

Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

Bernice O'Connor
Bessborough
Ballinure
Blackrock
Co. Cork

AN COIMISIÚN PLEANÁLA	
LDG-	_____
ACP-	_____
21 MAY 2026	
Fee: €	Type: _____
Time: 9:15	By: <i>Post</i>

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.

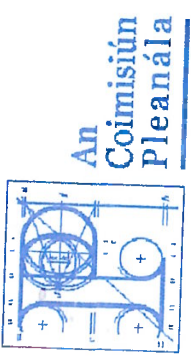
Yours faithfully,



John Cannon
Executive Officer
Direct Line: 01-8737157

LRD33





SEOLAR AIS CHUIG AN SEOLTOIR
RETURN TO SENDER CNI5(B)
RETOUR

☐ Sonad Cúlaimh Níamhchomhlánaithe Insufficient Customs Data Informations douaniers non conformes	☐ Níor bailiúadh Not Collected Non réclamé
☐ Seoladh neamhcheart Insufficient Customs Data Adresses insuffisantes	☐ Mícheoibhe Decreased Diminué
☐ Ní oibris ar an dul le eagrais eile Unknown of this address Inconnu	☐ Mícheoibhe Decreased Diminué
☐ Dul le eagrais eile Rejected/Refused Rejeté/Refusé	☐ Mícheoibhe Decreased Diminué
☒ Intha Gone away Disappeared	☐ Mícheoibhe Decreased Diminué

Dáta seacharais
Return date
Date de retour

17/05

An Post – Return Letter Branch

BL Meter : FP210944

AN COIMISIÚN PLEANÁLA.
61 – 64 MARLBOROUGH STREET
DUBLIN 1
D01 V902

AN COIMISIÚN PLEANÁLA

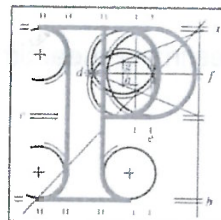
LDG- _____
ACP- _____

21 MAY 2026

Fee: € _____ Type: _____
Time: 9:15 B. Post

Our Case Number: ACP-324153-26

Planning Authority Reference Number: 2544442



An
Coimisiún
Pleanála

*CORR. RETURNED TO
ACP BY AIRPOST.*

RE-ISSUED CORR. 21.5.26.

Bernice O'Connor
Bessborough
Ballinure
Blackrock
Co. Cork

AN COIMISIÚN PLEANÁLA	
LDG-	_____
ACP-	_____
21 MAY 2026	
Fee: €	_____ Type: _____
Time: 9:45	By: Post

Date: 22 April 2026

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

Dear Sir / Madam,

An Coimisiún Pleanála has received your submission in relation to the above-mentioned large-scale residential development appeal.

Your observations in relation to this appeal will be taken into consideration when the appeal is being determined.

Section 130(4) of the Planning and Development Act, 2000, (as amended), provides that a person who makes submissions or observations to the Commission shall not be entitled to elaborate upon the submissions or observations or make further submissions or observations in writing in relation to the appeal and any such elaboration, submissions or observations that is or are received by the Commission shall not be considered by it.

Please accept this letter as your receipt for the fee lodged with your observation.

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel (01) 858 8100
LoCall 1800 275 175
Fax (01) 872 2684
Website www.pleanala.ie
Email communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

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

Yours faithfully,



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

LRD40

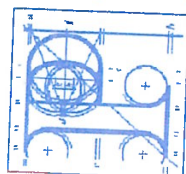
Teil
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0024516

An Coimisiún Pleanála

[illegible]

An Post - Return Letter Branch
BL

78

Meter : FP210944

AN COIMISIÚN PLEANÁLA.
61-64 MARLBOROUGH STREET.
DUBLIN 1
D01 V902

AN COMISIUN PLEANÁLA

LDG- _____

ACP- _____

21 MAY 2026

Fee: £ _____ Type: _____

Time: 9:15 By: *West*

