

Comhairle Cathrach Chorcaí Cork City Council

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

Nora Irwin,
c/o J.E. Keating & Associates,
Office 4,
Holbar House,
East Douglas,
Cork T12 X300

11/05/2022

RE: Section 5 Declaration R694/21 10 Grand Parade, Cork T12
WF72

A Chara,

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

In view of the above and having regard particularly to —

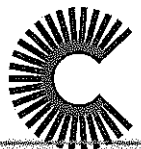
- Article 9 (1) (a) (i) of the Planning and Development Regulations, 2001 (as amended).
- The particulars received by the Planning Authority on 26/10/2021 and 13/04/2022

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

And therefore, the Planning Authority considers that —

- The existing use **is development** and **is exempted development**



We are Cork.

Is mise le meas,

Kate Magner

**Kate Magner
Development Management Section
Community, Culture and Placemaking Directorate
Cork City Council**



SECTION 5 DECLARATION – PLANNER’S REPORT

File Reference: R 694/21

Question/Declaration

Details:

Planning permission is not required for the premises, mainly the first and second floors, as the primary use prior to 1963 up to the present day was in use as a dental practice

Applicant: Nora Irwin

Location: 10 Grand Parade, Cork

Date: 04/05/2022

SUMMARY OF RECOMMENDATION

Is development, is exempted development

This report should be read in conjunction with the previous planner’s report dated. 02/12/2021. The applicant was requested to submit further information for the following in order to progress the planning assessment of this Section 5 application. The further information request was as follows:

- 1. It is noted that a statement has been supplied in response to Q2 of the application form. A specific question must be asked as opposed to the statement submitted (planning permission is not required for the use of the ground, first and second floors as a dental practice that has been used as a dental practice for more than 40 years). Please refer to the wording as set out in Section 5 (1) of the Planning and Development Act 2000 (as amended) and submit a question (within the meaning of this Act) to the Planning Authority, for example: Is the change of use from “x” (see point 3 below) to a dental surgery development and if so, is it exempted development.*
- 2. The above statement refers to a ground floor and no plans of same have been submitted. Please submit the ground floor plans.*
- 3. The applicant states that the dental practice has been operation for “more than 40” years. Applicant is required to clarify the prior use of the ground floor, first floor and second floor of this property before it became used for a dental practice.*
- 4. (i) Applicant should submit any grant of permission which exists for the dental practice.
(ii) Applicant shall confirm with evidence if the dental practice was in situ and operational prior to the 1963 Planning and Development Act being adopted.*

The applicant submitted a response on 13/04/2022 which included a cover letter and a resubmission and update of the Section 5 application form.

In the cover letter response, the applicant advises that they are making a declaration, (rather than a question) on the planning status of the use of the dental practice on the 1st and 2nd floors of the building as a dental practice. The applicant also confirms that the dental practice does not operate from the ground floor and that there is along established retail use (pharmacy on the ground floor). The only element of the ground floor relating to the dental practice use is the ground floor access to the 1st and 2nd floors of the building. The applicant has also confirmed that the premises (1st and 2nd floors) were in use as a dental practice prior to 1963 by another dentist but no planning documentation is available to provide evidence of same.

Assessment of Further Information:

Having regard to the declaration being put to the Planning Authority, I think it is reasonable to accept that the dental practise use of the 1st and 2nd floor levels of this building is established prior to 1963. The applicant is not proposing a change of use, but seeks a declaration that the current use is exempt from requiring planning permission i.e. exempted development.

The matter for consideration and assessment is whether the existing use of the 1st and 2nd floors of the building as a dental practice requires the benefit of planning permission. There is no change of use being proposed and the applicants have established, within reason, that the current use is in situ since prior to 1963.

From the record of the building (Ref 20513125) on the National Inventory of Built Heritage (NIAH), the property of 10 Grand Parade was built in approx. 1790 – 1810 and would have had an original use as a house. The NIAH record shows that the alterations to the ground floor and shopfront occurred in approx. 1975. The use of the 1st and 2nd floors as a dental practise would be a material change of use from the original use of the building from residential to a dental practice.

The change of use would be considered development when the existing dental practise use commenced, but this is not what is being sought a declaration on for this application. The matter for assessment is whether the existing use requires planning permission.

In my view, having regard to the length of time of the dental practice use at this property, with no evidence that the use had been abandoned and recommenced in that time, and the fact that the use does not contravene any condition of planning permission associated with the building, it is exempted development. This would be having regard to the provisions of Article 9(1) (a) (i) of the Planning and Development Regulations, 2001 (as amended).

Conclusion

Having regard to:

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

- Article 9 (1) (a) (i) of the Planning and Development Regulations, 2001 (as amended).
- The particulars received by the Planning Authority on 26/10/2021 and 13/04/2022

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

And therefore, the Planning Authority considers that –

- The existing use **is development** and **is exempted development**

Gwen Jordan McGee
Senior Executive Planner

11/05/2022

Nora Irwin,
c/o J.E Keating & Associates,
Office 4,
Holbar House,
East Douglas,
T12 X300

2nd December 2021

RE: R683/21 – Section 5 Declaration
Property: 10 Grand Parade, Cork, T12 WF72

Dear Sir/Madam,

With reference to your request for a section 5 Declaration at the above named property, I am advised to request further information in relation to:

1. It is noted that a statement has been supplied in response to Q2 of the application form. A specific question must be asked as opposed to the statement submitted (planning permission is not required for the use of the ground, first and second floors as a dental practice that has been used as a dental practice for more than 40 years). Please refer to the wording as set out in Section 5 (1) of the Planning and Development Act 2000 (as amended) and submit a question (within the meaning of this Act) to the Planning Authority, for example: Is the change of use from "x" (see point 3 below) to a dental surgery development and if so, is it exempted development.
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4. (i) Applicant should submit any grant of permission which exists for the dental practice.
(ii) Applicant shall confirm with evidence if the dental practice was in situ and operational prior to the 1963 Planning and Development Act being adopted.

Yours faithfully,



Aine O'Leary
Assistant Staff Officer
Community, Culture and Placemaking
Cork City Council

COMHAIRLE CATHRACH CHORCAÍ
CORK CITY COUNCIL

Community, Culture & Placemaking Directorate,
Cork City Council, City Hall, Anglesea Street, Cork.

R-Phost/E-Mail planning@corkcity.ie
Fón/Tel: 021-4924564/4321
Líonra/Web: www.corkcity.ie

SECTION 5 DECLARATION APPLICATION FORM
under Section 5 of the Planning & Development Acts 2000 (as amended)

1. POSTAL ADDRESS OF LAND OR STRUCTURE FOR WHICH DECLARATION IS SOUGHT

10 GRAND PARADE CORK T12 WF72

2. QUESTION/ DECLARATION DETAILS

PLEASE STATE THE SPECIFIC QUESTION FOR WHICH A DECLARATION IS SOUGHT:

Sample Question: Is the construction of a shed at No 1 Wall St, Cork development and if so, is it exempted development?

Note: only works listed and described under this section will be assessed under the section 5 declaration.

we are declaring that planning permission is not required for this premises , mainly the first and second floors, as the primary use prior to 1963 up to the present day was in use as a dental practice.

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:

(Use additional sheets if required).

Please see attached drawings showing the entry level, first and second floors that set out the extent of the current dental practice use

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?

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?

NO

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

If so please supply details:

N/A

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	140 sqm
(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 area: _____ (sq m)
(c) If concerning a change of use of land and /or building(s), please state the following:	
Existing/ previous use (please circle) - DENTAL PRACTICE	Proposed/existing use (please circle) - DENTAL PRACTICE

7. APPLICANT/ CONTACT DETAILS

Name of applicant (principal, not agent):	Nora Irwin	
Applicants Address	10 GRAND PARADE, CORK T12 WF72	
Person/Agent acting on behalf of the Applicant (if any):	Name:	J.E. Keating & Associates

	Address:	Office 4, Holbar House, East Douglas, Cork T12 X300
	Telephone:	021 4362506
	Fax:	
	E-mail address:	paul@keatingarchitects.ie
Should all correspondence be sent to the above address? (Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. LEGAL INTEREST

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner <input checked="" type="checkbox"/>	B. Other <input type="checkbox"/>
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		

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

Signature: J. Wolke Date: 11/04/2022

ADVISORY NOTES:

The application must be accompanied by the required fee of €80

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.

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/s tructure in question.

The application should be sent to the following address:

**The Development Management Section, Community, Culture & Placemaking Directorate,
Cork City Council, City Hall, Anglesea Street, Cork.**

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- 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.
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SECTION 5 DECLARATION APPLICATION FORM
under Section 5 of the Planning & Development Acts 2000 (as amended)

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10 GRAND PARADE CORK T12 WF72

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Sample Question: *Is the construction of a shed at No 1 Wall St, Cork development and if so, is it exempted development?*

Note: only works listed and described under this section will be assessed under the section 5 declaration.

we are declaring that planning permission is not required for this premises , mainly the first and second floors, as the primary use prior to 1963 up to the present day was in use as a dental practice.

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:
(Use additional sheets if required).

Please see attached drawings showing the entry level, first and second floors that set out the extent of the current dental practice use

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If so please supply details:

N/A

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Applicants Address	10 GRAND PARADE, CORK T12 WF72	
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	Address:	Office 4, Holbar House, East Douglas, Cork T12 X300
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	E-mail address:	paul@keatingarchitects.ie
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The application must be accompanied by the required fee of €80

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J. Walsh

Date: 11/04/2022

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Comhairle Cathrach Chorcaí

Cork City Council

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2nd December 2021

RE: R683/21 – Section 5 Declaration
Property: 10 Grand Parade, Cork, T12 WF72

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Yours faithfully,

Áine O'Leary
Assistant Staff Officer
Community, Culture and Placemaking
Cork City Council



We are Cork.

PLANNER'S REPORT Ref. R694/21		Cork City Council Development Management Strategic Planning and Economic Development
Application type	Section 5 Declaration	
Description	<i>"Planning is not required for the use of the ground, 1st and 2nd floor as a dental practice that has been used as a dental practice for more than 40 years"</i>	
Location	10 Grand Parade	
Applicant	Nora Irwin	
Date	02/12/2021	
Recommendation	<i>Further Information to be requested.</i>	

In this report 'the Act' means the Planning and Development Act 2000 (as amended) and 'the Regulations' means the Planning and Development Regulations 2001 (as amended), unless otherwise indicated.

1. Requirements for a Section 5 Declaration

Section 5(1) of the Planning and Development Act 2000 as amended states,

5.—(1) If any question arises as to what, in any particular case, is or is not development or is or is not exempted development within the meaning of this 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.

The requirements for making a section 5 declaration are set out in the Act.

2. The Question before the Planning Authority

In framing the question to the planning authority, the applicant states in Q2 of the application form:

"Planning is not required for the use of the ground, 1st and 2nd floor as a dental practice that has been used as a dental practice for more than 40 years"

3. ENVIRONMENTAL ASSESSMENT

3.1 Screening for Environmental Impact Assessment

Having regard to the contents of Article 103 (as amended by Article 14 of the Planning and Development (Amendment) (No 3) 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 environmental impact statement is not required to be submitted.

3.2 Screening for Appropriate Assessment

Section 177U (9) of the Act requires planning authorities to screen applications for a section 5 declaration for appropriate assessment. The provisions of the *Habitats Directive*, the *Appropriate Assessment Guidelines for Planning Authorities 2009* (revised 2010) and the Act are noted. The relevant European sites are the Cork Harbour SPA (site code 004030) and the Great Island Channel cSAC (site code 001058). Having regard to the location of the proposed development site relative to these European sites and related watercourses and to the nature and scale of the proposed development it is considered that the proposed development would not affect the

integrity of the European sites referred to above. Accordingly, it is considered that appropriate assessment is not required.

4. Site Description

The property in question is a four-storey terraced dwelling in the city centre. Currently here is a pharmacy at ground level (Lloyds).

5. Planning History

One planning applications are referred to which are both attached to this site:

This is summarised as follows:

CCC# Ref	
03/27390	Permission granted to replace existing shopfront

6. Legislative Provisions

6.1 *The Act*

Section 2(1),

“works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 3(1),

In this Act, “development” means, 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(1)(h),

The following shall be exempted developments for the purposes of this Act-development consisting of the carrying out of 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 structure or of neighbouring structures;

Section 4(2),

Section 4(2) provides that the Minister may, by regulations, provide for any class of development to be exempted development. The principal regulations made under this provision are the Planning and Development Regulations 2001-2013.

Section 5(1),

(See section 1 of this report)

Section 177U (9) (screening for appropriate assessment)

In deciding upon a declaration or a referral under section 5 of this Act a planning authority or the Board, as the case may be, shall where appropriate, conduct a screening for appropriate assessment in accordance with the provisions of this section.

6.2 The Regulations

Article 6 (1)

Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

Article 9 (1)

Development to which article 6 relates shall not be exempted development for the purposes of the Act –

- (a) (i) if the carrying out of such development would... contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,
- (a) (viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,

Article 10 (1)

Development which consists of a change of use within any one of the classes of use as specified in Part 4 of Schedule 2, shall be exempted development for the purposes of the Act, provided that the development, if carried out would not –

- (c) be inconsistent with any use specified or included in such a permission, or
- (d) be development where the existing use is an unauthorised use, save where the change of use consists of resumption of a use which is not unauthorised and which has not been abandoned

Class 2 of Part 4 of Schedule 2

Use for the provision of –

- (a) financial services
- (b) professional services (other than health or medical services)
- (c) any other service (including use as a betting shop),

where services are provided principally to visiting members of the public.

7. ASSESSMENT

6.1 Development

The first issue for consideration is whether or not the matter at hand is 'development'.

'Development' as defined in the Act (3)(1) comprises two possible chief components: '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'. The proposal relates to a use – in this case a dental use -that is alleged to have been established for at least 40 years.

The statement before the planning authority relates to a possible change of use of the unit to a dental practice (40 years ago). Therefore, the use as a dental practice is considered to constitute a change of use in terms of this assessment and therefore is deemed development.

5.2 Exempted development

The next issue for consideration is whether or not the matter at hand is exempted development.

Class 14 of Part 1 Schedule 2 of the Planning and Development Regulations refer to Change of Use that is exempt. Under this Class, there is no exemption for a change of use to a dental surgery/medical facility.

It is unknown what the previous use was prior to the change of use to a dental surgery. Further to the above Class 14, Class 2 of Part 4 of Schedule 2 determines that while there may be

exemptions for change of use to professional services, it is not available for health/medical services of which dentistry is.

Aside from the grant of permission issued under TP03/27390 to replace the existing shopfront (subject to 4no. conditions), there doesn’t appear to be any historical planning permission relating to a change of use. There does not appear to be an existing permission with conditions which could be contradicted. Further information shall be requested from the applicant to assert if an existing grant of permission has been issued for a change of use. It would appear that historically this it would have been primarily residential at the upper floors and there are still apartments at upper levels. Applicant to submit details and specifics of the residential element of the building and validate whether the first and second floors were ever in use as residences.

8. Conclusion

It is recommended that further information be sought on this application.

1. Firstly, a specific question must be asked as opposed to the statement submitted (planning permission is not required for the use of the ground, first and second floors as a dental practice that has been used as a dental practice for more than 40 years).
2. The above statement refers to a ground floor and no plans of same have been submitted. These should be submitted as they form part of the query.
3. The applicant states that the dental practice has been operation for “more than 40” years. Applicant is required to clarify the prior use of the ground floor, first floor and second floor of this property before it became used for a dental practice.
4. (i) Applicant should submit any grant of permission which exists for the dental practice
(ii) Applicant shall confirm with evidence if the dental practice was in situ and operation prior to the 1963 Planning and Development Act being adopted.

9. RECOMMENDATION

It is recommended that the following further information be sought:

Please be advised that based on the details and plans submitted to the Planning Authority, it is not in a position to determine the Section 5 submitted and requires further information to enable the assessment to progress.

1. It is noted that a statement has been supplied in response to Q2 of the application form. A specific question must be asked as opposed to the statement submitted (planning permission is not required for the use of the ground, first and second floors as a dental practice that has been used as a dental practice for more than 40 years). Please refer to the wording as set out in Section 5 (1) of the Planning and Development Act 2000 (as amended) and submit a question (within the meaning of this Act) to the Planning Authority, for example: Is the change of use from “x” (see point 3 below) to a dental surgery development and if so, is it exempted development.
2. The above statement refers to a ground floor and no plans of same have been submitted. Please submit the ground floor plans.
3. The applicant states that the dental practice has been operation for “more than 40” years. Applicant is required to clarify the prior use of the ground floor, first floor and second floor of this property before it became used for a dental practice.
4. (i) Applicant should submit any grant of permission which exists for the dental practice.
(ii) Applicant shall confirm with evidence if the dental practice was in situ and operational prior to the 1963 Planning and Development Act being adopted.

Mary Doyle
Executive Planner

J.E. KEATING + ASSOCIATES ARCHITECTS

4 Holbar House
East Douglas Village, Cork
021-4362506 fax 4362510



DATE: 26.10.2021 CLIENT: 10 GRAND PARADE CORK T12 WF72 JOB NO: 21024

The Secretary
Planning Department,
City Council,
City Hall,
Anglesea Street,
Cork.

Applicant: Nora Irwin

I enclose here with the following documents in support of an application for outline permission on the above project.
Please find attached:

- 4 No. Copies of Cork County Council **section 5** application forms duly completed and signed on behalf of our client
- 1 No. Correct Application Fee €80
- 4 No. Copies of Set of drawings reporting:
 - Site Map (1:1000)
 - First Floor plan
 - Second Floor Plan
 - Elevation
 - Section



If you require any further information, please don't hesitate to contact me.
Yours faithfully

A handwritten signature in green ink, appearing to read 'J. Keating', written over a horizontal dashed line.

J.E. KEATING + ASSOCIATES ARCHITECTS

COMHAIRLE CATHRACH CHORCAÍ
CORK CITY COUNCIL

Strategic Planning & Economic Development Directorate,
City Council, City Hall, Anglesea Street, Cork. Fón/Tel: 021-4924564/4321

R-Phost/E-Mail planning@corkcity.ie Cork

Líonra/Web: www.corkcity.ie

SECTION 5 DECLARATION APPLICATION FORM
under Section 5 of the Planning & Development Acts 2000 (as amended)

1. POSTAL ADDRESS OF LAND OR STRUCTURE FOR WHICH DECLARATION IS SOUGHT

10 GRAND PARADE CORK T12 WF72

2. QUESTION/ DECLARATION DETAILS

PLEASE STATE THE SPECIFIC QUESTION FOR WHICH A DECLARATION IS SOUGHT:

Sample Question: *Is the construction of a shed at No 1 Wall St, Cork development and if so, is it exempted development?*

Note: only works listed and described under this section will be assessed under the section 5 declaration.

Planning is not required for the use of the , ground, first and second floor as a dental practice that has been used as a dental practice for more than 40 years

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:
(Use additional sheets if required).

See attached drawings showing the entry level, first and second floors that set out the extent of the current dental practice use.

Comhairle Cathrach Chorcaí
Cork City Council
26 OCT 2021
Strategic Planning & Economic
Development Directorate

ADVISORY NOTES:

The application must be accompanied by the required fee of €80

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.

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.

The application should be sent to the following address:

The Development Management Section, Strategic Planning & Economic Development
Directorate, Cork City Council, City Hall, Anglesea Street, Cork.

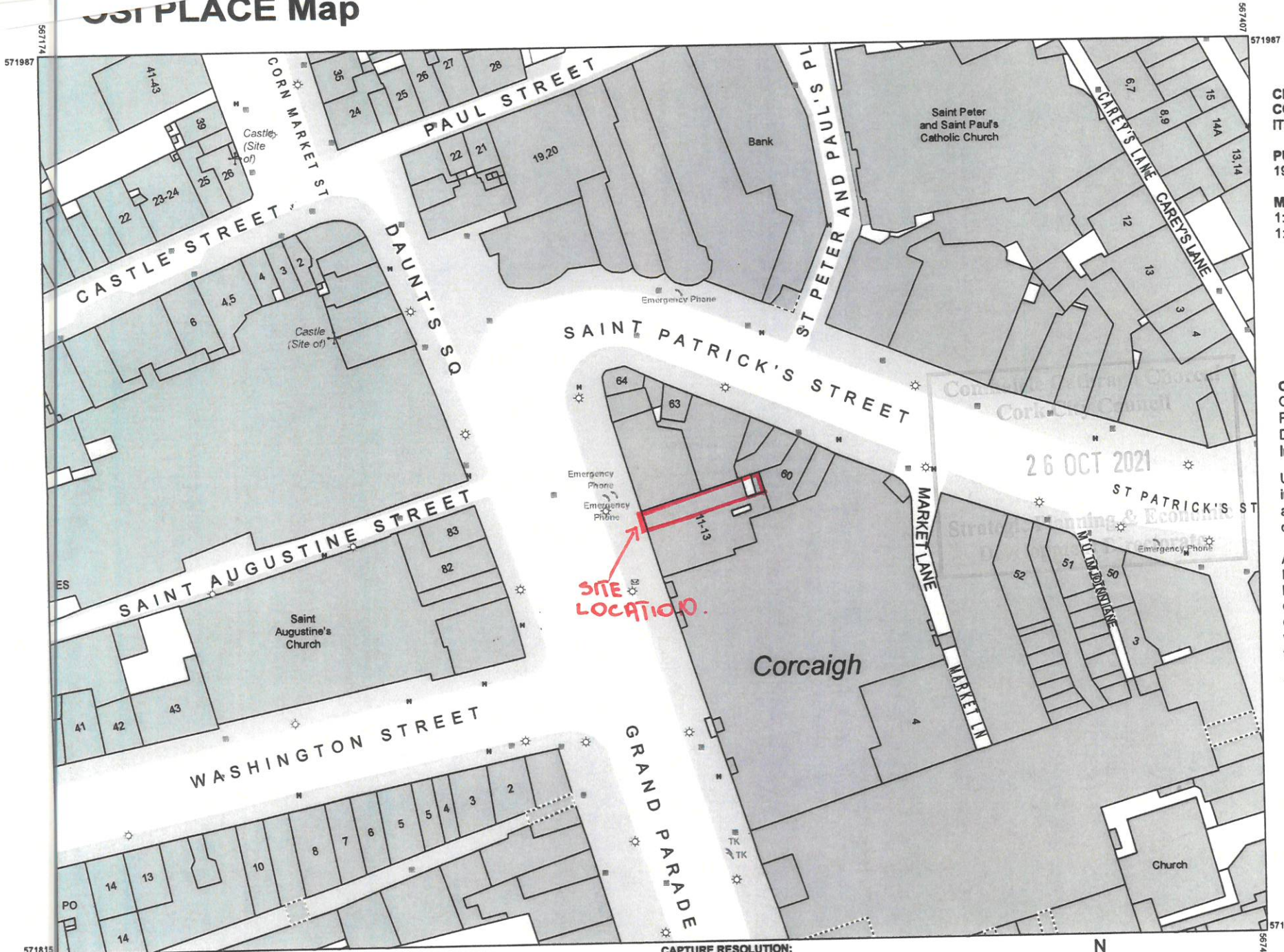
- The Planning Authority may require further information to be submitted to enable the authority to issue the declaration.
- The Planning Authority may request other person(s) other than the applicant to submit information on the question which has arisen and on which the declaration is sought.
- Any 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.

OSI PLACE Map



CENTRE COORDINATES:
ITM 567291,571901

PUBLISHED: 19/10/2021
ORDER NO.: 50227516_1

MAP SERIES: 1:1,000
MAP SHEETS: 6382-10, 6382-15

COMPILED AND PUBLISHED BY:
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Dublin 8,
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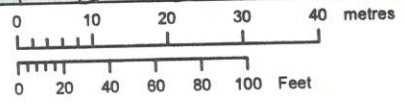
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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

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LEGEND:
<http://www.osi.ie>;
search 'Large Scale Legend'



OUTPUT SCALE: 1:1,000

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: <http://www.osi.ie>; search 'Capture Resolution'



TP Number: TP 21/
PP:

Date Received:
Section 5:

Address: 10 Grand Parade
Proposal:

Site History:

03/27390: pg to replace existing shop front @ premises 10 GP.

No. history of Change of use. Evidence that its Pre 1963
check Coll exemptions.

Enforcement:

Zoning:

- | | | |
|--|---|--|
| 1 City Centre Retail Area: <input checked="" type="checkbox"/> | 2 Commercial Core Area: <input type="checkbox"/> | 3 Inner City Residential N/hoods: <input type="checkbox"/> |
| 4 RSLi: <input type="checkbox"/> | 5 Light Industry: <input type="checkbox"/> | 6 General Industry: <input type="checkbox"/> |
| 7 B&T: <input type="checkbox"/> | 8 District Centre: <input type="checkbox"/> | 9 N/hood Centre: <input type="checkbox"/> |
| 10 Local Centre: <input type="checkbox"/> | 11 Retail W/h: <input type="checkbox"/> | 12 L/scape Prev Zone: <input type="checkbox"/> |
| 13 Sports Grounds: <input type="checkbox"/> | 14 Public Open Space <input type="checkbox"/> | 15 Pub Infra & Utilities: <input type="checkbox"/> |
| 16 Mixed Use Dev/t: <input type="checkbox"/> | 17 Quayside Amenity: <input type="checkbox"/> | 18 Schools: <input type="checkbox"/> |
| 19 Rivers/water Bodies Protection: <input type="checkbox"/> | 20 Mixed Use Jacob's Island: <input type="checkbox"/> | |
| Cork Metropolitan Area: <input type="checkbox"/> | Existing Built Up Area: <input type="checkbox"/> | Cork Greenbelt: <input type="checkbox"/> |

Flooding: Flooding Zone A: N/A Flooding Zone B:

Seveso Site: Yes No:

Built Heritage:

Protected Structure: ~~Yes~~ No. NIAH:
ACA: Zone Archaeological Potential:
Special Area Conserv: SPA:

Heritage:

Area of High L/Scape Value: Cycleway/Walkway: Prop'd/Exist/g:
Protected Trees:

Pre-Planning: Yes/No

Date: / /2021

Apartment 3 Grand Parade.

Internal Reports:

Urban Street & Roads Design (Planning):	/	/2021: NOG/ NOsC	FI	Ref	
Contributions:	/	/2021 €			
Traffic & Transport:	/	/2021: NOG/ NOsC	FI	Ref	
Drainage:	/	/2021: NOG/ NOsC	FI	Ref	
Environment:	/	/2021: NOG/ NOsC	FI	Ref	
Heritage:	/	/2021: NOG/ NOsC	FI	Ref	No comment
Conservation:	/	/2021: NOG/ NOsC	FI	Ref	No comment
Archaeology:	/	/2021: NOG/ NOsC	FI	Ref	No comment
Housing:	/	/2021: NOG/ NOsC	FI	Ref	No comment
Area Engineer:	/	/2021: NOG/ NOsC	FI	Ref	No comment

External Reports:

Irish Water:	/	/2021: NOsN	FI	Ref	
HSA:	/	/2021: Does not advise against the granting of permission.	FI	Ref	
NRA (TTi):	/	/2021: NOsC	FI	Ref	
Airport Authority:	/	/2021: NOsC	FI	Ref	
An Taisce:	/	/2021: NOsC	FI	Ref	
Fáilte Ireland:	/	/2021: NOsC	FI	Ref	
Arts Council:	/	/2021: NOsC	FI	Ref	

Submissions/Observations**Other**

ground floor plan
 → residential unit → on other floor
 → any existing pp
 or evidence that it pre 1963.

Handwritten mark



Cork City Council
City Hall
Cork

26/10/2021 15:52:28

Receipt No. : LODGE1/0/1166769

JEK ARCHITECTS
GRAND PARADE

EXEMPTION CERTS - FEES 58800	80.00
GOODS 80.00	
VAT Exempt/Non-vatable	
504130	

Total : 80.00 EUR

Tendered :
Cheque 80.00
504130

Change : 0.00

Issued By : James McCarthy

PLANNING DEPARTMENT

CASHDESK RECEIPT CHECKLIST

Name: JEK Architects
 Amount: £80 TP No.: N/A
 Description/ Address: Grand Parade

Business Unit	Description
I4110 TI4110 (Transitions Area)	Copies of Planning Permission <ul style="list-style-type: none"> • Copies of Planning Decisions • Copies of Final Grant • General copying • Archive Retrieval • Microfiche
I4114 TI4114 (Transitions Area)	<ul style="list-style-type: none"> • Application Fees
I4116 TI4116 (Transitions Area)	<ul style="list-style-type: none"> • Section 5 applications (Exemption Certs) • Extension of Duration Applications • Planning Searches
I4117 TI4117 (Transitions Area)	<ul style="list-style-type: none"> • Submissions/Objections on Planning Applications
I4118 TI4118 (Transitions Area)	<ul style="list-style-type: none"> • Recouped Enforcement Expenses
I4121 TI4121 (Transitions Area)	<ul style="list-style-type: none"> • Section 254 Licence fees (Fingerpost signs)
I4122 TI4122 (Transitions Area)	<ul style="list-style-type: none"> • SHD Fees (Strategic Housing Developments)
I4124 TI4124 (Transitions Area)	<ul style="list-style-type: none"> • Planning Bond Letters
I4100 TI4100 (Transitions Area)	<ul style="list-style-type: none"> • Outdoor Event Licences

Planning Contributions

TP NO. : _____ JDE Account NO.: _____

Amount: _____

Signed: John Jones Date: 26/10/21

JEK

KEATING ARCHITECTS



j.e. keating +
associates
architects

4 Holbar House, East Douglas Village,
Douglas, Cork
Telephone: 021-4362506
Fax: 021-4362510
E-mail: paul@keatingarchitects.ie

Drawing Status: Planning

Do not scale. Use figured dimensions only.

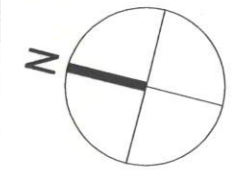
This drawing is to be read in conjunction with all relevant specifications and drawings.

Contractor to ensure that works are designed and constructed in compliance with all requirements of the Building Regulations 1997 and as amended 2000.

All dimensions to be checked on site.

In the event of any discrepancies between drawings, the contractor is to inform the Architect immediately.

Comhairle Cathracha
Cork City Council
26 OCT 2021
Strategic Planning & Economic
Development Directorate



STATUS	DATE	REVISION	RCDN	DRAWN	CHKD
A	---	---	---	---	---

PLOT DATE: 26/10/2021 15:09:12
PATH FILE: C:\Users\keating\Desktop\pharmacy\pharmacy drawings.dwg

Project: **Nora Irwin SECTION 5**

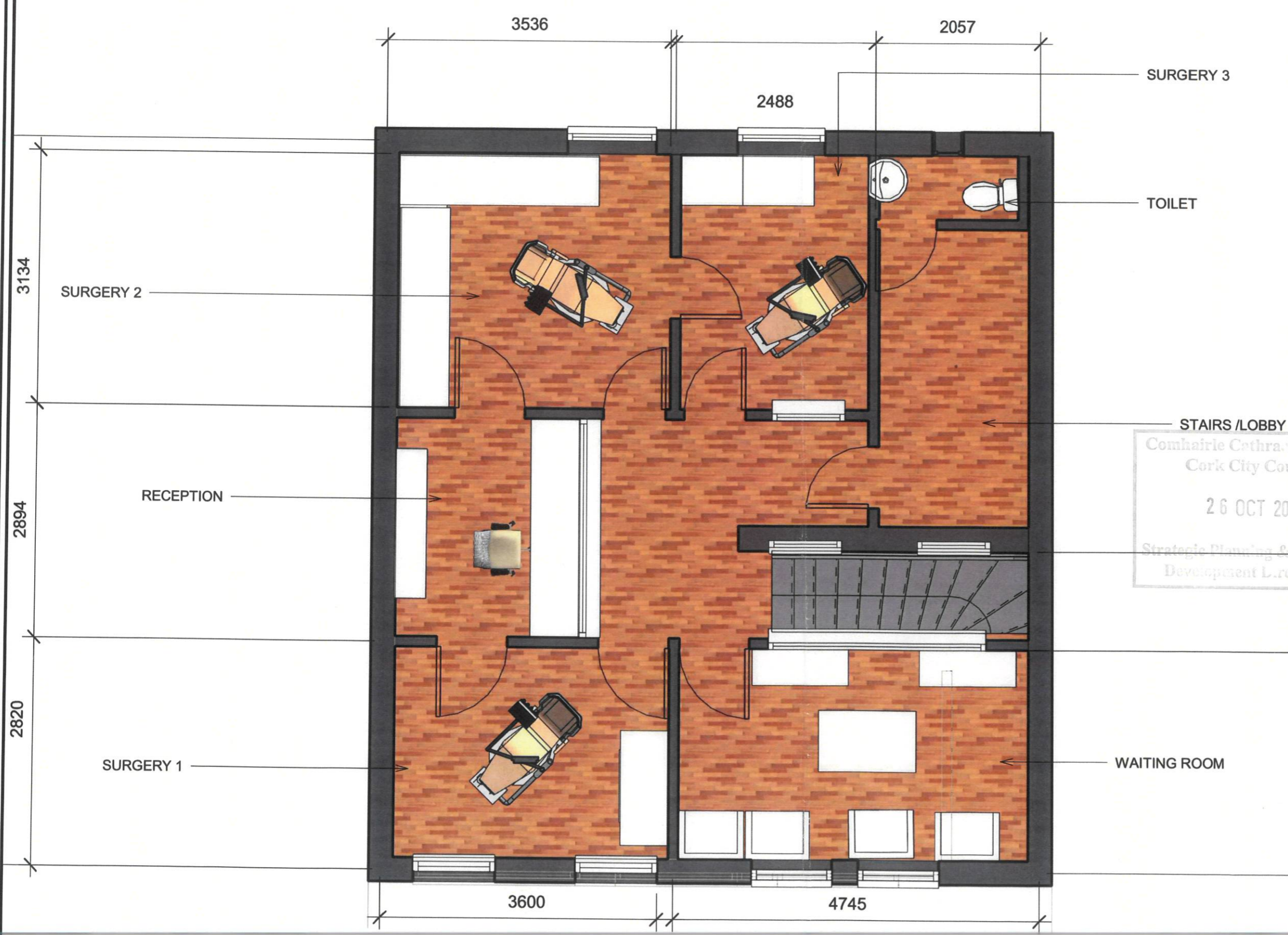
Title: **FIRST FLOOR PLAN**

Engineer: ----

Q.S.: ----

Scale: **1:50** Date: **26/10/2021** Jobno.: **21024** Drgno.: **P.01**

Rev. **PLANNING STAGE**



FIRST FLOOR PLAN _scale 1:50

JEK

KEATING ARCHITECTS



j.e. keating +
associates
architects

4 Holbar House, East Douglas Village,
Douglas, Cork
Telephone: 021-4362506
Fax: 021-4362510
E-mail: paul@keatingarchitects.ie

Drawing Status: Planning

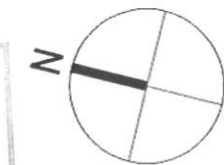
Do not scale. Use figured dimensions only.

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Comptroller Cork City Council
26 OCT 2021
Strategic Planning & Economic
Development Directorate

STATUS	DATE	REVISION	RCDN	DRAWN	CHKD

PLOT DATE: 26/10/2021 15:22:55
PATH FILE: C:\Users\jkeating\Desktop\pharmacy\pharmacy drawings.dwg

Project: **Nora Irwin SECTION 5**

Title: 2ND FLOOR PLAN

Engineer: ----

Q.S.: ----

Scale: 1:50 Date: 26/10/2021 Jobno.: 21024 Drgno.: P.02

Rev. PLANNING STAGE



2ND FLOOR PLAN _scale 1:50

JEK

KEATING ARCHITECTS



j.e. keating +
associates
architects

4 Holbar House, East Douglas Village,
Douglas, Cork
Telephone: 021-4362506
Fax: 021-4362510
E-mail: paul@keatingarchitects.ie

Drawing Status: Planning

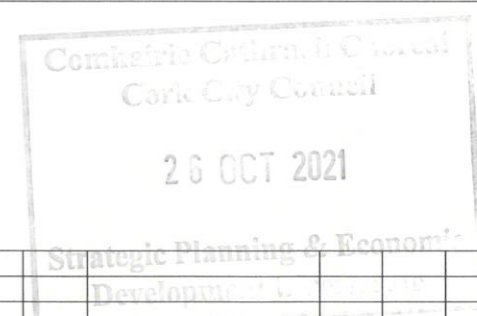
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STATUS	DATE	REVISION	RCDN	DRAWN	CHKD
A	—				

PLOT DATE: 26/10/2021 15:09:57

PATH FILE: C:\Users\keating\Desktop\pharmacy\pharmacy drawings.dwg

Project: **Nora Irwin SECTION 5**

Title: FRONT & REAR ELEVATION

Engineer: ----

Q.S.: ----

Scale:	Date:	Jobno.:	Drgno.:
1:100	26/10/2021	21024	P.03

Rev. PLANNING STAGE

3RD FLOOR

10800

2ND FLOOR

7200

1ST FLOOR

3600

GR FLOOR

0

2ND FLOOR

7200

1ST FLOOR

3600

GR FLOOR

0

FRONT ELEVATION _scale 1:100

REAR ELEVATION _scale 1:100

JEK

KEATING ARCHITECTS



j.e. keating +
associates
architects

4 Halbar House, East Douglas Village,
Douglas, Cork
Telephone: 021-4362506
Fax: 021-4362510
E-mail: paul@keatingarchitects.ie

Drawing Status: Planning

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Cork County Council
Planning & Economic Development

26 OCT 2021

Strategic Planning & Economic Development

STATUS	DATE	REVISION	RCDN	DRAWN	CHKD
A	—	—	—	—	—

PLOT DATE: 26/10/2021 14:58:09

PATH FILE: C:\Users\keating\Desktop\pharmacy\pharmacy drawings.dwg

Project: **Nora Irwin SECTION 5**

Title: SECTION

Engineer: ----

Q.S.: ----

Scale:	Date:	Jobno.:	Drgno.:
1:100	26/10/2021	21024	P.04

Rev. PLANNING STAGE

3RD FLOOR
10800

2ND FLOOR
7200

1ST FLOOR
3600

GR FLOOR
0

3RD FLOOR
10800

2ND FLOOR
7200

1ST FLOOR
3600

GR FLOOR
0

