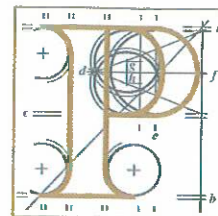


Our Case Number: ABP-313216-22



**An
Bord
Pleanála**

Anna Marie Flanagan
4 Bethune Avenue
Friern Barnet
London N113LE
England

Date: 12 July 2022

Re: 280 no. apartments, creche and associated site works.
Bessborough, Ballinure, Blackrock, Co. Cork. (www.themeadowsshd.ie)

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer to the above application Section 9(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016 as amended provides for the Board to make a decision where no oral hearing is held on an application within 16 weeks beginning on the day the application was lodged with the Board.

Unfortunately, it has not been possible to determine this case within the statutory period referred to above due.

Please be advised that in accordance with section 9(15) of the Act a person shall not question the validity of a decision of the Board where the statutory time period for determining the case has not been met.

The delay in determining the application is regretted. The Board will take all such steps as are open to it to ensure that the application is determined as soon as practicable.

If you have any queries in relation to the above please do not hesitate to contact the undersigned officer of the Board.

Yours faithfully,

Hannah Cullen
Executive Officer
Direct Line: 01-8737246

SHA45 Deferral Letters

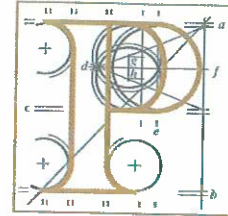
Teil
Glaao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel (01) 858 8100
LoCall 1890 275 175
Fax (01) 872 2684
Website www.pleanala.ie
Email bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Case Number: ABP-313216-22



**An
Bord
Pleanála**

Bessboro Mother & Baby Home
c/o Carmel Cantwell
6 Meadowlands
Upper Rochestown
Cork
T12RW9F

Date: 12 July 2022

Re: 280 no. apartments, creche and associated site works.
Bessborough, Ballinure, Blackrock, Co. Cork. (www.themeadowsshd.ie)

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer to the above application Section 9(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016 as amended provides for the Board to make a decision where no oral hearing is held on an application within 16 weeks beginning on the day the application was lodged with the Board.

Unfortunately, it has not been possible to determine this case within the statutory period referred to above due.

Please be advised that in accordance with section 9(15) of the Act a person shall not question the validity of a decision of the Board where the statutory time period for determining the case has not been met.

The delay in determining the application is regretted. The Board will take all such steps as are open to it to ensure that the application is determined as soon as practicable.

If you have any queries in relation to the above please do not hesitate to contact the undersigned officer of the Board.

Yours faithfully,

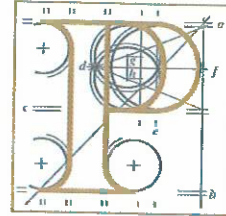
Hannah Cullen
Executive Officer
Direct Line: 01-8737246

SHA45 Deferral Letters

Tel	Tel	(01) 858 8100
Glaao Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

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

Our Case Number: ABP-313216-22



**An
Bord
Pleanála**

Cork City Council
Anglesea Road
Cork
Co. Cork
T12 T997

Date: 12 July 2022

Re: 280 no. apartments, creche and associated site works.
Bessborough, Ballinure, Blackrock, Co. Cork. (www.themeadowsshd.ie)

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer to the above application Section 9(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016 as amended provides for the Board to make a decision where no oral hearing is held on an application within 16 weeks beginning on the day the application was lodged with the Board.

Unfortunately, it has not been possible to determine this case within the statutory period referred to above due.

Please be advised that in accordance with section 9(15) of the Act a person shall not question the validity of a decision of the Board where the statutory time period for determining the case has not been met.

The delay in determining the application is regretted. The Board will take all such steps as are open to it to ensure that the application is determined as soon as practicable.

If you have any queries in relation to the above please do not hesitate to contact the undersigned officer of the Board.

Yours faithfully,

Hannah Cullen
Executive Officer
Direct Line: 01-8737246

SHA45 Deferral Letters

Tel
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

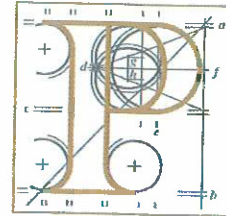
Tel
LoCall
Fax
Website
Email

(01) 858 8100
1890 275 175
(01) 872 2684
www.pleanala.ie
bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Case Number: ABP-313216-22



**An
Bord
Pleanála**

Donnchadh O'Laoghaire
Leinster House
Kildare Street
Dublin 2

Date: 12 July 2022

Re: 280 no. apartments, creche and associated site works.
Bessborough, Ballinure, Blackrock, Co. Cork. (www.themeadowsshd.ie)

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer to the above application Section 9(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016 as amended provides for the Board to make a decision where no oral hearing is held on an application within 16 weeks beginning on the day the application was lodged with the Board.

Unfortunately, it has not been possible to determine this case within the statutory period referred to above due.

Please be advised that in accordance with section 9(15) of the Act a person shall not question the validity of a decision of the Board where the statutory time period for determining the case has not been met.

The delay in determining the application is regretted. The Board will take all such steps as are open to it to ensure that the application is determined as soon as practicable.

If you have any queries in relation to the above please do not hesitate to contact the undersigned officer of the Board.

Yours faithfully,

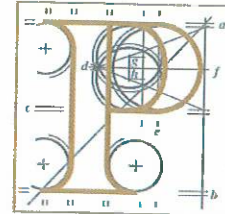
Hannah Cullen
Executive Officer
Direct Line: 01-8737246

SHA45 Deferral Letters

Tel	Tel	(01) 858 8100
Glao Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

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

Our Case Number: ABP-313216-22



**An
Bord
Pleanála**

Estuary View Enterprises
Glandore 3rd floor
City Quater, Lapp's Quay
Co. Cork

Date: 12 July 2022

Re: 280 no. apartments, creche and associated site works.
Bessborough, Ballinure, Blackrock, Co. Cork. (www.themeadowsshd.ie)

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer to the above application Section 9(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016 as amended provides for the Board to make a decision where no oral hearing is held on an application within 16 weeks beginning on the day the application was lodged with the Board.

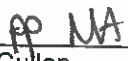
Unfortunately, it has not been possible to determine this case within the statutory period referred to above due.

Please be advised that in accordance with section 9(15) of the Act a person shall not question the validity of a decision of the Board where the statutory time period for determining the case has not been met.

The delay in determining the application is regretted. The Board will take all such steps as are open to it to ensure that the application is determined as soon as practicable.

If you have any queries in relation to the above please do not hesitate to contact the undersigned officer of the Board.

Yours faithfully,



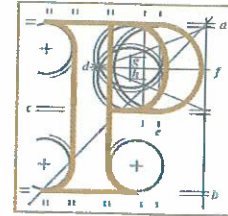
Hannah Cullen
Executive Officer
Direct Line: 01-8737246

SHA45 Deferral Letters

Tel	Tel	(01) 858 8100
Glao Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

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

Our Case Number: ABP-313216-22



**An
Bord
Pleanála**

Irish Water
24-26 Talbot Street
Dublin 1

Date: 12 July 2022

Re: 280 no. apartments, creche and associated site works.
Bessborough, Ballinure, Blackrock, Co. Cork. (www.themeadowsshd.ie)

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer to the above application Section 9(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016 as amended provides for the Board to make a decision where no oral hearing is held on an application within 16 weeks beginning on the day the application was lodged with the Board.

Unfortunately, it has not been possible to determine this case within the statutory period referred to above due.

Please be advised that in accordance with section 9(15) of the Act a person shall not question the validity of a decision of the Board where the statutory time period for determining the case has not been met.

The delay in determining the application is regretted. The Board will take all such steps as are open to it to ensure that the application is determined as soon as practicable.

If you have any queries in relation to the above please do not hesitate to contact the undersigned officer of the Board.

Yours faithfully,

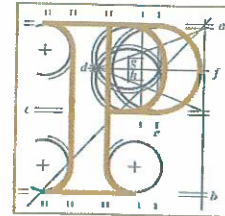
Hannah Cullen
Executive Officer
Direct Line: 01-8737246

SHA45 Deferral Letters

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

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

Our Case Number: ABP-313216-22



**An
Bord
Pleanála**

National Transport Authority
Dun Scéine
Harcourt Lane
Dublin 2
D02 WT20

Date: 12 July 2022

Re: 280 no. apartments, creche and associated site works.
Bessborough, Ballinure, Blackrock, Co. Cork. (www.themeadowsshd.ie)

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer to the above application Section 9(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016 as amended provides for the Board to make a decision where no oral hearing is held on an application within 16 weeks beginning on the day the application was lodged with the Board.


Unfortunately, it has not been possible to determine this case within the statutory period referred to above due.

Please be advised that in accordance with section 9(15) of the Act a person shall not question the validity of a decision of the Board where the statutory time period for determining the case has not been met.

The delay in determining the application is regretted. The Board will take all such steps as are open to it to ensure that the application is determined as soon as practicable.

If you have any queries in relation to the above please do not hesitate to contact the undersigned officer of the Board.

Yours faithfully,

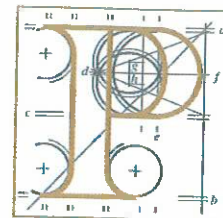

Hannah Cullen
Executive Officer
Direct Line: 01-8737246

SHA45 Deferral Letters

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

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

Our Case Number: ABP-313216-22



**An
Bord
Pleanála**

Peter Horgan
63 Lissadell
Maryborough Hill
Cork

Date: 12 July 2022

Re: 280 no. apartments, creche and associated site works.
Bessborough, Ballinure, Blackrock, Co. Cork. (www.themeadowsshd.ie)

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer to the above application Section 9(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016 as amended provides for the Board to make a decision where no oral hearing is held on an application within 16 weeks beginning on the day the application was lodged with the Board.

Unfortunately, it has not been possible to determine this case within the statutory period referred to above due.

Please be advised that in accordance with section 9(15) of the Act a person shall not question the validity of a decision of the Board where the statutory time period for determining the case has not been met.

The delay in determining the application is regretted. The Board will take all such steps as are open to it to ensure that the application is determined as soon as practicable.

If you have any queries in relation to the above please do not hesitate to contact the undersigned officer of the Board.

Yours faithfully,

Hannah Cullen
Executive Officer
Direct Line: 01-8737246

SHA45 Deferral Letters

Tel
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

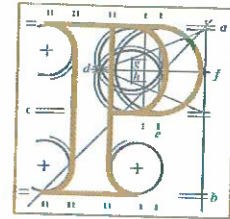
Tel
LoCall
Fax
Website
Email

(01) 858 8100
1890 275 175
(01) 872 2684
www.pleanala.ie
bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Case Number: ABP-313216-22



An
Bord
Pleanála

Transport Infrastructure Ireland
Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street
Dublin 8
D08DK10

Date: 12 July 2022

Re: 280 no. apartments, creche and associated site works.
Bessborough, Ballinure, Blackrock, Co. Cork. (www.themeadowsshd.ie)

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer to the above application Section 9(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016 as amended provides for the Board to make a decision where no oral hearing is held on an application within 16 weeks beginning on the day the application was lodged with the Board.

Unfortunately, it has not been possible to determine this case within the statutory period referred to above due.

Please be advised that in accordance with section 9(15) of the Act a person shall not question the validity of a decision of the Board where the statutory time period for determining the case has not been met.

The delay in determining the application is regretted. The Board will take all such steps as are open to it to ensure that the application is determined as soon as practicable.

If you have any queries in relation to the above please do not hesitate to contact the undersigned officer of the Board.

Yours faithfully,

Hannah Cullen
Executive Officer
Direct Line: 01-8737246

SHA45 Deferral Letters

Tel
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email

(01) 858 8100
1890 275 175
(01) 872 2684
www.pleanala.ie
bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902