

Comhairle Contae Chorcaí Cork County Council

Halla an Chontae,
Corcaigh T12 R2NC, Éire.
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County Hall,
Cork T12 R2NC, Ireland.
Tel: (021) 4276891 • Fax: (021) 4276321
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Mr Harry Walsh
HW Planning
5 Joyce House
Barrack Square
Ballincollig
Cork

3rd December, 2021

**Re: Letter of Consent for planning application at Glounthaune, Co Cork.
Your Client: Bluescape Limited**

Dear Mr Walsh,

I understand that you wish to make an application for planning permission on behalf of the above-named client which will include works on the public roads in the charge of Cork County Council at Glounthaune, Co Cork, as delineated in magenta on the attached map. I wish to confirm the consent of Cork County Council to the making of such an application on the basis of the public roads being in the Council's charge and I further confirm that this letter may be submitted as evidence of such consent as required under the Planning & Development Regulations, 2001 to 2009. Consent should also be obtained from any other affected landowners.

Notwithstanding the Council's consent to the making of the planning application, this does not in any way imply or commit to a grant of planning permission and cannot be construed as a commitment by the Council to disposing of this property to you or any other party. Any potential disposal of these lands will be subject to the consents and procedures required under Section 183 of the Local Government Act 2001 and only following Cork County Council's acceptance and agreement of the terms and consideration of such a disposal.

Yours sincerely,

Paul Reid
Asst. Staff Officer
Property Section

MAP DETAILS

Output Format: SVG_2D_LEVEL
 Output File: V:\06_25085667_00000818VWG
 Map Scales: 1:2500
 6245-C
 SWITZERLAND DATE = 20-Jun-2025
 LEVELLED DATE = 20-Jun-2025

Map Extent:
 UTM Easting: 57448.272522
 UTM Northing: 57448.271425
 UTM Zone: 18QURJ
 UTM Datum: ED50
 Projection: UTM
 ITRN Centre Point Coordinates:
 X1 = 577146.573678
 Y1 = 57448.271425
 Extension Date: 31-Jun-2027

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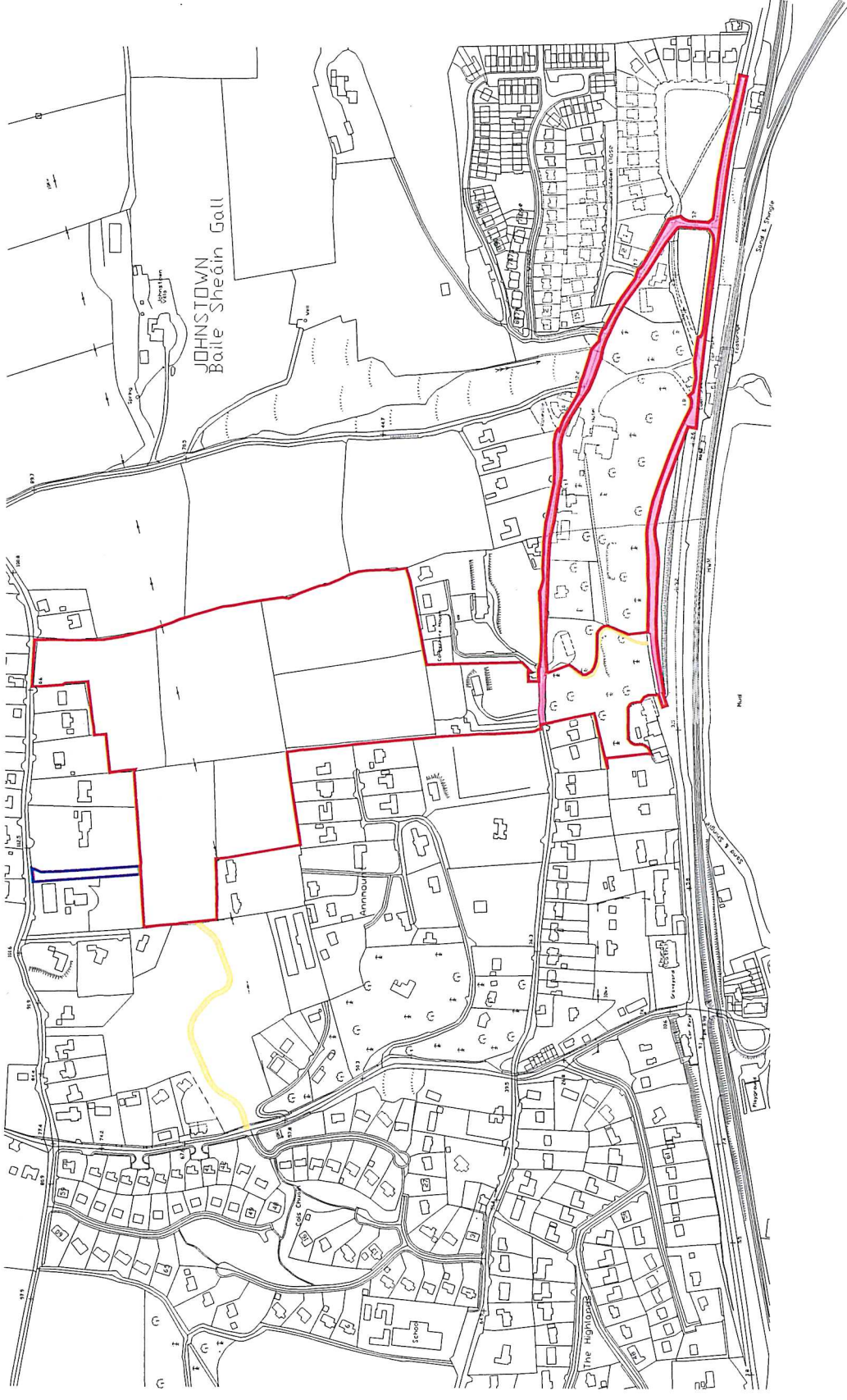
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No.	Revision/Issue	Date
P1	ISSUE FOR PLANNING	28.11.21

Firm Name and Address
DEADY O'GAHAN ARCHITECTS
 15-17, THE WINDMILL, WINDMILL ROAD, CLONTHAUNE, CO. DUBLIN 17
 T: 01 274 6111
 F: 01 274 6112
 E: info@deadyogahan.com

Project Name and Address
 PROPOSED RESIDENTIAL DEVELOPMENT
 AT TOWNLAND OF LACKERIDGE & JOHNSTOWN,
 CLONTHAUNE, CO. DUBLIN

Drawing Title	Date
CONSENT MAP	28.11.21
Drawing No.	2019/08028
Scale	1:2500
Sheet No.	2 OF 2



LETTER OF CONSENT MAP
 SCALE 1:2500@A1

- DENOTES COUNCIL OWNED LANDS SHOWN IN MAGENTA
- DENOTES APPLICATION BOUNDARY EDGED RED
- DENOTES LANDS WITHIN APPLICANTS OWNERSHIP EDGED BLUE
- RIGHT OF WAY

Fintan and Valerie Coleman,
KnocknaCorbally,
Blarney,
Co Cork

The Secretary,
Strategic Housing Section,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1,
D01 V902

28th April 2021

Letter of Consent - Proposed Strategic Housing Development on behalf of Bluescape Limited at Lackenroe, Glounthaune, Co. Cork


Dear Sir/Madam

We, Fintan and Valerie Coleman can confirm we are the registered owners of the lands outlined in colour on the attached maps, submitted in support of a Strategic Housing Development at Lackenroe, Glounthaune, Co. Cork.

We hereby confirm our consent, allowing Bluescape Limited to submit this Strategic Housing Development planning application on our lands.

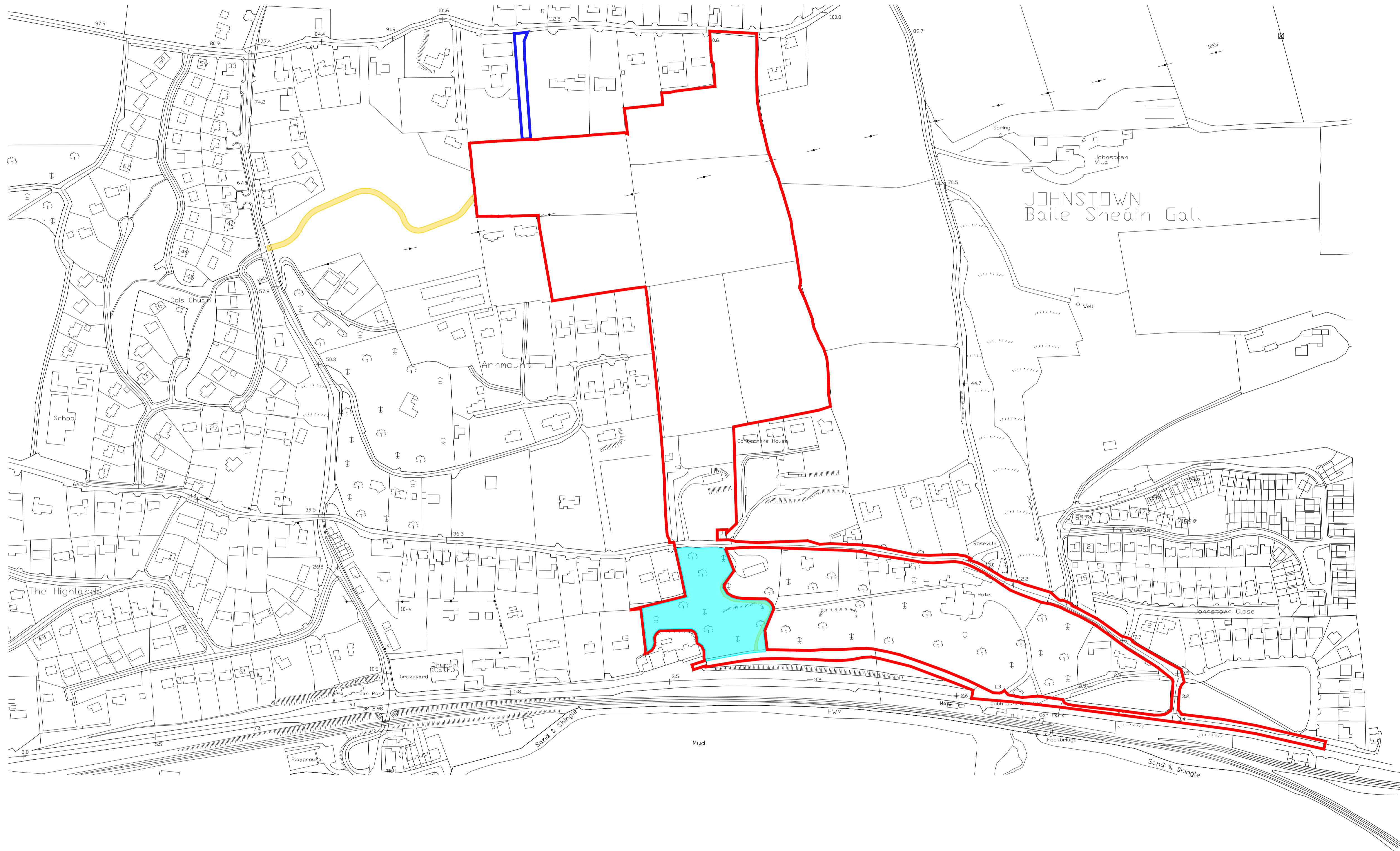
Please do not hesitate to contact us if you have any queries.

Yours Sincerely


Fintan Coleman


Valerie Coleman





LETTER OF CONSENT MAP (2)

SCALE 1:2500@A1

- DENOTES LANDS OWNED BY FINTAN & VALERIE COLEMAN SHOWN IN CYAN
- DENOTES APPLICATION BOUNDARY EDGED RED
- DENOTES LANDS WITHIN APPLICANTS OWNERSHIP EDGED BLUE
- RIGHT OF WAY

MAP DETAILS

Output Format:
 =====
 DWG_35_LEVEL

Output File:
 =====
 V_00_25285667_00000001.DWG

Map Series:
 =====
 1:2500

6340-C
 REVISION DATE = 30-Mar-2016
 SURVEY DATE = 01-Oct-1992
 LEVELLED DATE = 31-Dec-1962

Clip Extent:
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 LLX,LLY = 576421,573222
 LRX,LRJ = 577871,573222
 ULX,ULY = 576421,574135
 URX,URJ = 577871,574135

Projection:
 =====
 ITM

ITM Centre Point Co-ordinate:
 =====
 X,Y = 577146,573678

Extraction Date:
 =====
 31-Jan-2017

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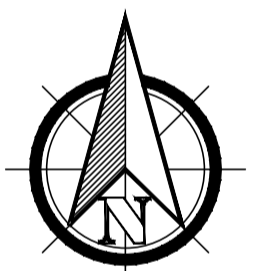
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P1	ISSUE FOR PLANNING	01.12.21
No.	Revision/Issue	Date

Firm Name and Address

DEADY GAHAN
DG
ARCHITECTS

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 EMAIL: INFO@DGARCHITECTS.IE

Project Name and Address
 PROPOSED RESIDENTIAL DEVELOPMENT
 AT TOWNLAND OF LACKENROE & JOHNSTOWN,
 GLOUNTHAUNE, CO. CORK

Drawing Title	Date
CONSENT MAP (2)	01.12.21
Drawing No.	Drawn
20151/P/002C	LM
Scale	Sheet No.
1:2500 @ A1	2 OF 2



An Bord Pleanála
64 Marlborough St
Rotunda
Dublin 1
D01 V902

Our Client: Bluescape Limited
Property: Site at Glounthaune, Lackenroe, County Cork

Dear Sir / Madam

We confirm that we act on behalf of Bluescape Limited, the legal owner of the lands situate at Glounthaune, Lackenroe, Co. Cork shown lined in red on Map 1 attached to this letter (the "Property").

Our client has requested that we prepare a summary of the easements, rights and privileges that the Property enjoys the benefit of over the adjoining site owned by Citidwell Developments Limited, and shown lined in red on Map 2 attached to this letter (the "Adjoining Site"):

1. The right to go, pass and re-pass with all manner of vehicles howsoever propelled or drawn, laden or unladen, over and along all roads constructed in or upon the Adjoining Site or any part of it.
2. The right to go pass and re-pass on foot over and along all footpaths and pedestrian ways and with bicycles over and along all cycles paths and cycleways constructed in or upon the Adjoining Site or any part of it.
3. The free passage and running of the usual services from and to the Property (including any buildings on the Property) through conduits serving or designed to serve the Property which are in under over or passing through the Adjoining Site.
4. The right, having first given reasonable notice (save in the case of emergency or urgency) to enter in and remain upon the Adjoining Site (save and except the site of any house erected on the Adjoining Site) to connect to, inspect, cleanse, repair, maintain and renew any part of the conduits at any time constructed on the Adjoining Site and/or any of the roads, footpaths, pedestrian ways, cycle paths and cycleways referred to in paragraphs 1 and 2 above.
5. To build, construct, lay, install and/or commission any ancillary works required by a Relevant Authority on the Adjoining Site (save and except any parts of the Adjoining Site that comprise the site of any house erected or permitted to be erected pursuant to an implementable grant of planning permission on the Adjoining Site) and for this purpose to enter and remain upon the Adjoining Site with workmen and others and all necessary plant equipment and apparatus for so long as is necessary to complete such works.
6. Such rights of access to and entry upon those parts of the Adjoining Site (save and except any parts of the Adjoining Site that comprise the site of any house erected or permitted to be erected pursuant to an implementable grant of planning

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David O'Beirne Joseph Stanley Dermot McEvoy Peter Fahy Tony McGovern Norman Fitzgerald Joanne Hyde Sean Greene
Mark Varian Pamela O'Neill Margaret Gorman Peter Curran Steven Rodgers Seán Ryan Aisling Gannon Piaras Power Gerard Ryan
Alan Connell Enda Newton Gavin O'Flaherty Neil O'Mahony Lee Murphy Stephen Barry Cian MacGinley Darragh Blake Marie O'Riordan
Deborah Hutton Lorcan Keenan Marie McGinley Terry O'Malley Peter O'Neill Enda Cullivan Eoin Mac Aodha Julie Galbraith

Consultants: Rory O'Donnell Ciaran Walker Tim Kieley

7238127.1

permission on the Adjoining Site) as are reasonably necessary for the proper enjoyment of the rights set out above, or for the purpose of the maintenance, cleaning, upkeep, repair and reinstatement of the conduits where such works cannot reasonably be carried out without such access or entry.

We are advised that the Adjoining Site is being developed pursuant to planning permission register reference 17/5699 and An Bord Pleanála order reference 300128-17 (together the "**Planning Permission**"), which includes an internal road network which, we are advised, will ultimately connect the Property to the public road (L-2968). On the basis of the above, our client has rights to access and use this internal road network once constructed. In addition, if these works are not completed on the Adjoining Site, our client can seek to enforce its right under point 5 above in order to enter into the Adjoining Site and carry out / complete the internal road network works on the Adjoining Site.

Yours faithfully



Eversheds Sutherland