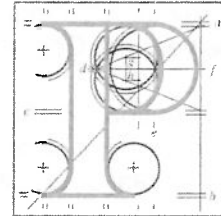


Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442

Your Reference: Estuary View Enterprises 2020 Limited



An
Coimisiún
Pleanála

HW Planning
5 Joyce House
Barrack Square
Ballincollig
Co. Cork
P31 KP84

Date: 25 March 2026

Re: Permission for a Large-Scale Residential Development (LRD): Demolition of 10 agricultural buildings /sheds and the construction of a residential development of 140 no. residential apartment units. Development is situated within the curtilage of Bessborough House which is a Protected Structure (Reference: RPS 490). An Environmental Impact Assessment Report and a Natura Impact Statement has been prepared in respect of the proposed development.
Bessborough, Ballinure, Blackrock, Cork

Dear Sir / Madam,

An Coimisiún Pleanála has received your appeal in relation to the above-mentioned large-scale residential development and will consider it under the Planning and Development Act, 2000, (as amended). Please accept this letter as your receipt for the fee lodged with your appeal.

If there is no appeal against the principle of the planning authority's decision to grant permission/outline permission, this appeal against a condition/conditions may be considered in accordance with section 139 of the Planning and Development Act, 2000, (as amended). The Commission has the option of using its discretionary power to give the planning authority directions to attach, remove or amend the conditions appealed against or other conditions. The Commission will use this power if it is satisfied that determination of the application as if it had been made to it in the first instance would not be warranted.

You are advised that the Commission will not commit itself to use its powers under section 139 until final determination of the appeal. Therefore, it is possible that consideration may not be confined to the conditions and the appeal could be determined by granting or refusing permission/outline permission.

Also, enclosed are copies of 2 other appeals received in relation to the planning authority's decision.

Please note when making a response/submission only to the appeal it may be emailed to appeals@pleanala.ie and there is no fee required.

Any submission or observation you wish to make in relation to these appeals should be made in writing to the Commission within a period of 4 weeks beginning on the date of this letter. Any submissions or

Tel	Tel	(01) 858 8100
Glao Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

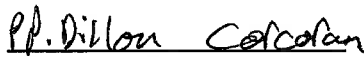
64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

observations received by the Commission outside of that period shall not be considered and where none have been validly received, the Commission may determine the appeal without further notice to you.

You are reminded that section 127(3) of the 2000 Act, (as amended), provides that an appellant shall not be entitled to elaborate in writing upon or make further submissions in writing in relation to, the grounds of appeal stated in the appeal or to submit further grounds of appeal unless requested to do so by An Coimisiún Pleanála.

If you have any queries in the meantime, please contact the undersigned officer of the Commission at appeals@pleanala.ie.

Yours faithfully,



Sarah McDonnell
Administrative Assistant
Direct Line: 01-804-9388

LRD02

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