



An
Coimisiún
Pleanála

Memorandum

ACP-324153-26

PA Ref.: 2544442

To: Lisa Quinn, Senior Executive Officer

From: Cathy Carleton, Executive Officer

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

Date: 22nd April 2026

Lisa Quinn
6/5/26

On 20th March 2026, the Commission received two third party appeals from Bessboro Mother and Baby Home Support Group and Peter Horgan against the decision made by Cork City Council to grant permission with conditions for the above-mentioned Large Scale Residential (LRD) development.

The Commission received an Oral Hearing request from Peter Horgan.

On 23rd March 2026, the Commission received a first party appeal against conditions from HW Planning on behalf of Applicant Estuary View Enterprises 2020 Limited.

The appeals were cross circulated on 25th March 2026 and the last day for response was 21st April 2026. The Commission received a response from Bessboro Mother and Baby Home Support Group on 20th April 2026. The Commission received a response from the Applicant on 21st April 2026.

The last date for observations was 20th April 2026. The Commission have received 75 observations.

The following Prescribed Bodies were notified by the Planning Authority: Inland Fisheries Ireland, National Parks & Wildlife Service, An Taisce, The Heritage Council, The Arts Council, The Cork Childcare Company, Failte Ireland, Department

of Housing, Uisce Eireann and The National Monuments Service. I do not recommend any further Prescribed Bodies to be notified.

EIAR

An Environmental Impact Assessment Report (EIAR) was submitted with the planning application.

The EIAR has been uploaded on to the An Coimisiún Pleanála website.

NIS

A Natura Impact Statement was submitted with the planning application.

History file ABP-313206-22 has been attached to the file.

File herewith for comments.