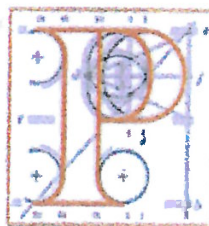


Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Cllr. Isobel Towse
Rosscarbery
Rosscarbery
Co. Cork

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

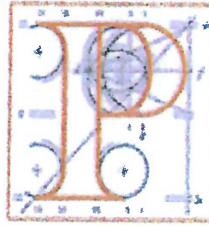
(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Cathy Quinn
Lower Churchtown Road
Dublin
Dublin 14

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Tell
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

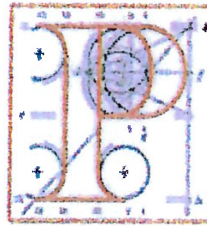
(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Chiara Henderson
7 The Brambles
Kilgobbin Rd.
Sandyford
D18 Y5F3

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

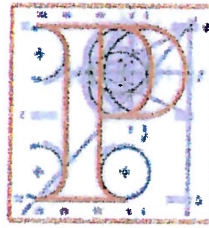


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Deirdre Dennehy and others
22 Pic Du Jer Park
Ballinlough
Cork
Co. Cork
T12 T8R2

Date: 13 May 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,

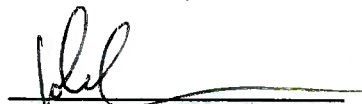
I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

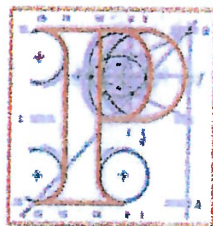


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Estuary View Enterprises 2020 Limited
Glandore
3rd Floor City Quarter
Lapp's Quay
Co. Cork

Date: 13 May 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,

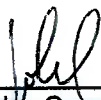
I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

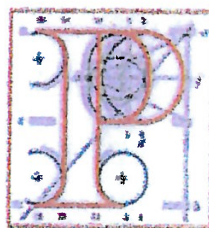


John Cannon
Executive Officer
Direct Line: 01 8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Gerardine Crowley & Family
17 Clontarf Estate
Skehard Road
Blackrock
Co. Dublin
T12 NR5V

Date: 13 May 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,

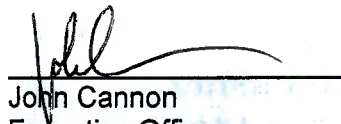
I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

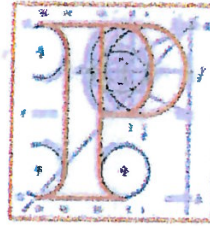


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Katie Drago
101 Rathcarrig
Pike Road
Fermoy
Co. Cork

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

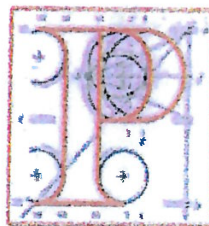


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Maggie O'Kane and Others
19 Ashford Court
Grange
Douglas
Co. Cork
T12 C6XW

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

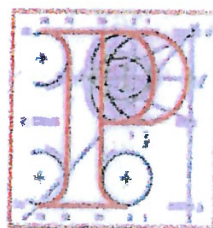


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Maria Ryan
47 Clandonagh Road
Donnycarney
Dublin 5
D05 FX29

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

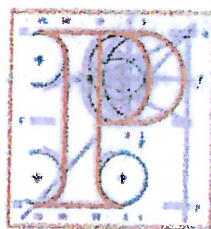


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Niamh Woodcock
7 Coolkill
Sandyford
Dublin 18
D18 X7XO

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

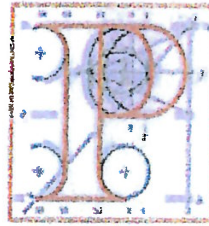


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Ruth Coppinger TD
Dail Eireann
Leinster House
Kildare Street
Dublin 2

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

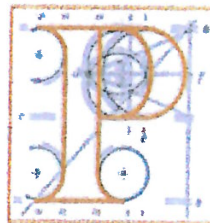


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Brian Hosty
Oldcastle Road
Athboy
Co. Meath

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,



John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

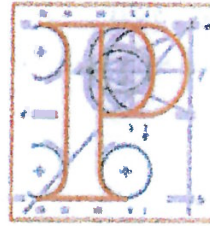
(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Doireann Ni Ghriofa
3 Glenview Terrace
Tower
Co. Cork

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

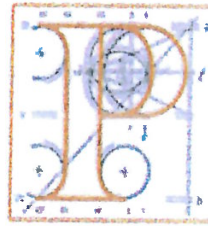
(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Donnchadh O'Laoghaire and Others
Leinster House
Kildare Street
Dublin 2

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

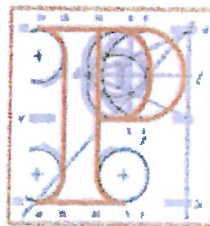
(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Seamus Markey
6 McAuley Park,
Artane,
Dublin 5

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

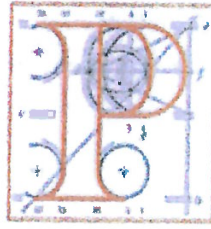
Yours faithfully,

John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Rachel MagShamhrain
5 Buckston Hill
Co. Cork
T23 CTK4

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

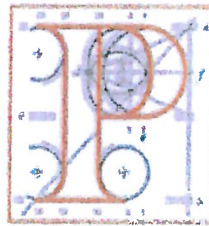
Yours faithfully,

John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Pádraig Rice
Leinster House
Kildare Street

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

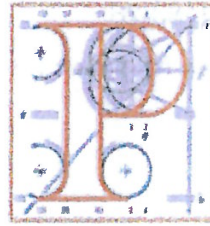
Yours faithfully,

John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Melissa Collins
21 Baggot Road
D07 Y678

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

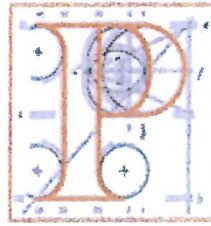
Yours faithfully,

John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Mary Coll
2 Ashbrook Park
Ennis Road
Co. Limerick

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

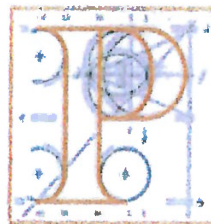
Yours faithfully,

John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Mairin Keegan
4 College Green
Maynooth
Co. Kildare

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

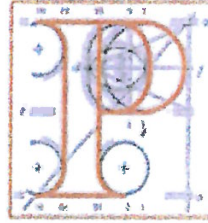
(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Mahon Tidy Towns
Mahon Community Centre
Mahon
Co. Cork

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

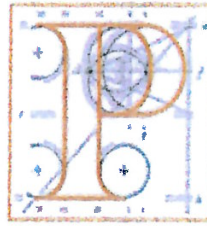
Yours faithfully,

John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Madeleine Flanagan
9 Lakeview
Claregalway
Co. Galway

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

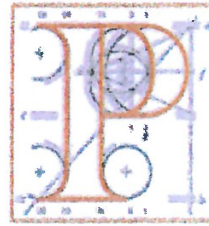
Yours faithfully,

John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Leah Buckley and Ellie O'Connell
Donoughmore
Co. Cork

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

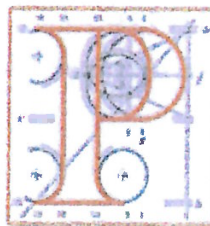
Yours faithfully,

John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Katherine Zappone
82 Sir Rogerson's Quay
Dublin 2
D02 R862

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

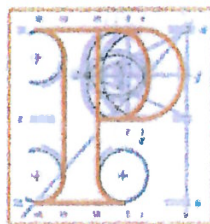
Yours faithfully,

John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Joseph Fahy
Gortbrac
Goleen
Co. Cork

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

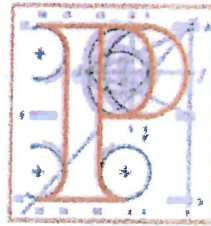
Yours faithfully,

John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Karen Cottier
Toor
Lismore
Co. Waterford

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

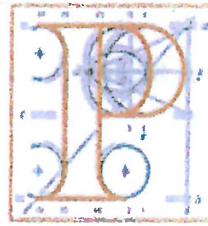
(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Jennifer Williams
Gortbrack
Goleen
Co. Cork

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Tell
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

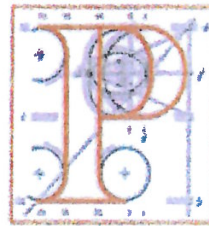
(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Ivana Bacik
Dail Eireann
Kildare Street
Dublin 2

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

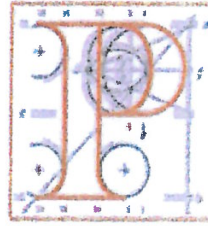
Yours faithfully,

John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Holly Cairns
Leinster House
Kildare Street
Dublin 2

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Tell
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

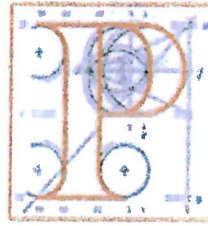
(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Genevieve Hennessy
35 Hermitage Road
Lucan
Co. Dublin

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

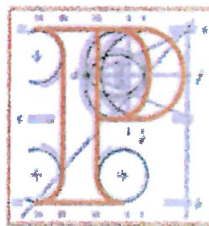
Yours faithfully,

John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Fiona Floyd
15 Campbell Avenue
Paddington
NSW 2021
Australia

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Teil
Glao Áitiúil
Láithreán Gréasáin
Riomhphost

Tel
LoCall
Website
Email

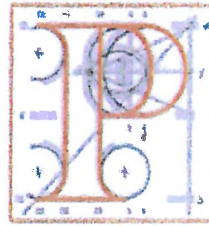
(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Eoin Hayes
Leinster House
Kildare Street
Dublin 2

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

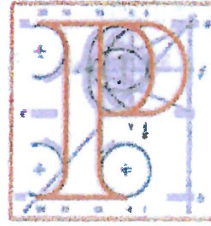
Yours faithfully,

John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Cork Survivors and Supporters Alliance c/o Maureen
Leyland Cottage, Rathcooney Road
Co. Cork
T23Y248

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

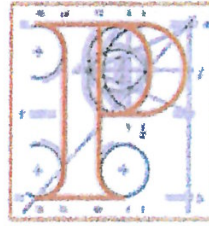
Yours faithfully,

John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Desmond O'Driscoll
4 Douglas Drive
Ballinlough
Co. Cork

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

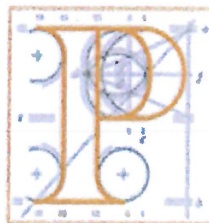
John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442

Your Reference: Estuary View Enterprises 2020 Lin



An
Coimisiún
Pleanála

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

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

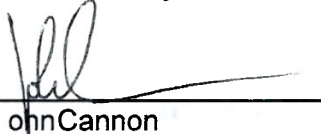
Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email
(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,

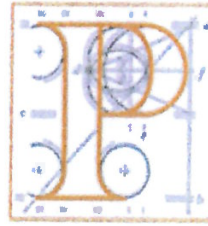


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Cork City Council
City Hall
Anglesea Street
Cork City
Co. Cork
T12 T997

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,

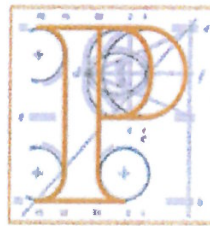


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Colm O Cuanachain
4 Church Strand View
Baltimore
Co. Cork
P81 Y432

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,

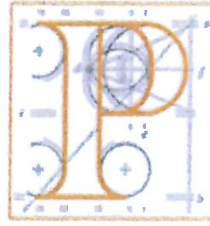


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Colm Collins
Curryclogh
Bandon
Co. Cork
P72 DW93

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,

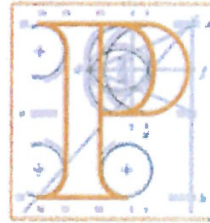


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Colette Finn
20 Croaghta Park
Glasheen Road
Co. Cork
T12 F6T4

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Teil
Glaao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,

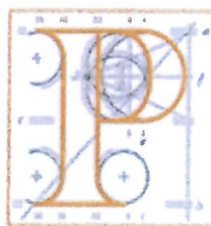


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Cllr. Dan Boyle
Cork City Council
City Hall
Anglesea Street
Cork
Co. Cork

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email
(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,

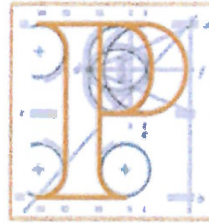


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Cllr Niamh O'Connor
"Woodcote"
St Clare's Ave
Off College Road
Cork City
Co. Cork

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,

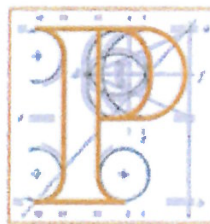


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Clíodhna Buckley
24 Cathedral Avenue
Shandon
Co. Cork
T23 YK4X

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,

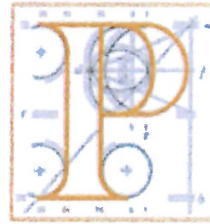


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Claire McGettrick obo Clann Project
c/o JFM Research
Crocknahattina
Bailieborough
Co. Cavan

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Teil
Glao Áitiúil
Láithreán Gréasáin
Riomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,

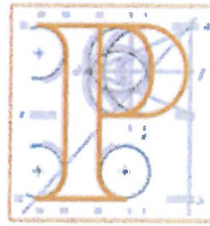


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Claire Jacob and Others
38 Cherry Lawn
Church Road
Cork
Co. Cork

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,



John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Clare J. and Others
35 Cherry Lane
Church Road
Cork
Co. Cork

Date: 13 May 2010

The Commission for a Fair and Equitable State for All (the Commission) has received a request from Clare J. and Others for a review of the Commission's decision in the case of Clare J. and Others v. the Commission for a Fair and Equitable State for All (LRD33). The Commission has considered the request and has decided to refuse the request. The Commission's decision is based on the fact that the Commission has already considered the request in the past and has decided to refuse the request. The Commission's decision is based on the fact that the Commission has already considered the request in the past and has decided to refuse the request.

Yours faithfully,

The Commission for a Fair and Equitable State for All (the Commission) has received a request from Clare J. and Others for a review of the Commission's decision in the case of Clare J. and Others v. the Commission for a Fair and Equitable State for All (LRD33). The Commission has considered the request and has decided to refuse the request. The Commission's decision is based on the fact that the Commission has already considered the request in the past and has decided to refuse the request.

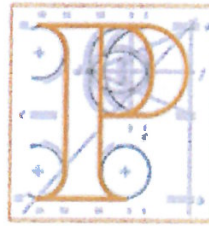
The Commission for a Fair and Equitable State for All (the Commission) has received a request from Clare J. and Others for a review of the Commission's decision in the case of Clare J. and Others v. the Commission for a Fair and Equitable State for All (LRD33). The Commission has considered the request and has decided to refuse the request. The Commission's decision is based on the fact that the Commission has already considered the request in the past and has decided to refuse the request. The Commission's decision is based on the fact that the Commission has already considered the request in the past and has decided to refuse the request.

The Commission for a Fair and Equitable State for All (the Commission) has received a request from Clare J. and Others for a review of the Commission's decision in the case of Clare J. and Others v. the Commission for a Fair and Equitable State for All (LRD33). The Commission has considered the request and has decided to refuse the request. The Commission's decision is based on the fact that the Commission has already considered the request in the past and has decided to refuse the request.

The Commission for a Fair and Equitable State for All (the Commission) has received a request from Clare J. and Others for a review of the Commission's decision in the case of Clare J. and Others v. the Commission for a Fair and Equitable State for All (LRD33). The Commission has considered the request and has decided to refuse the request. The Commission's decision is based on the fact that the Commission has already considered the request in the past and has decided to refuse the request.

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Ciara Flanagan
Gubinea
Glenade
Co. Leitrim
F91 YW22

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

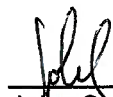
Tell
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel (01) 858 8100
LoCall 1800 275 175
Website www.pleanala.ie
Email communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,

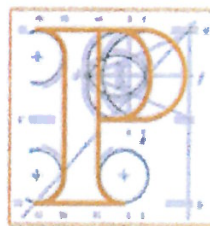


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Carolyn Coyne
6 Lakelands Place
Crawford Gate
Blackrock
Cork
Co. Cork
T12 F59Y

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,

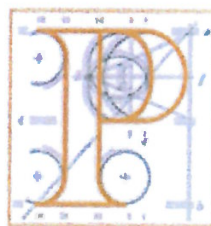


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Bernice O'Connor
Bessborough
Ballinure
Blackrock
Co. Cork

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

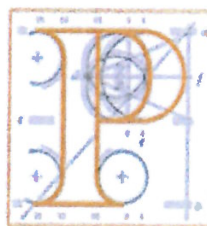


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Avril O'Brien
74 Elm Grove
Sallybrook
Glanmire
Co. Cork

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Teil
Glaio Áitiúil
Láithreán Gréasáin
Riomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,

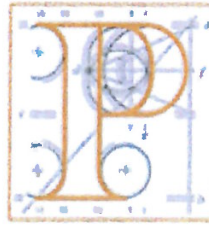


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Ann Bambury
Carhue
Bandon
Cork
Co. Cork

Date: 13 May 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,

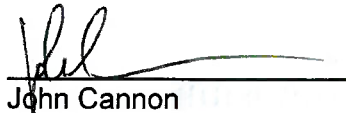
I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

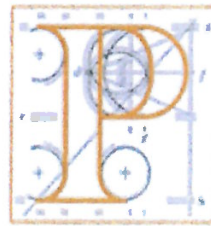


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Aileen Spitere
Drake Lodge
Drake's Pool
Carrigaline
Co. Cork
P43 RD35

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,

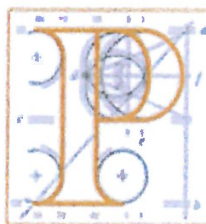


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Alison Kay
3 Upper Park
Cobh
Cork
P24 PA99

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,



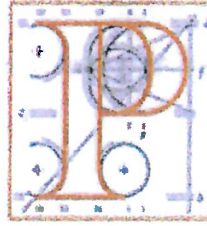
John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442

Your Reference: Bessboro Mother and Baby Home



An
Coimisiún
Pleanála

FP Logue LLP
Lenin House
Rear 25 Strand Street Great
Dublin 1

Date: 13 May 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,

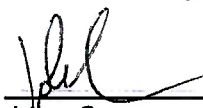
I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,



John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

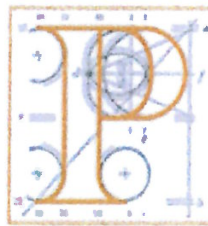
(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhride
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Victoria Lane Hennessy
62 Parklands
Magniers Hill
Youghal
Co. Cork
P36 DK65

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,

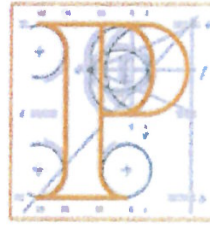


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

The Workers Party of Ireland
C/O Cllr Ted Tynan
155 Silversprings Lawn
Mayfield
Co. Cork

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

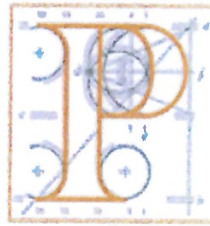


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Suzanne Crowe
4 Woodstock Gardens
Dublin 6
Dublin 6
D06 EA22

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

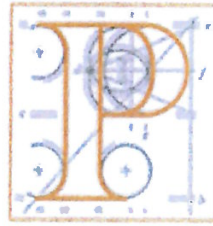


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Special Advocate for Survivors of Institutional Abuse
Special Advocate Office
Jervis House
Jervis Street
Dublin 1
D01 E3W9

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Teil
Glaao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,

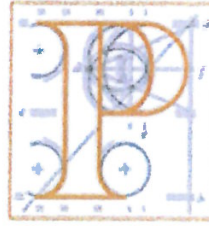


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Sophia Byrne
6 Meadowlands
Courtmacsherry
Co. Cork
P72 NW02

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Teil
Glaao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,

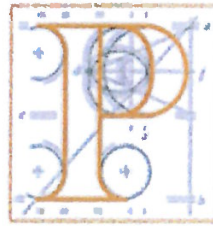


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Sinead Ring
New House, South Campus
Maynooth University
Maynooth
Co. Kildare

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

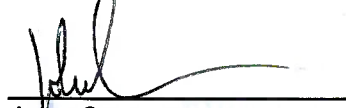
Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,

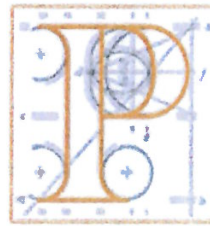


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Sheila Murphy
24 Dara Park Avenue
Bessboro Road
Blackrock
Co. Cork
T12 E6FT

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

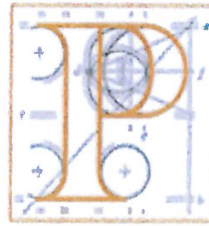


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Shane O'Donovan
5 Ashgrove Meadows
Springlane
Bandon
Co. Cork

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

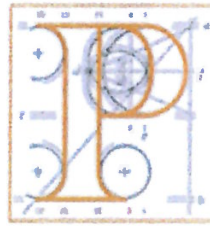


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Seamus McGrath
Main Street
Carrigaline
Co. Cork
P43 KV18

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,

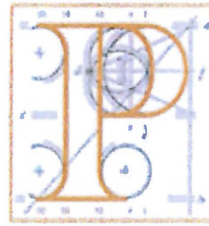


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Philip Canty
3 Lisle Road
Maryborough Estate
Douglas
Co. Cork

Date: 13 May 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,

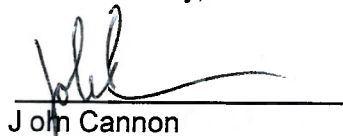
I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,



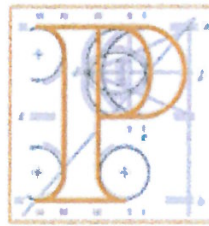
John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442

Your Reference: Peter Horgan



An
Coimisiún
Pleanála

Coakley O'Neill Town Planning
NSC Campus
Mahon
Cork City
Co. Cork

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

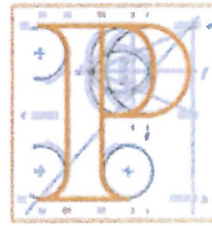


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Oliver Donoghue
The Castle Bell House
Moydrum
Athlone
Co. Westmeath

Date: 13 May 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,

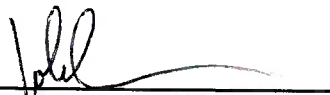
I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

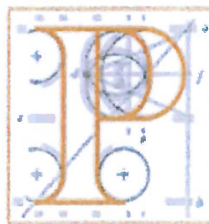


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Noelle Brown
Richard O'Carroll Room
City Hall
Dame Street
Dublin 2

Date: 13 May 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,

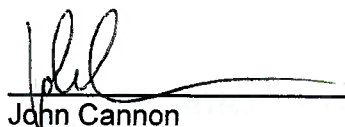
I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

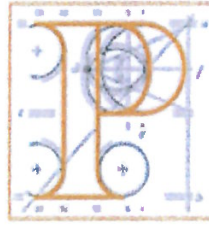


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Noelle and Teddy Irwin
45 Clover Hill Estate
Blackrock
Cork
Co. Cork

Date: 13 May 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,

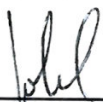
I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

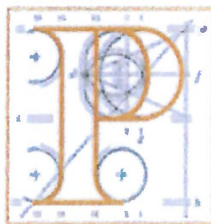


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Meadhbh Campbell
14 Rutland Place
South Terrace
Cork
Co. Cork

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

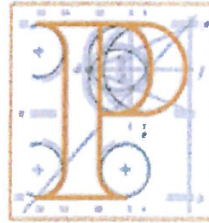
Yours faithfully,


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Mary McAuley
9 Rosehaven
Carpenterstown
Dublin 15
D15 XR13

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,

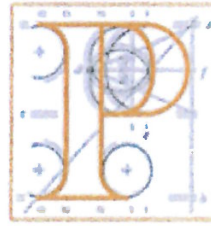


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Mahon Library Pressure Group
27 Dunlocha Cottages
Blackrock
Co. Cork
T12 F9CN

Date: 13 May 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,

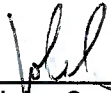
I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

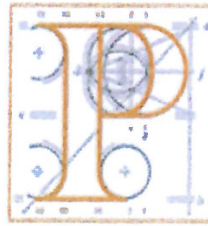


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Lucy McDiarmid
140 Riverside Drive, Apt 4D
New York
New York
NY 10024
USA

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

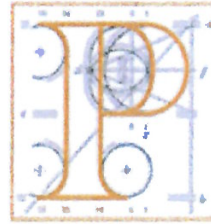


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Louise Lotty
2 Coolkellure Way
Lehenaghmore
Cork
Co. Cork
T12 K3CY

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

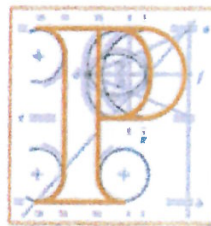


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Liam Butler
31 Cloverhill Estate
Blackrock
Co. Cork
T12 PPR4

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

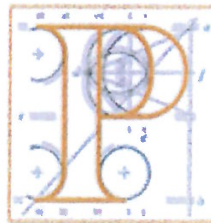


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Laura Harmon
Seanad Éireann
Kildare Street
Dublin 2
D02 XR20

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

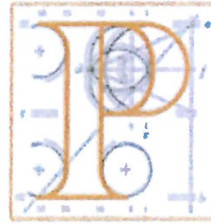


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Kieran Coughlan
Ardnabourkey Road
Ballinookera
Whitegate
Co. Cork

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Teil
Glaao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

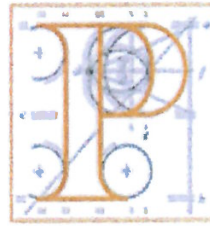
Yours faithfully,


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Katherine Kenny
Apt 10
16 King's Inn Street
Dublin 1
D01 A261

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

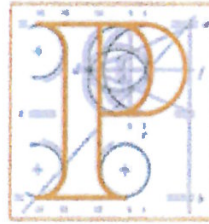


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

John Paul O'Shea TD
Strand Street
Kanturk
Co. Cork
P51 CP83

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

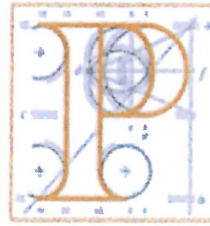


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

John and Carol Coughlan
7 The Avenue
Westgrove
Donnybrook
Douglas
Co. Cork

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,

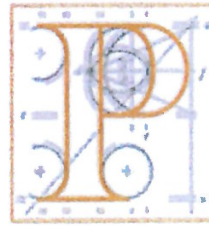


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Irene Donovan
Surmount
Curraghbeg
Ovens
Co. Cork

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,

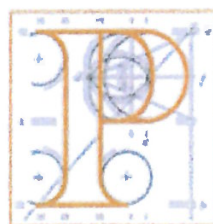


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Gerrie Brohan and Others
10 Ardmanning Ave
The Lough
Cork
Co. Cork

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,

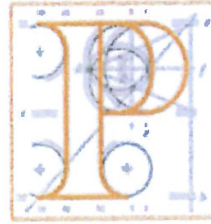


John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Frank Brehany
The Laurels
Buckholt
Monmouth
Monmouthshire
NP2 55RZ
Wales

Date: 13 May 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,

I have been asked by An Coimisiún Pleanála to refer to the request for an oral hearing on the above-mentioned large-scale residential development appeal.

The Commission has considered the request and in accordance with section 134(3) of the Planning and Development Act 2000, as amended, it has decided to determine the appeal without an oral hearing. The Commission has concluded that the appeal can be dealt with adequately through written procedures. The Commission has absolute discretion to hold an oral hearing and generally holds one where this will help its understanding of a particularly complex case or where it considers that, in a case involving significant national or local issues, the written submissions need to be supplemented by an oral hearing of the issues.

Processing of the appeal will now continue and you will be notified of the Commission's decision as soon as it is made.

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

Yours faithfully,



John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902