



Comhairle Cathrach Chorcaí
Cork City Council

Corporate Affairs and International Relations Directorate
Cork City Council, City Hall, Anglesea Street, Cork, T12 T997 Tel: +353 21 4924000
www.corkcity.ie

BML Duffy Property Group Ltd,
c/o Aiden O'Neill,
Coakley O'Neill Town Planning,
NSC Campus,
Mahon,
Cork.

05/06/2025

WITHOUT PREJUDICE

Re: Consent to include land in Cork City Council control and/or ownership in a proposed planning application at the Former Vita Cortex site, Kinsale Road and Pearse Road, Cork.

Dear Aiden,

I refer to your proposed planning application on behalf of BML Duffy Property Group Limited for a Large-Scale Residential development at the former Vita Cortex site, Kinsale Road and Pearse Road, Cork.

The proposed development is to include a new surface water sewer on Kinsale Road to connect the proposed development to the existing surface water network at the location within the red line boundary area.

I confirm that Cork City Council hereby consents to you including land in its control and/or ownership including the works proposed in your planning application.

As the proposed works for the development have yet to be agreed by the issuing date of this letter, I would like to note that this letter is being issued without prejudice to the actual proposed works which themselves are not required to be agreed prior to the issuing of this letter.

This consent is being issued solely to facilitate this application for planning permission only for the above- mentioned proposed development. Please also note that it is being issued strictly subject and without prejudice to the following:

- (i) Consideration of the said planning application Cork City Council or on appeal by An Bord Pleanála,
- (ii) Adherence to and compliance with all planning conditions, bonds and planning contributions that may apply to the final grant of permission.

It should also be noted that any disposal of lands owned or interest held by Cork City Council, if relevant, will be subject to agreement on price, terms and conditions, title, approval of the Chief



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Executive and the approval of the elected Council under section 183 of the Local Government Act, 2001 where required. Subject thereto, any disposal would be subject to the execution of formal contracts and compliance with the conditions thereof including compliance with the conditions of all relevant planning permissions as required.

Finally, please note that I have no authority expressed or implied to bind Cork City Council and this letter shall not constitute a note or memorandum for the purposes of the provisions of section 51 of the *Land and Conveyancing Law Reform Act, 2009*.

Stephen Fox MRICS
Senior Executive Estates Officer
Corporate and External Affairs
Cork City Council