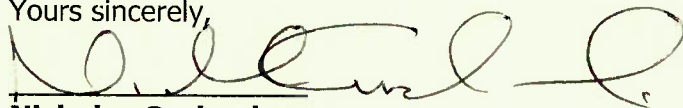
We understand that Bill has appointed DL Group, Consulting Engineers, of Ballincollig, to advise in relation to the structural works. We had hoped to have this report by now, but I understand that it will take another 3 weeks before it is available.

We will provide a further update by Monday, December 9th, confirming that the site clearance has been completed, and furnishing you with a copy of the Report from the DL Group.

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.

Should you wish to discuss any of the above please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Nicholas Cushnahan', written over a horizontal line.

Nicholas Cushnahan

Encl

Planogram of Works - 2025

<u>Week</u>	<u>Dates</u>	<u>Work to be completed</u>
Week 1-3	03/02/ - 21/02	- Clear back garden - Start under-pinning - Secure building with thrusts front to back
Week 4-6	24/02 - 14/03	- Completely gut inside of house - Skips x 8
Week 7	17/03 - 21/03	- Connect all drains and dig floor for drains - Prepare all floors for concrete pour
Week 8	24/03 - 28/03	- Pour all new floors - Start on stud work
Week 9-11	31/03 - 18/04	- Finish all stud work - New floors - New roof joists
Week 12-13	21/04 - 02/05	- 1st Fix Plumbing completed - 1st Fix Electrical completed
Week 14-16	05/05 - 23/05	- Fit all new windows - Complete insulation and slabbing whole house
Week 17-18	26/05 - 06/06	- Complete plastering - Complete all landscaping work
Week 19	09/06 - 13/06	- Complete tiling
Week 20-21	16/06 - 27/06	- Complete all 2nd Fix carpentry and fitted kitchen - Complete all 2nd Fix Plumbing - Complete all 2nd Fix Electrical
Week 22-23	30/06 - 11/07	- Complete all painting
Week 24	14/07 - 18/07	- Finish house snag list - Furniture & Carpet - Final whole house cleaning

For and on behalf of Connecticut Real Estate Ltd.

Nicholas Cushnahan, on behalf of NCA Corporate Advisory (Secretary)

P: 01-5685056



Comhairle Cathrach Chorcaí Cork City Council

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

Nicholas Cushnahan
Nicholas Cushnahan & Associates Ltd.
1-4 Adelaide Road
Glasthule
Co. Dublin.

Our Ref: DS1833/DSP1952

Your Ref: NC/PK/C/CREL

28th November 2024

Re: Property situated at 7, St Patrick's Terrace, Lower Glanmire Road, Cork.

Dear Mr Cushnahan,

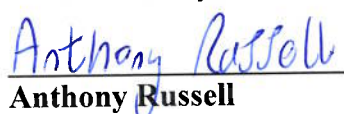
I wish to acknowledge receipt of your correspondence dated 18th November 2024 in relation to 7 St. Patrick's Terrace, Lower Glanmire Road, Cork on behalf of your client Connecticut Real Estate Ltd.

I note the schedule of works which was attached to your correspondence and that works on the property are due to commence on 1st February 2025 and that the works will take six months to complete.

I look forward to receiving a further update by Monday, 9th December next, as stated in your correspondence.

I wish to confirm that Cork City Council will not be proceeding with the compulsory acquisition of this property under the Derelict Sites Act, 1990, however the Council does reserve the right to recommence the process of the compulsorily acquisition of this property in the future if the dereliction at the property is not removed.

Yours faithfully,



Anthony Russell
Administrative Officer
Property Department
Corporate Affairs & International Relations.



We are Cork.



Comhairle Cathrach Chorcaí **Cork City Council**

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

Nicholas Cushnahan
Nicholas Cushnahan & Associates Ltd.
1-4 Adelaide Road
Glasthule
Co. Dublin.

Our Ref: DS1833/DSP1952

Your Ref: NC/PK/C/CREL

14th February 2025

Re: Property situated at 7, St Patrick's Terrace, Lower Glanmire Road, Cork.

Dear Mr Cushnahan,

I refer to your correspondence dated 18th November 2024 in relation to 7 St. Patrick's Terrace, Lower Glanmire Road, Cork on behalf of your client Connecticut Real Estate Ltd.

I note the schedule of works which was attached to your correspondence and that works on the property were due to commence on 1st February 2025 and that the works will take six months to complete.

I would be obliged if you would please provide me with an update in relation to the progress of the works on the property by Tuesday, 25th February next at the latest.

Yours faithfully,

Anthony Russell
Administrative Officer
Property Department.



We are Cork.



Comhairle Cathrach Chorcaí Cork City Council

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

Nicholas Cushnahan
Nicholas Cushnahan & Associates Ltd.
1-4 Adelaide Road
Glasthule
Co. Dublin.

Our Ref: DS1833/DSP1952

Your Ref: NC/PK/C/CREL

26th March 2025

Re: Property situated at 7, St Patrick's Terrace, Lower Glanmire Road, Cork.

Dear Mr Cushnahan,

I refer to my correspondence dated 14th February last wherein I asked to be provided with an update in relation to the progress of the works on the above property by Tuesday, 25th February last at the latest. I note I did not receive a response to my correspondence.

I am requesting an urgent update in relation to your clients plans to remove the dereliction at the property by **Friday, 4th April next at the latest**. I note as per previous correspondence that works were due to commence at the property on 1st February last and would take 6 months to complete, however no progress is evident with the removal of dereliction or with the refurbishment of the property.

Please be advised if I do not receive a response to this correspondence by Friday, 4th April next Cork City Council will be proceeding with the commencement of the compulsory acquisition of this property under the Derelict Sites Act, 1990.

Yours faithfully,

Anthony Russell
Administrative Officer
Property Department.



We are Cork.

Anthony Russell

From: Anthony Russell
Sent: Tuesday 8 April 2025 12:16
To: Nicholas
Cc: Helen Manley
Subject: RE: 7, St Patrick's Terrace, Lower Glanmire Road, Cork

Dear Nicholas,

I wish to acknowledge receipt of your email dated 6th April in relation to the above property and note the contents contained therein.

I note that your clients have now been approved for loan finance to refurbish the property and that it is expected funds will be available to commence refurbishment works before the end of April.

Can you please forward me a copy of the Term Sheet as promised in your email? I also wish to be advised when refurbishment work is commencing at the property at the end of April as it is absolutely imperative that the dereliction at this property is removed as a matter of urgency.

Yours sincerely,

[Anthony Russell]
Administrative Officer | Property Department

 anthony_russell@corkcity.ie

 Planning and Integrated Development, Cork City Council, City Hall, Anglesea Street, Cork City, T12 T997



Comhairle Cathrach Chorcaí
Cork City Council

From: Nicholas <Nicholas@nicholascushnahan.ie>
Sent: Sunday 6 April 2025 20:55
To: Anthony Russell <anthony_russell@corkcity.ie>
Subject: 7, St Patrick's Terrace, Lower Glanmire Road, Cork

[EXTERNAL EMAIL] This email originated from outside Cork City Council. Do not follow guidance, click links or attachments unless you recognise the sender and know the content is safe.

Dear Anthony,

I acknowledge receipt of your correspondence dated March 26th 2025, and apologise for the delay in replying.

Unfortunately, the commencement of works has been delayed due to funding.

My client is reliant on loan funds to renovate the property.

Due to the condition of the property, and the lack of an income stream, we are restricted to Alternative Funders.

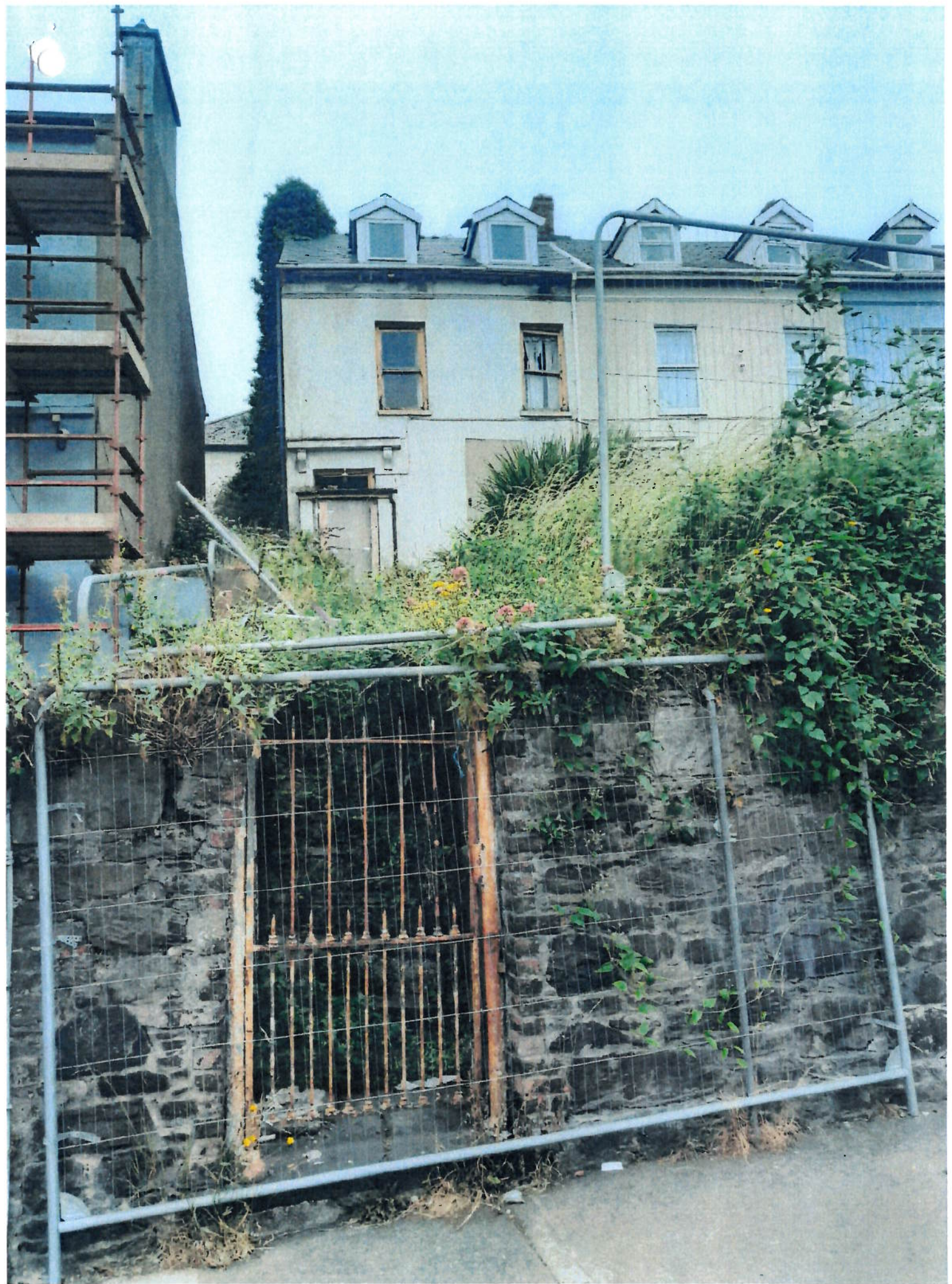
I am pleased to advise that a Term Sheet has issued from Carraig Private. These loan terms have been accepted by my client.

I will forward you a copy of the Term Sheet tomorrow for your file, and you will see that the renovation of this property is specifically included in the purpose of the loan.

The Loan Terms are currently being satisfied by the acting solicitor, Deirdre McDermott of Denis I Finn Solicitors. I expect the funds to be available to commence works on or before the end of April.

Nicholas Cushnahan
Managing Director
Nicholas Cushnahan & Associates Ltd
Chartered Accountants & Statutory Auditors
1-4 Adelaide Road
Glasthule
Co. Dublin
A96 D7W7
T: 01-568 5056
F: 01-284 3186
E: nicholas@nicholascushnahan.ie







Anthony Russell

From: David McCall
Sent: Friday 27 June 2025 15:54
To: Anthony Russell
Subject: Dereliction at Lower Glanmire Rd.
Attachments: 20250627_153841.jpg; 20250627_153827.jpg; 20250627_153900.jpg; 20250627_153945.jpg

Hi Anthony
Property still derelict. Hasn't been visited for some time.
regards
David

Sent from [Outlook for Android](#)



Comhairle Cathrach Chorcaí Cork City Council

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

Nicholas Cushnahan
Nicholas Cushnahan & Associates Ltd.
1-4 Adelaide Road
Glasthule
Co. Dublin.

Our Ref: DS1833/DSP1952

Your Ref: NC/PK/C/CREL

27th June 2025

Re: Property situated at 7, St Patrick's Terrace, Lower Glanmire Road, Cork.

Dear Mr Cushnahan,

I refer to my correspondence dated 26th March last wherein I asked to be provided with an update in relation to the progress of the works on the above property by Friday, 4th April last at the latest.

I note your email in response of Sunday, 6th April last you advised that loan terms have been accepted by your client, and you expected funds to be available to commence works on or before the end of April.

As of today's date, there is no evidence from the exterior of the property of any work having been undertaken to remove dereliction and to commence the promised refurbishment of the property. Please see enclosed photographs taken of the property today.

I am requesting an urgent update in relation to plans to remove the dereliction at the property by **Tuesday, 8th July next at the latest**. Several promised deadlines of work to be undertaken at the property have been missed and Cork City Council is very dissatisfied with the ongoing dereliction at the property and will not allow this situation to continue indefinitely. The Council is more than happy to use its statutory powers under the Derelict Sites Act, 1990 to achieve a resolution to this situation.

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.



We are Cork.



Comhairle Cathrach Chorcaí **Cork City Council**

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

Yours faithfully,

Anthony Russell

Anthony Russell
Administrative Officer
Property Department.



We are Cork.

DS1833/DSP1952

**Nicholas Cushnahan
Nicholas Cushnahan & Associates Ltd.
1-4 Adelaide Road
Glasthule
Co. Dublin.**

BY REGISTERED POST

31st July 2025

Your Ref: NC/PK/C/CREL

**Re: Notice of Intention to acquire Compulsorily Derelict Site situated at
7, St Patricks Terrace, Lower Glanmire Road, Cork.**

Dear Sir/Madam

I refer to previous correspondence and attach for information herewith Notice of Intention to Acquire Derelict Site Compulsorily under the Derelict Sites Act 1990 together with map relating to the above derelict property.

Yours faithfully,

RL 5226 3795 01E

**Anthony Russell
Administrative Officer
Property Department
Planning & Integrated Development**

(Enclosures by 2)

Anthony Russell

From: Nicholas <Nicholas@nicholascushnahan.ie>
Sent: Tuesday 9 September 2025 18:27
To: Anthony Russell
Subject: RE: 7, St Patrick's Terrace, Lower Glanmire Road, Cork
Attachments: Term sheet 1130 Properties v1.01.pdf

[EXTERNAL EMAIL] This email originated from outside Cork City Council. Do not follow guidance, click links or attachments unless you recognise the sender and know the content is safe.

Dear Anthony,

I refer to your letter dated July 31st 2025 in connection with the above.

We wish to object to the Council's plan to acquire this property.

As I previously set out, we have spent the last number of months negotiating finance for our client to carry out the necessary works to this property. This finance was only concluded within the past couple of weeks. It is almost impossible to secure finance on a property like this from a mainstream bank.

I attach a copy of the Loan Agreement, and you will see one of the purposes of the funds is the development of this property.

The property will be refurbished and put on the rental market.

I will send you a more detailed timeline within the next 7 days, but it is my intention to have these works completed by the end of January 2026.

Nicholas Cushnahan
Managing Director
Nicholas Cushnahan & Associates Ltd
Chartered Accountants
1-4 Adelaide Road
Glasthule
Co Dublin
A96 D7W7
T: 01-56 850 56
F: 01-28 431 86
E: nicholas@nicholascushnahan.ie

From: Anthony Russell <anthony_russell@corkcity.ie>
Sent: Tuesday 8 April 2025 12:16
To: Nicholas <Nicholas@nicholascushnahan.ie>

Anthony Russell

From: Anthony Russell
Sent: Friday 12 September 2025 09:15
To: Nicholas
Cc: Helen Manley
Subject: RE: 7, St Patrick's Terrace, Lower Glanmire Road, Cork

Dear Nicholas,

I wish to acknowledge receipt of your email dated 9th September containing objection therein to the proposed compulsorily acquisition by Cork City Council of No. 7 St. Patrick's Terrace, Lower Glanmire Road, Cork under Section 14 of the Derelict Sites Act, 1990.

Cork City Council is now proceeding to request the consent of An Coimisiún Pleanála for the compulsory acquisition of the said derelict property under the Derelict Sites Act 1990. As part of this request for consent for the compulsory acquisition of the said derelict property your objection will be forwarded by Cork City Council to An Coimisiún Pleanála for their consideration.

Yours sincerely,

[Anthony Russell]
Administrative Officer | Property Department

 anthony_russell@corkcity.ie

 Planning and Integrated Development, Cork City Council, City Hall, Anglesea Street, Cork City, T12 T997



Comhairle Cathrach Chorcaí
Cork City Council

From: Nicholas <Nicholas@nicholascushnahan.ie>
Sent: Tuesday 9 September 2025 18:27
To: Anthony Russell <anthony_russell@corkcity.ie>
Subject: RE: 7, St Patrick's Terrace, Lower Glanmire Road, Cork

[EXTERNAL EMAIL] This email originated from outside Cork City Council. Do not follow guidance, click links or attachments unless you recognise the sender and know the content is safe.

Dear Anthony,

I refer to your letter dated July 31st 2025 in connection with the above.

We wish to object to the Council's plan to acquire this property.

As I previously set out, we have spent the last number of months negotiating finance for our client to carry out the necessary works to this property. This finance was only concluded within the past couple of weeks. It is almost impossible to secure finance on a property like this from a mainstream bank.