

# Comhairle Cathrach Chorcaí Cork City Council

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

Dan O'Brien,  
c/o Denis O'Sullivan & Associates, Consulting Engineers,  
Joyce House,  
Barrack Square,  
Cork T12 H3V5

06/07/2022

RE: Section 5 Declaration R722/22 14/15 Gillabbey Street, Cork  
T12 HN80

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 10<sup>th</sup> June 2022, I wish to advise as follows:

From the details submitted it is considered that the proposed development and works do not fall under any Class of exemption as set out under Schedule 2 Part 1 and Part 4 of the Planning and Development Regulations, 2001 as amended. Therefore, the proposed change of use from a public house to 3 No. residential units is not considered to be exempt development.

The site as detailed in the particulars submitted is located in an Architectural Conservation Area (ACA) as set out in the current Cork City Development Plan. It is considered that the proposed external modifications to the building as it is located in this area would be subject to requiring the benefit of planning permission and therefore the proposed works cannot be considered to be exempted development.

Having regard to:

- The particulars received by the Planning Authority on 10<sup>th</sup> June 2022
- The provisions of Schedule 2 Part 1 and Part 4 of the Planning and Development Regulations, 2001 (as amended)

the Planning Authority considers that – *the change of use of existing licensed premises (public house) to residential accommodation, namely: 3 No. apartments with minor alterations to north (front) and east (side) elevations* – **IS DEVELOPMENT and IS NOT EXEMPTED DEVELOPMENT.**



We are Cork.



# Comhairle Cathrach Chorcaí Cork City Council

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

## Note to applicant:

The proposed front elevation (Gillabbey Street) drawing submitted appears to be inaccurate. This drawing on the Gillabbey St. proposed elevation shows that a new window is to be inserted to replace an existing door entrance. However, the location of the new window labelled in the drawing does not replace a door but replaces an existing window.

Under Section 5(3)(a) of the Planning and Development Act, 2000, you may, on payment of the appropriate fee, refer this declaration for review by An Bord Pleanála within 4 weeks of the date it is issued, 06<sup>th</sup> July 2022.

Is mise le meas,

---

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



**We are Cork.**

## SECTION 5 DECLARATION – PLANNER’S REPORT

|                         |  |
|-------------------------|--|
| <b>File Reference:</b>  | <b>R722/22</b>   |
| <b>Description:</b>     | Whether the change of use of existing licensed premises (public house) to residential accommodation namely: 3 No. apartments with minor alterations to north (front) and east (side) elevations is or is not exempted development? |
| <b>Applicant:</b>       | Denis O’Sullivan   |
| <b>Location:</b>        | 14/15 Gillabbey Street, Cork   |
| <b>Site inspection:</b> | 06/07/2022   |

### **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 14/15 Gillabbey Street, Cork. This is a long established inner city area of Cork City with a mixture of mainly residential buildings and business located along this public street.

### **The Question before the Planning Authority**

Change of use of existing licensed premises (public house) to residential accommodation namely: 3 No. apartments with minor alterations to north (front) and east (side) elevations.

### **Land Use Zoning**

#### **Cork City Development Plan 2015-2021**

- The site is situated on land zoned for Residential, Local Services and Institutional Uses, where it is the policy of the Council:  
*To protect and provide for residential uses, local uses, institutional uses and civic uses, having regard to employment policies outlined in Chapter 3.*
- The site is situated in an area that is area defined as an Architectural Conservation Area (ACA)

### **Planning History**

87/13903

88/14524

96/20482:

Permission for retention of a) 1st floor commercial use b) glass dome over lounge area c) new frontages incorp. New double doors, bay windows and ancillary works was granted subject to conditions to TOM & EILEEN ELLIS.

## **Planning legislation**

### Planning and Development Act, 2000 as amended

#### Section 2(1),

*“exempted development” has the meaning specified in section 4.*

*“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(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, as amended.*

#### Section 4(3),

*A reference in this Act to exempted development shall be construed as a reference to development which is—*

- (a) any of the developments specified in subsection (1), or*
- (b) development which, having regard to any regulations under subsection (2), is exempted development for the purposes of this Act.*

### Planning and Development Regulations, 2001 as amended

#### 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 sets out restrictions on exemptions specified under article 6.*

*Article 9(1) of the Regulations sets out circumstances in which development to which Article 6 relates shall not be exempted development, including (a) if the carrying out of such development would:-*

*9. (1) Development to which article 6 relates shall not be exempted development for the purposes of the Act—  
(a) if the carrying out of such development would—*

*(xii) further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area,*

## **Development**

The first issue for consideration is whether or not the matter at hand is 'development', which is defined in the Act as comprising two chief components: 'works' and / or 'any material change in the use of any structures or other land'.

As noted above Section 3 (1) of the Planning and Development Act states that: 'development' means, *except where the context otherwise requires, the carrying out of works on, in, over or under land or the making of any material change in the use of any structures or other land.*

The construction of the proposed change of use, the subdivision of the building into 3 separate dwelling units/apartments and the proposed external modifications clearly constitutes 'works', which is defined in section 2(1) of the Act as including 'any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal'.

As the proposal comprises 'works', it is clearly therefore 'development' within the meaning of the Act.

## **CONCLUSION — is development**

### **Assessment of Exempted Development**

The next issue for consideration is whether or not the proposal is exempted development.

The applicant has submitted existing and proposed floor plans and elevations setting out the change of use from a public house to 3 No. dwelling units with proposed external modifications to the front and the side elevation of the existing building. The proposed front elevation drawing appears to be inaccurate as it shows that a new window is to be inserted to replace an existing door entrance. However, the location of the new window labelled in the drawing does not replace a door but replaces an existing window. This needs to be clarified.

The proposal is for the change of use from an existing public house to 3 No apartments. It is considered that there is no Class of change of use as set out in Schedule 2 Part 1 and Part 4 of the Planning and Development Regulations, 2001 as amended for this change of use. The existing building is a public house and there is not Class of exemption that relates to the change of use from a public house to residential use and indeed the change of use from a public house to use as 3 No. residential units/apartments.

Furthermore, the proposed external changes to the front elevation of the building would not be considered to be exempt also as they do not come under any Class of exempt development as set out in the Exempt Development Regulations.

Finally, the site is located within an area defined as an Architectural Conservation Area (ACA) as set out in the Cork City Development Plan. Therefore, all external modifications to buildings located within this area would require the benefit of planning permission as a full assessment of the proposed changes would have to be assessed from a building conservation perspective.



ACA area where site is located as set out in Cork City Development Plan

#### **Environmental Assessment & Restrictions on Exemption**

A number of restrictions on exemption are set out in Section 4(4) of the Act and Article 9 of the Regulations.

Having regard to the contents of Article 103 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 environmental impact assessment is not required.

The applicant has not submitted an appropriate assessment screening report. 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 these European sites. Accordingly it is considered that appropriate assessment is not required.

#### **Recommendation**

From the details submitted it is considered that the proposed development and works do not fall under any Class of exemption as set out under Schedule 2 Part 1 and Part 4 of the Planning and Development Regulations, 2001 as amended. Therefore, the proposed change of use from a public house to 3 No. residential units is not considered to be exempt development.

The site as detailed in the particulars submitted is located in an Architectural Conservation Area (ACA) as set out in the current Cork City Development Plan. It is considered that the proposed external modifications to the building as it is located in this area would be subject to requiring the benefit of planning permission and therefore the proposed works cannot be considered to be exempted development.

Having regard to:

- The particulars received by the Planning Authority on 10/06/22

- The provisions of Schedule 2 Part 1 and Part 4 of the Planning and Development Regulations, 2001 (as amended)

the Planning Authority considers that –

the change of use of existing licensed premises (public house) to residential accommodation, namely: 3 No. apartments with minor alterations to north (front) and east (side) elevations – **IS DEVELOPMENT** and **IS NOT EXEMPTED DEVELOPMENT**.

**Note to applicant:**

The proposed front elevation (Gillabbey Street) drawing submitted appears to be inaccurate. This drawing on the Gillabbey St. proposed elevation shows that a new window is to be inserted to replace an existing door entrance. However, the location of the new window labelled in the drawing does not replace a door but replaces an existing window.

Tadhg Hartnett  
Executive Planner  
Planning Department  
Community Culture & Placemaking Directorate  
06 July 2022

08 June 2022  
Our Ref. 6479/COS

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

Attention: Planning Department

Re: 14/15 Gillabbey Street, Cork, T12 HN80  
Section 5 Declaration



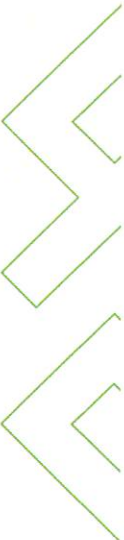
Dear Sir/Madam

We enclose herewith documentation in support of the above application.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Ciarán O'Sullivan".

\_\_\_\_\_  
Ciarán O'Sullivan, BE. CEng. MIEI Eurlng  
On behalf of Denis O'Sullivan & Associates





**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](mailto:planning@corkcity.ie)

Fón/Tel: 021-4924709

Líonra/Web: [www.corkcity.ie](http://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**

14/15 GILLABBEY STREET, CORK T12HN80.

**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.

CHANGE OF USE OF EXISTING LICENSED PREMISES (PUB) TO RESIDENTIAL ACCOMMODATION NAMELY: 3 No. APARTMENTS WITH MINOR ALTERATIONS TO NORTH (FRONT) AND EAST (SIDE) ELEVATIONS.

**ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:**

(Use additional sheets if required).

N/A.

DEVELOPMENT MANAGEMENT

CCP

10 JUN 2022

CORK CITY COUNCIL

3. Are you aware of any enforcement proceedings connected to this site?  
 If so please supply details: No.

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?

5. Was there previous relevant planning application/s on this site?   
 If so please supply details:

87/13903, 88/14524, 96/20482.

**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  | <u>354.0m<sup>2</sup></u>   |
| (b) If a domestic extension, have any previous extensions/structures been erected at this location after 1 <sup>st</sup> October, 1964, (including those for which planning permission has been obtained)? | Yes <input type="checkbox"/> No <input type="checkbox"/><br>If yes, please provide floor areas. (sq m)<br><u>N/A.</u> |
| (c) If concerning a change of use of land and / or building(s), please state the following:  |   |
| Existing/ previous use (please circle)<br><u>LICENSED PREMISES (PUB).</u>  | Proposed/ existing use (please circle)<br><u>RESIDENTIAL (3 NO. APARTMENTS)</u>                                       |
| -----  | -----   |
| -----  | -----   |

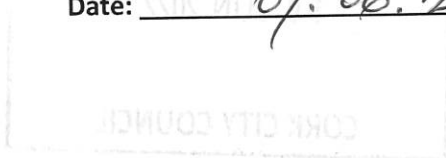
**7. LEGAL INTEREST**

|   |  |                                   |
|---|--|-----------------------------------|
| 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 | <u>N/A.</u>                                  |                                   |
| If you are not the legal owner, please state the name and address of the owner if available   | <u>N/A.</u>                                  |                                   |

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

Signature: M. Keane

Date: 07.06.2022.



**CONTACT DETAILS**

**9. Applicant:**

|                |   |
|----------------|---|
| <b>Name(s)</b> | DAN O' BRIEN  |
| <b>Address</b> | JOYCE HOUSE,<br>BARRACK SQUARE,<br>BAMINGOWA, CORK. |

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

|  |   |                                     |                             |
|--|---|-------------------------------------|-----------------------------|
| <b>Name(s):</b>  | DENIS O' SULLIVAN & ASSOCIATES, CONSULTING ENGINEERS, |                                     |                             |
| <b>Address:</b>  | JOYCE HOUSE,<br>BARRACK SQUARE,<br>BAMINGOWA, CORK.   |                                     |                             |
| <b>Telephone:</b>  | 021. 4871781  |                                     |                             |
| <b>E-mail address:</b>   | info@dosa.ie  |                                     |                             |
| <b>Should all correspondence be sent to the above address?</b><br>(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"/> |

**11. 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.

Tel. No. \_\_\_\_\_

Mobile No. \_\_\_\_\_

Email Address: \_\_\_\_\_

For Office Use Only:

File Ref. No. R722/22

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

- 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**



**"Cork City Council is committed to fulfilling its obligations imposed by the Data Protection Acts 1988 to 2018 and the GDPR. Our privacy statement and data protection policy is available at <https://www.corkcity.ie/en/council-services/public-info/gdpr/>.**

***We request that you read these as they contain important information about how we process personal data.***

# Payment Log



Close ^

|   |                          |                          |   |
|---|--------------------------|--------------------------|---|
| Status  | Amount                   | Debit date               |   |
| All  | min <input type="text"/> | max <input type="text"/> | 08/06/2022 - 08/06/2022  <input type="button" value="Apply"/> <input type="button" value="Clear All"/> |

COMPLETED

DATE ⓘ 08/06/2022

TO CORK CITY COUNCIL LOCAL FUND  
IE30AIBK93417880908086


FROM CURRENT  


AMT EUR 80.00

Hide details ^

|                      |  |                       |   |
|----------------------|--|-----------------------|---|
| My statement message | OBR Gilabbey                                   | AIB Reference No      | OJQKWN7R7XKC1LDU  |
| Payee message        | Exemption Fee Gila                             | Payee address         | City Hall, Cork, Ireland  |
| Payment information  | Declaration of Exemption - OBR Gilabbey Street | Payee bank details    | IE30AIBK93417880908086 AIBKIE2DXXX<br>Ireland   |
| Payment option       | Standard                                       | Authorisation history | Anne O'Sullivan, authorised (08/06/2022 at 11:43)<br>Anne O'Sullivan, created (08/06/2022 at 11:43) |
| Fee CCY              | EUR  |                       |   |
| AIB fee              | 0.00   |                       |   |
| AIB fees paid by     | You  |                       |   |
| Other fees paid by   | Payee  |                       |   |

Additional transaction [fees and charges](#) may apply.

 [Download payment details](#)

[Load more](#)

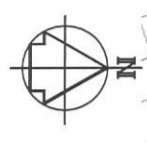
20-100000





**Site Location Map**

Scale : 1:1000



**DOSA**  
DENIS O'SULLIVAN & ASSOCIATES  
CONSULTING ENGINEERS

Joyce House  
Barack Square  
Cork City  
P31 K9B4

021 4871781  
info@dosa.ie  
www.dosa.ie

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| REV. | DATE     | APPROV. | DETAILS                                      |
|------|----------|---------|--|
| A    | 08.06.22 | CO'S    | Issued for Section 5 Declaration Application |
| G.S. |          | W.K.    |  |
| DRWN |          | CHD     |  |

CIENT  
**Don O'Brien**

PROJECT  
**No 14 & 15, Gillabbeys Street, Cork**

| SHEET | SCALE  | PROJECT NO. | DRAWING NO. | STATUS |
|-------|--------|-------------|-------------|--------|
| A3    | 1:1000 | 6479        | 0001        | A      |

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| REV. | A | G.S. | W.K. | C.O.S. | DATE     | ISSUED FOR                                   |
|------|---|------|------|--------|----------|--|
|      |   |      |      |        | 08.06.22 | Issued for Section 5 Declaration Application |

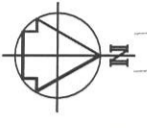
CLIENT  
Dan O'Brien

PROJECT  
No 14 & 15, Gillabbeey Street, Cork

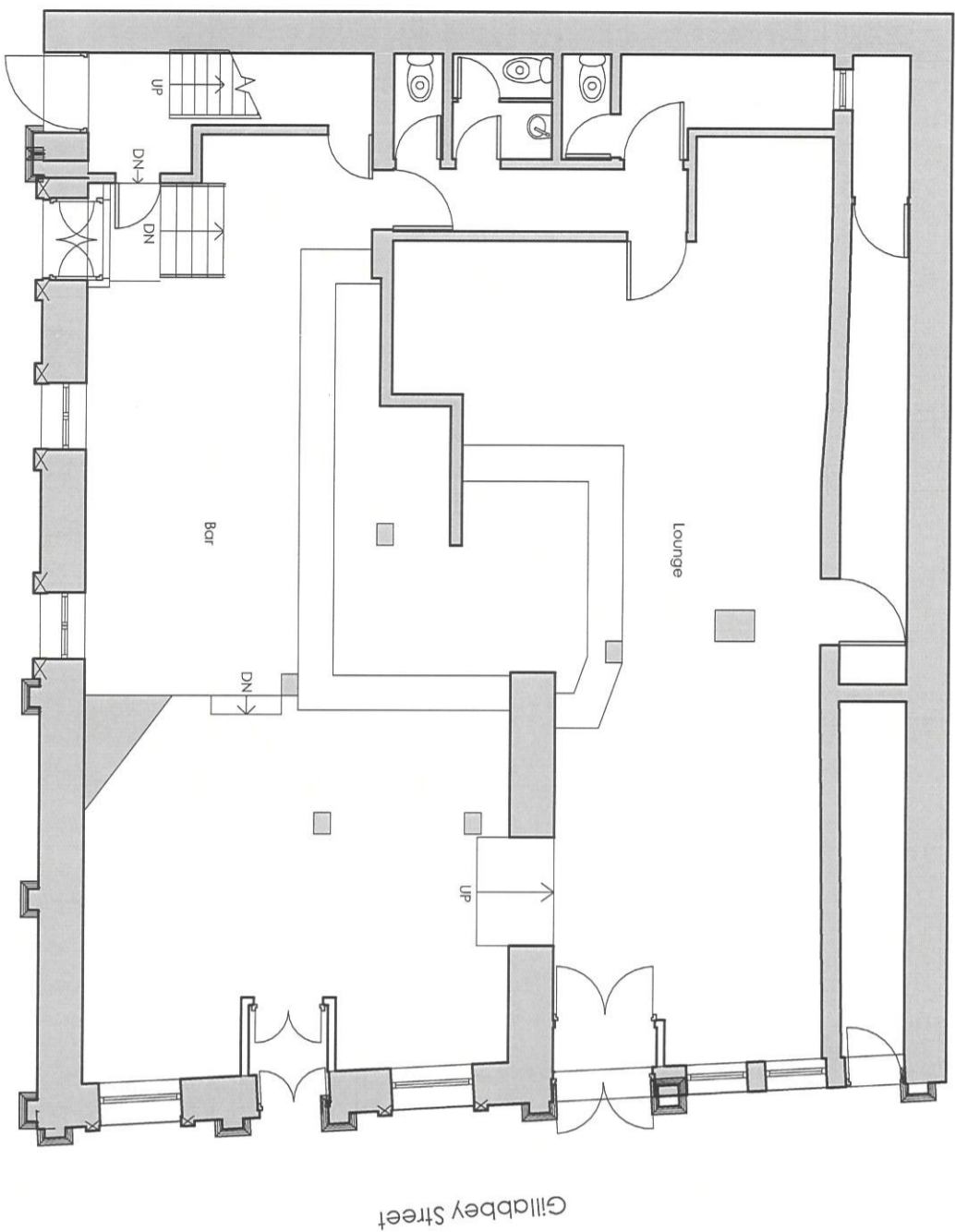
| SHEET | SCALE | PROJECT NO. | DRAWING NO. | STATUS |
|-------|-------|-------------|-------------|--------|
| A3    | 1:250 | 6479        | 0003        | A      |

DRAWING TITLE  
Site Layout Map

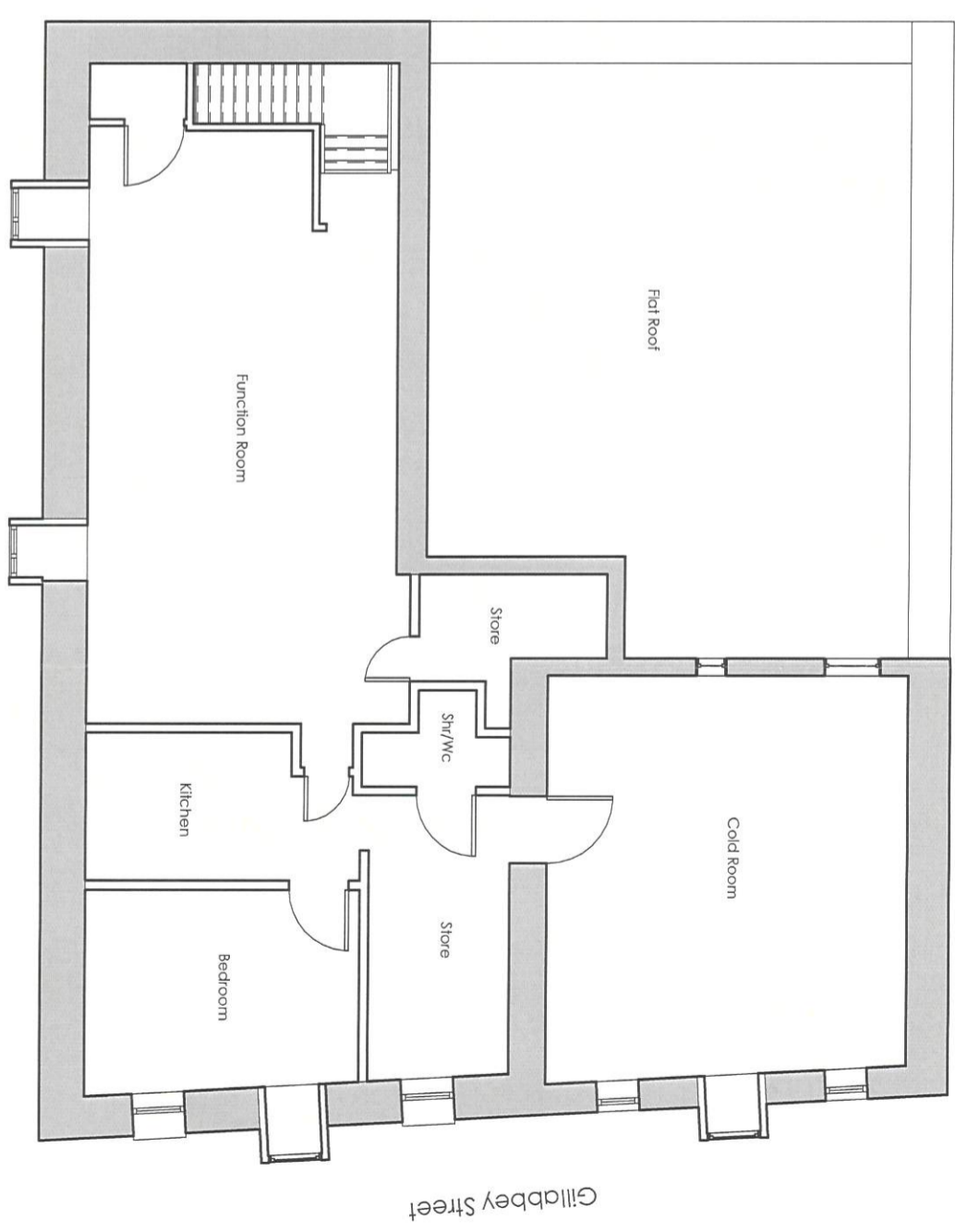
**Site Layout Map**  
Scale : 1:250







Ground Floor  
1:100



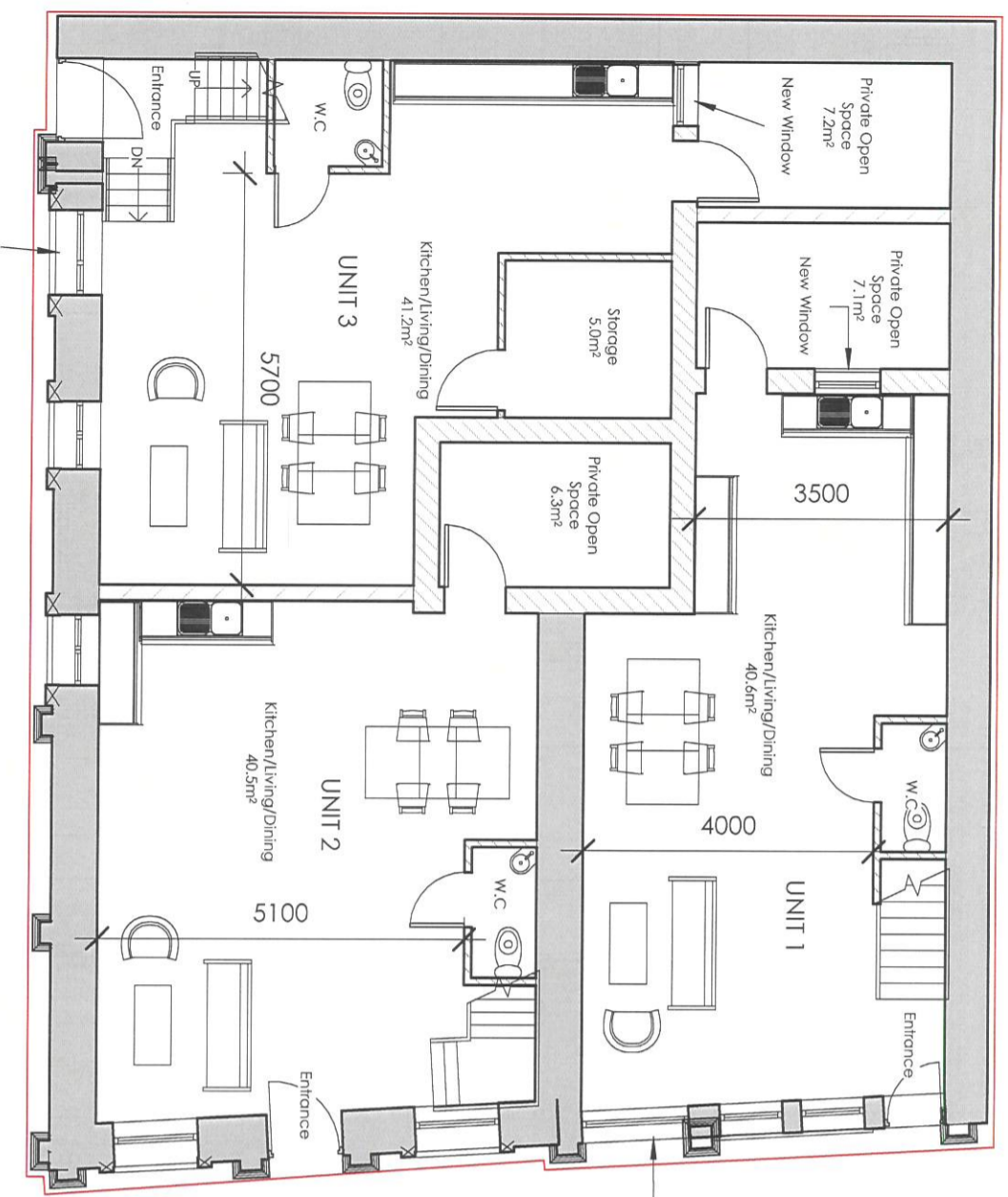
First Floor  
1:100

|      |             |          |   |
|------|-------------|----------|---|
| REV. | DESCRIPTION | DATE     | DETAILS                                       |
| A    | G.S.        | 08.06.22 | Issued for Section 5 Declaration Application. |

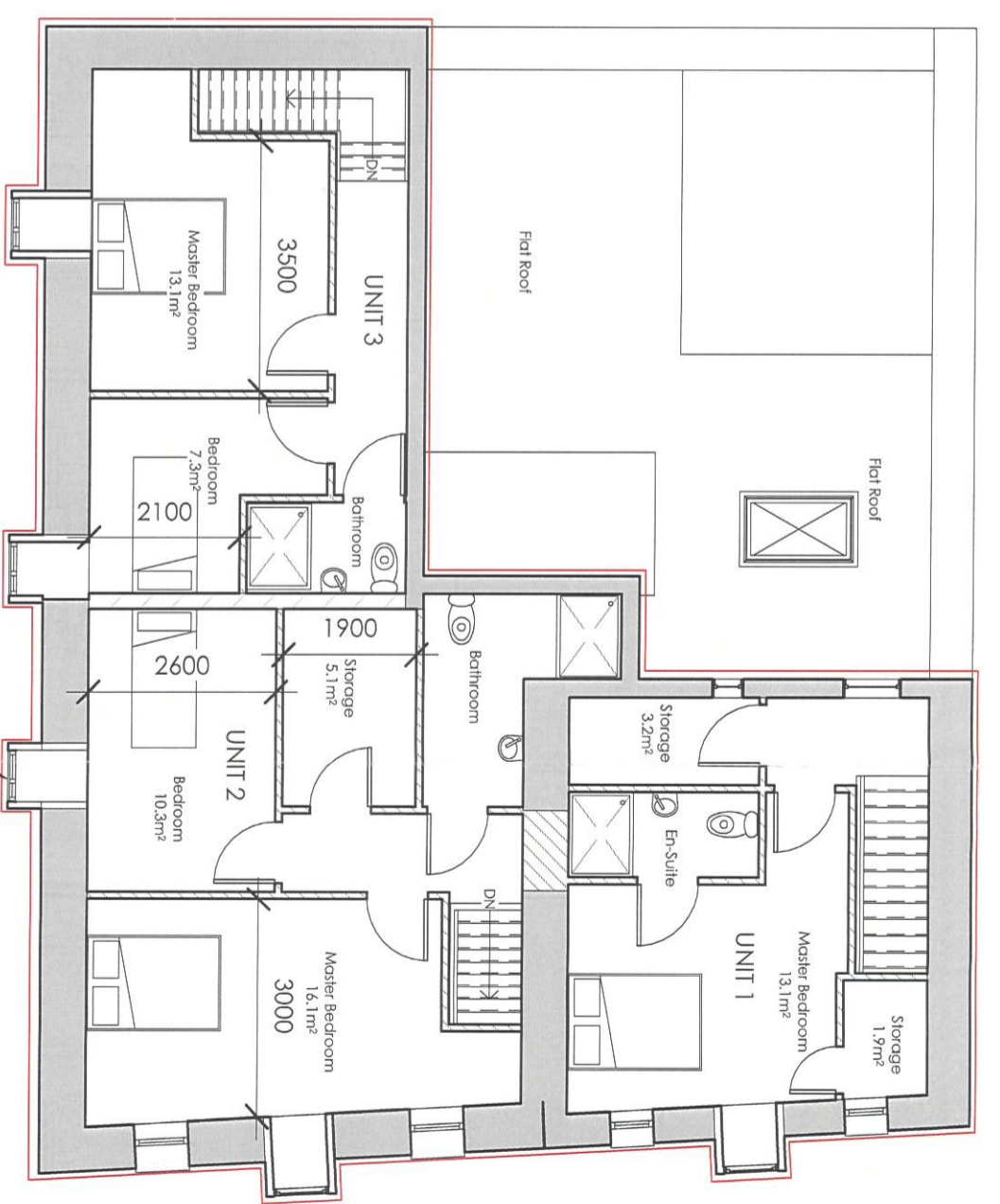
|         |                                    |
|---------|------------------------------------|
| CLIENT  | Dan O'Brien                        |
| PROJECT | No 14 & 15, Gillebbey Street, Cork |

|               |                      |
|---------------|----------------------|
| DRAWING TITLE | Existing Floor Plans |
| SHEET         | A3                   |
| SCALE         | 1:100                |
| DRAWN         | G.S.                 |
| CHECKED       | CO'S                 |
| APPROVED      | CO'S                 |
| PROJECT NO.   | 6479 - 0100 - A      |

Section 5 Declaration Application Shown Thus :



Ground Floor  
1:100



First Floor  
1:100



| Type                       | Minimum Area - Living/Dining/Kitchen | Minimum Area - Single Bedroom | Minimum Area - Double Bedroom | Minimum Area - Private Open Space | Minimum Area - Storage |
|----------------------------|--------------------------------------|-------------------------------|-------------------------------|-----------------------------------|------------------------|
| One Bedroom                | 23m <sup>2</sup>                     | 7.1m <sup>2</sup>             | 11.4m <sup>2</sup>            | 5m <sup>2</sup>                   | 3m <sup>2</sup>        |
| Two Bedroom (Three Person) | 28m <sup>2</sup>                     | 7.1m <sup>2</sup>             | 13.0m <sup>2</sup>            | 6m <sup>2</sup>                   | 5m <sup>2</sup>        |

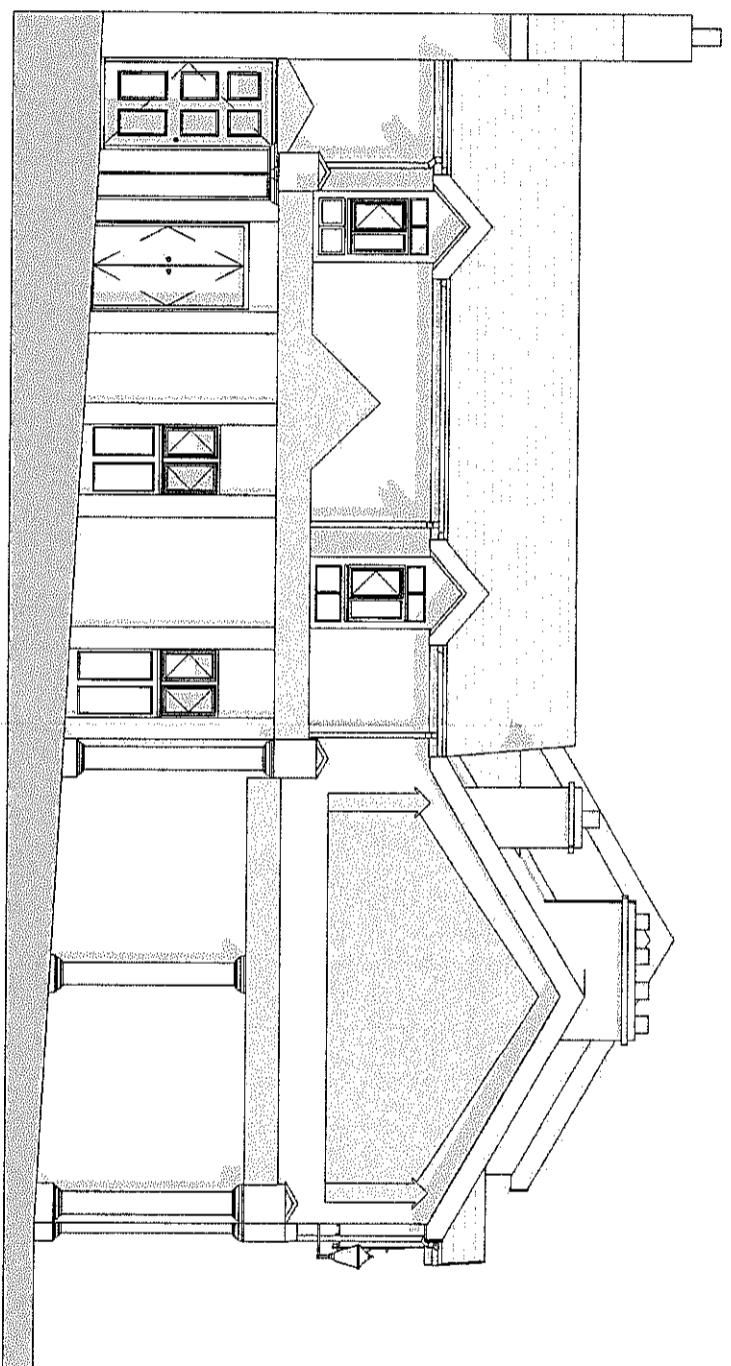
| Unit 3 Gross Area             |                   |
|-------------------------------|-------------------|
| Name                          | Area              |
| Unit 3 Ground Floor           | 50 m <sup>2</sup> |
| Unit 3 First Floor            | 32 m <sup>2</sup> |
| Total Area - 82m <sup>2</sup> |                   |

| Type                       | Minimum width - Living/Dining/Kitchen | Minimum width - Single Bedroom | Minimum width - Double Bedroom |
|----------------------------|---------------------------------------|--------------------------------|--------------------------------|
| One Bedroom                | 3.3m                                  | 2.1m                           | 2.8m                           |
| Two Bedroom (Three Person) | 3.6m                                  | 2.1m                           | 2.8m                           |

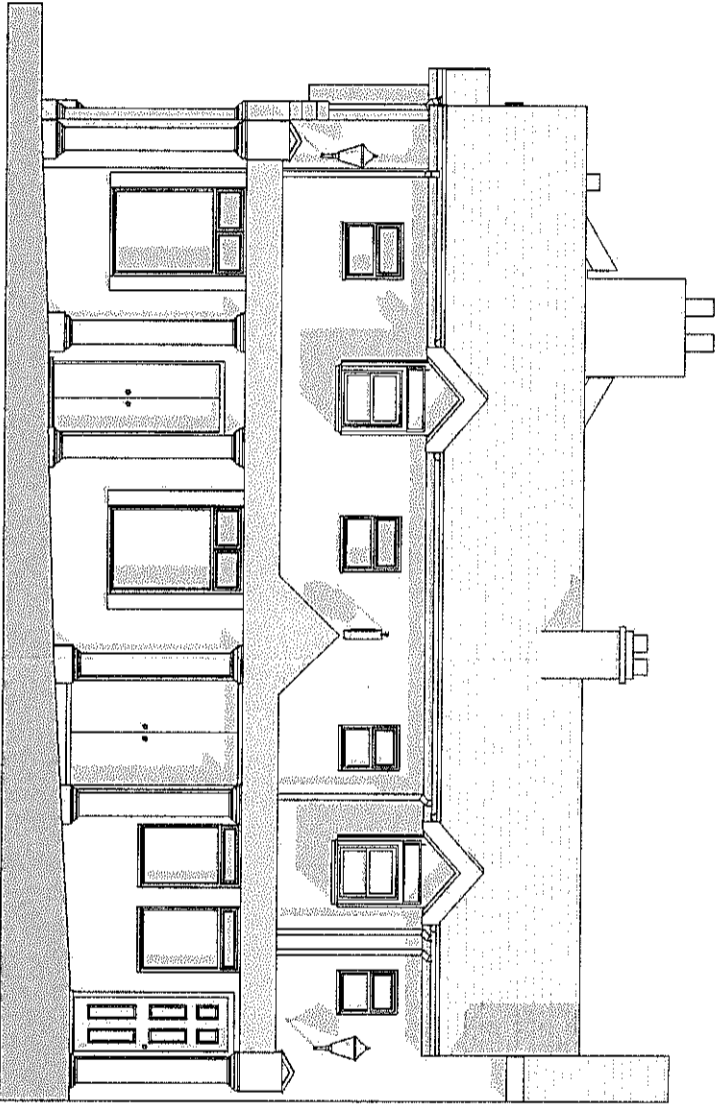
| Unit 1 Gross Area             |                   |
|-------------------------------|-------------------|
| Name                          | Area              |
| Unit 1 Ground Floor           | 44 m <sup>2</sup> |
| Unit 1 First Floor            | 29 m <sup>2</sup> |
| Total Area - 73m <sup>2</sup> |                   |

| Unit 2 Gross Area             |                   |
|-------------------------------|-------------------|
| Name                          | Area              |
| Unit 2 Ground Floor           | 43 m <sup>2</sup> |
| Unit 2 First Floor            | 43 m <sup>2</sup> |
| Total Area - 86m <sup>2</sup> |                   |

| Unit 3 Gross Area             |                   |
|-------------------------------|-------------------|
| Name                          | Area              |
| Unit 3 Ground Floor           | 50 m <sup>2</sup> |
| Unit 3 First Floor            | 32 m <sup>2</sup> |
| Total Area - 82m <sup>2</sup> |                   |



28 Street  
1:100



Gillibbey Street  
1:100

|             |                                    |
|-------------|------------------------------------|
| CLIENT      | Dan O'Brien                        |
| PROJECT     | No 14 & 15, Gillibbey Street, Cork |
| DATE        | 08/06/22                           |
| ISSUED FOR  | Section 5 Declaration Application  |
| DRAWN       | CS                                 |
| CHECKED     | CS                                 |
| APPROVED    | CS                                 |
| PROJECT NO. | 6479 - 0300                        |
| DRAWING NO. | A                                  |

|               |                     |             |
|---------------|---------------------|-------------|
| DATE AND TIME | Existing Elevations |             |
| SHEET         | A3                  | SCALE       |
| DRAWN         | CS                  | CHECKED     |
| APPROVED      | CS                  | PROJECT NO. |
| DRAWING NO.   | A                   | DRAWING NO. |

Section 5 Declaration Application Shown Thus :



|      |   |       |          |  |
|------|---|-------|----------|--|
| REV. | A | G.S.  | 08.06.22 | ISSUED FOR SECTION 5 DECLARATION APPLICATION |
|      |   | DRAWN | DATE     | DETAILS                                      |

|         |                                    |
|---------|------------------------------------|
| CLIENT  | Dan O'Brien                        |
| PROJECT | No 14 & 15, Gillabbey Street, Cork |

|               |      |                     |                 |
|---------------|------|---------------------|-----------------|
| DRAWING TITLE |      | Proposed Elevations |                 |
| SHEET         | A3   | SCALE               | 1 : 100         |
| DRAWN         | G.S. | CHECKED             | COS             |
| APPROVED      | COS  | PROJECT NO.         | 6479 - 0301 - A |