

Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

Dylan Casey
Hutch O'Malley Consulting Engineers Ltd.,
"The Railway Station",
Patrickswell,
Co. Limerick.

23/12/2021

RE: Section 5 Declaration R627/20 88 North Main Street, Cork

A Chara,

With reference to your request for a Section 5 Declaration at the above named property, I wish to advise as follows, and having regard to:-

- Planning and Development (Amendment) (No.2) Regulation, 2018.
- The particulars received by the Planning Authority on 16th December 2020

The Planning Authority has concluded that--

- The proposal comes within the scope of the definition of 'development' as defined in Section 3 of the Planning and Development Act, 2000 as amended
- The proposal complies with the provisions for exempted development set out in Article 10(6) of the Planning and Development Act, 2000, as amended.

And therefore, the Planning Authority considers that –

- the conversion of an existing unused bank at ground and first floor level to a partial residential use on ground floor comprising 1 no. residential unit and the complete change of use of the first floor for residential use comprising 4 no. residential units **is development and is exempted development**

Is misa le meas,

Kerry Bergin
Development Management Section
Community, Culture and Placemaking Directorate
Cork City Council



We are Cork.

SECTION 5 DECLARATION – PLANNER’S REPORT

File Reference: R 627/20

Description: Whether the conversion of an existing unused bank at ground and first floor level to a partial residential use on ground floor comprising 1 no. residential unit and the complete change of use of the first floor for residential use comprising 4 no. residential units is or is not development and is or is not exempted development.

Applicant: Urban Green Private Ltd.

Location: 88 North Main Street, Cork

Date: 16/12/20

SUMMARY OF RECOMMENDATION

Constitutes development; is exempted development

Purpose of Report

Under Section 5 of the Planning and Development Act, 2000 (as amended), if any question arises as to what, in any particular case, is or is not development and is or is not exempted development within the meaning of the Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.

Site Location

The site is located at 88 North Main Street, Cork. The property is a two storey, multi bay unit, adjacent to St. Peter’s church (RPS: PS219). The building was formerly in use as a bank.

Subject Development

The proposed development subject to this Section 5 declaration request asks the following question of the Planning Authority in respect of the conversion of part of the existing ground floor commercial unit to a residential unit, and the conversion of the first floor from commercial unit to a residential unit. The applicant considers that the development is exempted development as:

- **The change of use would be exempt under S.I. 30/2018 which allows for a change of use of certain vacant commercial premises to residential use by exemption up to 31/12/2021.**

The applicant seeks clarification on whether the above works and use is development and is exempted development.

Relevant Legislation

Planning and Development Act, 2000

Section 3 (1) of the Act defines “*Development*” as, ‘except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land’.

Section 4 of the Act refers to 'Exempted Development' and Subsection (1) sets out categories of development that shall be exempted development for the purposes of this Act. Subsection (1) (h) states the following:

'Development consisting of the carrying out of the works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the of the structure or of neighboring structures'.

Definitions

The definition of "Structure" in the 2000 Act is as follows:

"any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and-

- (a) where the context so admits, includes the land on, in or under which the structure is situate, and
- (b) in relation to a protected structure or proposed protected structure, includes
 - i. the interior of the structure
 - ii. the land lying within the curtilage of the structure
 - iii. any other structures lying within that curtilage and their interiors; and
 - iv. all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (ii)"

Planning and Development (Amendment) (No.2) Regulation, 2018

As an amendment to the Article 10 of the principal regulations of the *Planning and Development Regulation 2001*, Article 10 of Part 4 of the Regulations provides definitions Classes of Uses for the purposes of Exempted Development.

The amendment broadens the availability for exempted development for change of use to residential use from Class 1, 2, 3 or 6 of Part to Schedule 1. Class 2a is defined as "*financial Services*".

Under the amendment of the regulations, the proposed development for residential use, and any related works shall be exempted development for the purposes of the Act, subject to the conditions and limitations set out in paragraph (d) which is as follows:

- (i) The development is commenced and completed during the relevant period.
- (ii) Subject to sub-paragraph (iii), any related works, including works as may be required to comply with sub-paragraph (vii), shall affect only the interior of the structure and shall not materially affect the external appearance of the structure so as to render its appearance inconsistent with the character of the structure or of neighbouring structures.
- (iii) Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighbouring structures.
- (iv) No development shall consist of or comprise the carrying out of works to the ground floor area of any structure which conflicts with any objective of the relevant local authority development plan or local area plan, pursuant to the Part 1 of the First Schedule to the Act, for such to remain in retail use, with the exception of any works the purpose of which is to solely provide on street access to the upper floors of the

structure concerned.

(v) No development shall consist of or comprise the carrying out of works which exceeds the provision of more than 9 residential units in any structure.

(vi) Dwelling floor areas and storage spaces shall comply with the minimum floor area requirements and minimum storage space requirements of the "Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities" issued under section 28 of the Act or any subsequent updated or replacement guidelines.

(vii) Rooms for use, or intended for use, as habitable rooms shall have adequate natural lighting. 4 [30]

(viii) No development shall consist of or comprise the carrying out of works to a protected structure, as defined in section 2 of the Act, save where the relevant planning authority has issued a declaration under section 57 of the Act to the effect that the proposed works would not materially affect the character of the structure or any element, referred to in section 57(1)(b) of the Act, of the structure.

(ix) No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.

(x) No development shall relate to any structure in any of the following areas:

(I) an area to which a special amenity area order relates;

(II) an area of special planning control;

(III) within the relevant perimeter distance area, as set out in Table 2 of Schedule 8, of any type of establishment to which the Major Accident Regulations apply.

(xi) No development shall relate to matters in respect of which any of the restrictions set out in subparagraph (iv), (vii), (viiA), (viiB), (viiC), (viii) or (ix) of article 9(1)(a), or paragraph (c) or (d) of article (9)(1), would apply.

(xii) No development shall consist of or comprise the carrying out of works for the provision of an onsite wastewater treatment and disposal system to which the code of practice made by the Environmental Protection Agency pursuant to section 76 of the Environmental Protection Agency Act 1992 relates and entitled Code of Practice — Wastewater Treatment and Disposal Systems Serving Single Houses together with any amendment to that Code or any replacement for it.

Ministerial Guidelines

The document *Sustain Urban Housing: Design Standards for New Apartment Guidelines for Planning Authorities* (March 2018) is of relevance here. The guidelines specify minimum floor areas for residential units. Specific Planning Policy Requirement 3 requires the following:

Specific Planning Policy Requirement 3

Minimum Apartment Floor Areas:

- Studio apartment (1 person) 37 sq.m
- 1-bedroom apartment (2 persons) 45 sq.m
- 2-bedroom apartment (4 persons) 73 sq.m
- 3-bedroom apartment (5 persons) 90 sq.m

Land use zoning

The Cork City Development Plan 2015-2021 ("The Development Plan") establishes the following:

ZO 1 City Centre Retail Area (CCRA)

Objective: To provide for the protection, upgrading and expansion of retailing, in particular higher order comparison retailing, as well as a range of other supporting uses in the City Centre retail area.

The site is located within the North Main Street Architectural Conservation Area where objective 9.29 seeks to preserve and enhance designated Architectural Conservation Areas in the city.

Planning History

On this site:

TP 01/25668: – Permission was granted on 8th February 2002 to replace the existing fascia signage with new signage to match, subject to 3 no. conditions set out as follows;

1. The development shall be carried out in accordance with the drawings and specifications submitted to the Planning Authority on 05/11/01 except where altered or amended by conditions in this permission
Reason: To enable the Planning Authority to check the proposed development when completed
2. (a) Signs which overhang footpath shall not be lower than 2.1 meters off ground to Cork Corporation's satisfaction
(b) Sign shall not cause glare on traffic to Cork Corporation's satisfaction
Reason: In the interest of road traffic and pedestrian safety.

TP 75/5544: Permission granted on 10th November 1975 for the conversion of a shop to a bank at no. 88/89 North Main Street, Cork, subject to 3 no. conditions, set out as follows;

1. The developer to make a contribution of £800 to Cork Corporation towards the cost of works viz. provision of car parking spaces facilitating the proposed development subject to:
 - a. Where the proposed works are not commenced within 7 years of completion of the development, the Planning Authority shall return the contribution
 - b. Where the proposed works are, within the said period are carried out in part only or in such manner as to facilitate the development to a lesser extent, the Planning Authority shall return a proportionate part of the contribution.
 - c. The Planning Authority shall pay interest on the contribution as long as and in so far as it is retained unexpended by the Local Authority.Reason: Adequate and efficient car parking cannot be provided within the site carilage. This contribution is to fund for the provision of by the Corporation of car parking facilities adjacent to the city centre. The proposed parking areas will facilitate the development.
2. Details of proposed external finishes must be submitted to and approved by the Planning Authority before commencement of development.
Reason: In the interests of the proper planning and sustainable development of the area
3. The figures "88/89" must be included in the ground floor frontage.
Reason: To facilitate identification.

Sub-threshold EIS

Having regard to the contents of Article 103 (as amended by Article 14 of the Planning and Development (Amendment) (No3) Regulations 2011) and Schedule 7 of the Planning and Development Regulations 2001 (as amended) it is considered that the proposed development by reason of its nature, scale and location would not be likely to have significant effects on the environment. Accordingly it is considered that an EIS is not required to be submitted.

Appropriate Assessment

The relevant European sites are the Cork Harbour SPA (Site Code 004030) and the Great Island Channel cSAC (site code 001058). Having regard to its nature, scale and location it is considered that the proposed development would not affect the integrity of the sites referred to. Accordingly it is considered that a Natura impact statement for the purposes of Article 6 of the Habitats Directive is not required to be submitted.

Assessment

Is the proposal "Development"?

As per definition of "*development*" in Section 3 (1) of the Planning and Development Act 2000 (as amended), the issues of works and material change of use proposed by this development will be assessed to determine the planning status of the proposed development.

Works

The proposed change of use requires the carrying out of internal works. These works will be carried out within the interior of the structure (the building itself) and would therefore be considered as internal works. Having regard to the provisions set out in Section 4 (1) (h) of the Act, these internal works would not materially affect the external appearance of the structure. In addition, it can be stated that these internal works would not render the appearance as inconsistent with the character of the structure or of neighboring structures and would therefore be considered exempted development under this section of the Act.

Material Change of use

The established use of the planning unit subject to this Section 5 request is as a bank. The Planning and Development Regulations 2001 (as amended) define this use "financial services" in Part 4 of Schedule 2, where 11 different classes of use are listed. Class 2 is defined as "*Use for the provisions of: (a) Financial Services, (b) professional services (other than health or medical services), (c) any other services (including use as a betting office), where the services are provided principally to visiting members of the public.*".

The proposed residential use is not within the same class use as the established use and would therefore constitute a material change of use and would be considered as constituting "development" as defined in the Act.

It is noted that the permitted use as a bank (Class 2a) is in the same class of use as the Professional Services (Class 2 b) and on this basis, the proposed partial change of use from bank to professional service is not a material change of use.

Is the proposal exempted development?

The planning agent for the applicant has submitted an assessment of the proposed development as part of this Section 5 declaration request. It is asserted that the change of use is exempted development having regard to:

- Planning and Development (Amendment) (no. 2) Regulations 2018 which provides for exempted development for the change of use from certain class uses (Includes Class 2, Use as financial services) to residential use.

The established use (now vacant) of the planning unit was as a bank. The vacancy has been in excess of 2 years. Notwithstanding any other considerations, the change of use from a bank (Class 2a) to residential use would be exempt under the regulations as amended. This satisfies Article 10(6)(b) of the Regulations.

It is noted that the structure concerned was constructed prior to the introduction of the legislation, was previously in use a financial institution (class 2) and was vacant for a period of more than 2 years prior to the commencement of the proposed development. In this regard, the proposed development satisfies Article 10(6)(c) of the Regulations.

It is stated that the development is underway, will involve only interior works and will not materially affect the external appearance of the structure. The proposed residential use is consistent with the zoning objective for the site which is zoned City Centre Retail Area. 5 no. residential units in total are provided as part of the proposed development.

The applicants have submitted that the proposed development accords with *Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities*, in terms of minimum floor areas. In addition, dedicated storage areas have been provided, as well as private amenity space being provided to the rear of the structure. Adequate natural lighting has been provided for habitable rooms.

It is not considered that the proposed development is not restricted by the exempted development restrictions set out in Article 9 of the Regulations.

In this regard, it is considered that the proposed development complies with the exempted development provisions set out in Planning and Development (Amendment) (No.2) Regulation, 2018.

Recommendation

Having regard to: In view of the above, and having regard to-

- Planning and Development (Amendment) (No.2) Regulation, 2018.
- The particulars received by the Planning Authority on 16th December 2020

The Planning Authority has concluded that –

- The proposal comes within the scope of the definition of 'development' as defined in Section 3 of the Planning and Development Act, 2000 as amended

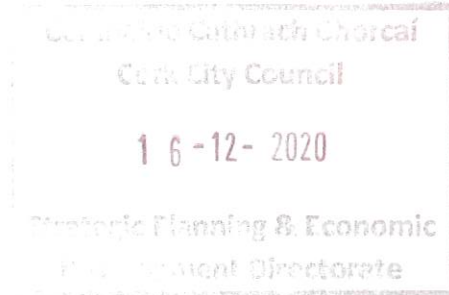
- The proposal complies with the provisions for exempted development set out in Article 10(6) of the Planning and Development Act, 2000, as amended.

And therefore, the Planning Authority considers that –

- the conversion of an existing unused bank at ground and first floor level to a partial residential use on ground floor comprising 1 no. residential unit and the complete change of use of the first floor for residential use comprising 4 no. residential units **is development** and **is exempted development**

Sinéad Kearney
Assistant Planner

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Patrickswell, Co Limerick.
V94 A8N2
☎: 061-320260
E: admin@HutchOMalley.ie



Sinead Kearney
Cork City Council
Planning Department
Cork City Council, City Hall, Anglesea Street, Cork
Our Ref: 20108/DC/DOM
09th December 2020

Re: Material Alterations to part of the existing ground floor layout as part of proposed internal renovation, and partial Material Change of Use of the remaining ground floor area, and entire first floor layout from commercial to residential (apartments), and all ancillary works at 88 North Main Street, Cork.

Dear Sinead,

Further to our discussion and the correspondence from the Local Authority dated the 01/12/20 regarding the Section 5 Declaration R616/20 Application at 88 North Main Street, Cork City, Cork, two items were highlighted specifically:

1. **Article 10(6) (d) (vi)** - Dwelling floor areas and storage spaces shall comply with the minimum floor area requirements and minimum storage space requirements of the "Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities" issued under section 28 of the Act or any subsequent updated or replacement guidelines.
2. **Article 10(6) (d) (vii)** - Rooms for use, or intended for use, as habitable rooms shall have adequate natural lighting.

It should be noted however, that the entire building is to be occupied by the Peter McVerry Trust, which is a national housing and homeless charity committed to reducing homelessness and the harm caused by substance misuse and social disadvantage. Therefore, the ground floor commercial area, is ancillary to the apartments and the occupants therein, is essential to provide a communal safe space for support services like counselling, group activities, and well-being checks etc. Many occupants would already have issues with isolation, and would actually be a potential harm to themselves in an isolated atmosphere, and therefore emphasis has been placed here to encourage a more communal living environment. In this regard, it is my opinion that the commercial area can be considered as "communal area space," while a large garden at the rear provides adequate "private & communal amenity space." Storage is also provided to the rear of the building rather than in the apartments.

A recent statement from the Local Authority states that, "*Dereliction and vacancy remain, and new challenges have been presented by Covid-19. Given this, Cork City Council wishes to develop a new five-year action plan to address land use and economics of the City Centre, to ensure it is developed as a vibrant and viable core of Metropolitan Cork.*" It is my opinion that the building and



proposed layout align with the Local Authority's mission statement and the emerging push to revitalise this area of the city..

In the case where minor flexibility to the general requirements may be required, it would be at the discretion of the Local Authority in accordance with "Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018 which states that, "Flexibility shall apply in relation to the provision of a proportion of the storage and private amenity space associated with individual units as set out in Appendix 1 and in relation to the provision of all of the communal amenity space as set out in Appendix 1, on the basis of the provision of alternative, compensatory communal support facilities and amenities within the development. This shall be at the discretion of the planning authority. In all cases the obligation will be on the project proposer to demonstrate the overall quality of the facilities provided and that residents will enjoy an enhanced overall standard of amenity." In this regard, it is my opinion that any alternative provisions to communal amenity/private amenity/or storage areas however minor have been so consciously, to cater better towards the proposed occupants, and therefore improving the overall quality of residence on site.

With regard to the information previously submitted to the Local Authority, I acknowledge that the details as originally presented may require additional clarity, please see below the following responses which shall confirm that all of the aforementioned criteria is satisfied.

1. Article 10(6) (d) (vi)

Please note that the building is existing and therefore excess space is limited, however the internal layout as proposed, shall conform with all necessary floor areas, room widths, and provisions for storage as required in accordance with Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018. Please see the clarification of each apartment below, as well as drawing 20108-BTR-01 which is enclosed.

Ground Floor Apartment 01 (One Bedroom)	
Minimum total floor area required = 45m ²	Proposed total floor area = 47.868m ²
Minimum aggregate floor area of living / dining / kitchen area floor required = 23m ²	Proposed total aggregate living / dining / kitchen floor area= 23.183m ²
Minimum width of living/dining room required = 3.3m	Proposed total width of living/dining room = 5.03m
Minimum width of bedroom required = 2.1m	Proposed width of bedroom = 3.520m
Minimum bedroom floor area = 7.1m ²	Proposed bedroom floor area = 12.08m ²
Minimum aggregate bedroom floor areas = 11.4m ²	Proposed aggregate bedroom floor area = 12.08m ²
Minimum storage space requirements = 3.0m ²	Proposed storage space requirements = 3m ²
Minimum floor areas for private amenity space = 5.0m ²	Proposed floor areas for private amenity space = 66.072m ² (total rear garden area excluding ramp)
Minimum floor areas for communal amenity space = 5.0m ²	Minimum floor areas for communal amenity space = 131.00m ² (total ancillary commercial area)



*Storage area for one bed apartment 01 provided within apartment footprint

First Floor Apartment 02 (Studio)	
Minimum total floor area required = 37m ²	Proposed total floor area = 37.173m ²
Minimum aggregate floor area of living / dining / kitchen area required = 30m ²	Proposed total aggregate floor area = 37.173m ²
Minimum width of living/dining room required = 4.0m	Proposed total width of living/dining room = 6.921m
Minimum width of bedroom required = 4.0m	Proposed width of bedroom = 6.921m
Minimum bedroom floor area = 30.0m ²	Proposed bedroom floor area = 37.173m ²
Minimum storage space requirements = 3m ²	Proposed storage space requirements = 3.45m ² *
Minimum floor areas for private amenity space = 4.0m ²	Proposed floor areas for private amenity space = 66.072m ² (total rear garden area excluding ramp)
Minimum floor areas for communal amenity space = 4m ²	Minimum floor areas for communal amenity space = 131.00m ² (total ancillary commercial area)

*Storage area for studio apartments provided in ground floor designated storage area

First Floor Apartment 03 (Studio)	
Minimum total floor area required = 37m ²	Proposed total floor area = 37.309m ²
Minimum aggregate floor area of living / dining / kitchen area required = 30m ²	Proposed total aggregate floor area = 37.309m ²
Minimum width of living/dining room required = 4.0m	Proposed total width of living/dining room = 6.505m
Minimum width of bedroom required = 4.0m	Proposed width of bedroom = 6.505m
Minimum bedroom floor area = 30.0m ²	Proposed bedroom floor area = 37.309m ²
Minimum storage space requirements = 3m ²	Proposed storage space requirements = 3.45m ² *
Minimum floor areas for private amenity space = 4.0m ²	Proposed floor areas for private amenity space = 66.072m ² (total rear garden area excluding ramp)
Minimum floor areas for communal amenity space = 4m ²	Minimum floor areas for communal amenity space = 131.00m ² (total ancillary commercial area)

*Storage area for studio apartments provided in ground floor designated storage area

First Floor Apartment 04 (Studio)	
Minimum total floor area required = 37m ²	Proposed total floor area = 38.416m ²
Minimum aggregate floor area of living / dining / kitchen area required = 30m ²	Proposed total aggregate floor area = 38.416m ²
Minimum width of living/dining room required = 4.0m	Proposed total width of living/dining room = 6.475m
Minimum width of bedroom required = 4.0m	Proposed width of bedroom = 6.475m
Minimum bedroom floor area = 30.0m ²	Proposed bedroom floor area = 38.416m ²
Minimum storage space requirements = 3m ²	Proposed storage space requirements = 3.45m ² *
Minimum floor areas for private amenity space = 4.0m ²	Proposed floor areas for private amenity space = 66.072m ² (total rear garden area excluding ramp)
Minimum floor areas for communal amenity space = 4m ²	Minimum floor areas for communal amenity space = 131.00m ² (total ancillary commercial area)

*Storage area for studio apartments provided in ground floor designated storage area

First Floor Apartment 05 (Studio)	
Minimum total floor area required = 37m ²	Proposed total floor area = 36.890m ²
Minimum aggregate floor area of living / dining / kitchen area required = 30m ²	Proposed total aggregate floor area = 36.890m ²
Minimum width of living/dining room required = 4.0m	Proposed total width of living/dining room = 7.741m
Minimum width of bedroom required = 4.0m	Proposed width of bedroom = 7.741m
Minimum bedroom floor area = 30.0m ²	Proposed bedroom floor area = 38.890m ²
Minimum storage space requirements = 3m ²	Proposed storage space requirements = 3.45m ² *
Minimum floor areas for private amenity space = 4.0m ²	Proposed floor areas for private amenity space = 66.072m ² (total rear garden area excluding ramp)
Minimum floor areas for communal amenity space = 4m ²	Minimum floor areas for communal amenity space = 131.00m ² (total ancillary commercial area)

*Storage area for studio apartments provided in ground floor designated storage area

2. Article 10(6) (d) (vii)

With regard to Article 10(6) (d) (vii), I can confirm that while the proposal will provide adequate natural lighting throughout all apartments as required. It has come to my attention that an existing window which shall provide natural light specifically to the



kitchen/living area of Apartment 01 was included on the elevations, but omitted from the floor plan drawings. This is due to the fact that the window sits between floors, i.e. above the ground floor flat roof above the bedroom area, and beneath the first floor level, and hence it was not shown on either plan drawing. I have rectified this, please see the attached drawing 20108-BTR-01 which clearly shows the location of the window which I can confirm measures I can also confirm that all other apartments have adequate natural lighting sources, provided either by a traditional windows, or rooflights as shown. It should also be noted that the apartments have been arranged specifically to ensure the bedrooms in Apartments 02 & 05 are located against the rear wall, to provide escape windows to occupants to cater for fire escape.

I hope this information proves satisfactory, should you require anything further please do not hesitate to contact me at any time.

Yours sincerely,

Dylan Casey B.Eng B.SC MA

Hutch O'Malley Consulting Ltd.

3. Are you aware of any enforcement proceedings connected to this site?

If so please supply details:

N/A

4. Is this a Protected Structure or within the curtilage of a Protected Structure? N/A

If yes, has a Declaration under Section 57 of the Planning & Development Act 2000 been requested or issued for the property by the Planning Authority?

5. Was there previous relevant planning application/s on this site?

If so please supply details:

6. APPLICATION DETAILS

Answer the following if applicable. Note: Floor areas are measured from the inside of the external walls and should be indicated in square meters (sq. M)

(a) Floor area of existing/proposed structure/s	389.95 (Total Existing)
(b) If a domestic extension, have any previous extensions/structures been erected at this location after 1 st October, 1964, (including those for which planning permission has been obtained)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please provide floor areas. (sq m) N/A
(c) If concerning a change of use of land and / or building(s), please state the following:	
Existing/ previous use (please circle)	Proposed/existing use (please circle)
Unoccupied (Commercial / Residential)	Commercial / Residential
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8. LEGAL INTEREST

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner X	B. Other
Where legal interest is 'Other', please state your interest in the land/structure in question		
If you are not the legal owner, please state the name and address of the owner if available		

9. I / We confirm that the information contained in the application is true and accurate:

Signature: 

Date: 11/12/20

CONTACT DETAILS

10. Applicant:

Name(s)	Urban Green Private Ltd.
Address	88 North Main Street, Cork City, Cork ----- ----- -----

11. Person/Agent acting on behalf of the Applicant (if any):

Name(s):	Dylan Casey	
Address:	Hutch O'Malley Consulting Engineers Ltd "The Railway Station," Patrickswell, Co. Limerick ----- -----	
Telephone:	[REDACTED]	
E-mail address:	[REDACTED]	
Should all correspondence be sent to the above address? <small>(Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)</small>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

12. ADDITIONAL CONTACT DETAILS

The provision of additional contact information such as email addresses or phone numbers is voluntary and will only be used by the Planning Authority to contact you should it be deemed necessary for the purposes of administering the application.

ADVISORY NOTES:

<p>The application must be accompanied by the required fee of €80</p> <p>The application should be accompanied by a site location map which is based on the Ordnance Survey map for the area, is a scale not less than 1:1000 and it shall clearly identify the site in question.</p> <p>Sufficient information should be submitted to enable the Planning Authority to make a decision. If applicable, any plans submitted should be to scale and based on an accurate survey of the lands/structure in question.</p> <p><i>The application should be sent to the following address:</i></p> <p style="text-align: center;">The Development Management Section, Community, Culture & Placemaking Directorate, Cork City Council, City Hall, Anglesea Street, Cork.</p>
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- The Planning Authority may require further information to be submitted to enable the authority to issue the declaration.
- The Planning Authority may request other person(s) other than the applicant to submit information on the question which has arisen and on which the declaration is sought.
- Any person issued with a declaration may on payment to An Bord Pleanála refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.
- In the event that no declaration is issued by the Planning Authority, any person who made a request may on payment to the Board of such a fee as may be prescribed, refer the question for decision to the Board within 4 weeks of the date that a declaration was due to be issued by the Planning Authority.

The application form and advisory notes are non-statutory documents prepared by Cork City Council for the purpose of advising as to the type information is normally required to enable the Planning Authority to issue a declaration under Section 5. This document does not purport to be a legal interpretation of the statutory legislation nor does it state to be a legal requirement under the Planning and Development Act 2000 as amended, or Planning and Development Regulations 2001 as amended.

DATA PROTECTION: The use of the personal details of planning applicants, including for marketing purposes, may be unlawful under the Data Protection Act 1988-2003 and may result in action by the Data Protection Commissioner against the sender, including prosecution.