



Comhairle Cathrach Chorcaí

Cork City Council

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

Purtol Ltd.,
c/o McCutcheon Halley,
6 Joyce House,
Barrack Square,
Ballincollig,
Co. Cork P31 YX97.

20/12/2022

RE: Section 5 Declaration R753/22 60/61 Shandon Street/Farrens Quay, Cork

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 24th November 2022, I wish to advise as follows:

The Planning Authority, in view of the above and having regard to:

- Sections 2, 3, and 4 of the Planning and Development Act 2000 (as amended),
- Articles 10(6)(d)(vii) and 10(6)(d)(viii) of the Planning and Development Regulations (as amended),

It is considered that the proposed change of use from commercial (Classes 1, 2 and 3) to provide 9 no. apartments at 60/61 Shandon Street/Farrens Quay **IS DEVELOPMENT** and **IS NOT EXEMPTED DEVELOPMENT**.

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, 20th December 2022.

Is mise le meas,

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



We are Cork.

PLANNER'S REPORT		Cork City Council Culture, Community and Placemaking
Ref. R753/22		
Application type	Section 5 Declaration	
Description	<i>Is the change of use from commercial (Classes 1, 2 and 3) to provide 9 no. apartments at 60/61 Shandon Street/ Farrens Quay exempted development?</i>	
Location	60/61 Shandon Street/ Farrens Quay, Cork	
Applicant	Putrol Ltd	
Date	16/12/2022	
Recommendation	<i>Is Development and Is Not Exempted Development</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:

Request for a Section 5 Declaration seeking confirmation that the change of use from commercial (Classes 1, 2 and 3) to provide 9 no. apartments at 60/61 Shandon Street/ Farrens Quay, Cork, is exempted development.

3. SITE DESCRIPTION

The subject site is located between Shandon Street to the north and Farrens Quay to the south. The building addresses both streets and Brown's Hill to the east which links Farrens Quay with Shandon Street.

The building is currently vacant. The building contains a pub at basement level. The pub is vacant at present and does not form part of this section 5 application. The ground and upper floors are stated to have been in retail and office use including '*solicitors office (Class 2 at no. 60 Shandon Street), retail (florist (Class 1) at no. 61 Shandon Street) and office use (Class 3) on the upper floors.*' The building contains entrances on Farrens Quay, Browns Hill and Shandon Street.

Nos. 60 and 61 Shandon Street are protected structures (RPS Ref. PS310 and PS311) and are listed on the National Inventory of Architectural Heritage as being of regional significance. The subject site is also located with Shandon Architectural Conservation Area.

4. PLANNING HISTORY

There is no recent planning history at the subject site. Permission was granted under Planning ref. 97/21664 for the ‘refurbishment to existing public house, retail shop & office and to convert first second & third floor to office and apartments’ at 60/61 Shandon Street.

5. LEGISLATIVE PROVISIONS

5.1 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 57(1)

Notwithstanding section 4(1)(a), (h), (i), (ia), (j), (k), or (l) and any regulations made under section 4(2), the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of—

(a) the structure, or

(b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

Section 57(2)

An owner or occupier of a protected structure may make a written request to the planning authority, within whose functional area that structure is situated, to issue a declaration as to the type of works which it considers would or would not materially affect the character of the structure or of any element, referred to in subsection (1)(b), of that structure.

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

5.2 The Regulations

Article 9 (1)(a)

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

- (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,*
- (ii) consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,*
- (iii) endanger public safety by reason of traffic hazard or obstruction of road users,*
- (vi) interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed 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,*
- (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,*
- (xi) obstruct any public right of way,*
- (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,*

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 –

- (a) involve the carrying out of any works other than works which are exempted development,*
- (b) contravene a condition attached to a permission under the Act,*
- (c) be inconsistent with any use specified or included in such a permission, or*
- (d) be development where the existing use is an unauthorised, save where the change of use consists of resumption of a use which is not unauthorised and which has not been abandoned.*

Article 10(6)

(a) In this sub-article—

‘habitable room’ means a room used for living or sleeping purposes but does not include a kitchen that has a floor area of less than 6.5 square metres;

‘relevant period’ means the period from 8 February until 31 December 2025.

- (b) This sub-article relates to a proposed development, during the relevant period, that consists of a change of use to residential use from Class 1, 2, 3, 6 or 12 of Part 4 to Schedule 2.*
- (c) Notwithstanding sub-article (1), where in respect of a proposed development referred to in paragraph (b)—*
 - (i) the structure concerned was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018,*
 - (ii) the structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3, 6 or 12 and*
 - (iii) the structure concerned, or so much of it that is the subject of the proposed development, has been vacant for a period of 2 years or more immediately prior to the commencement of the proposed development,*

- then 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).
- (d) (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
- (I) primarily affect the interior of the structure
- (II) retain 50 per cent or more of the existing external fabric of the building, and
- (III) 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.
- (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.
- (e)(i) Where a person proposes to undertake development to which paragraph (b) relates, then he or she shall in the case of development relating to Class 1, 2, 3, 6 or 12 of Part 4 to Schedule 2, notify in writing the planning authority in whose functional area that the change of use will occur not less than 14 days prior to the commencement of the works related to the proposed change of use and any related works;
- (ii) Details of each notification under subparagraph (i), which shall include information on—
- (I) the location of the structure,

(ii) the number of residential units involved, including the unit sizes and number of bedrooms in each unit, and

(iii) the Eircode for the relevant property,

Shall be entered in a record by the planning authority maintained for this purpose and the record shall be available for inspection at the offices of the planning authority during office hours and on the planning authority's website.

- (iii) During the years 2019, 2020, 2021, 2022, 2023, 2024, 2025 and 2026 each planning authority shall provide information to the Minister on the number of notifications received by it under this paragraph during the preceding calendar year, including details of the information so received for the purposes of subparagraph (ii).

6. ASSESSMENT

The purpose of this report is to assess whether or not the matter in question constitutes development and whether it falls within the scope of exempted development. Matters pertaining to the acceptability of the proposal in respect of the proper planning and sustainable development of the area is not a consideration under section 5.

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'.

In order to ascertain whether or not the subject use is considered to be development as so defined, consideration must first be given to whether any works on, in, over or under land have or will be carried out, and secondly to whether any material change in the use of any structures or other land have or will take place.

'Works' is defined in section 2(1) of the Act as 'the carrying out of any works on, in, over, or under land' including '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.'

The proposed change of use requires the carrying out of internal works (amendments to the internal layout of the building).

The previously established use on the site is stated as being Solicitors Office (Class 2 at No. 60 Shandon Street), Retail (florist (Class 1) at No. 61 Shandon Street) and office use (Class 3) on the upper floors. The proposed residential use is not within the same class use as the established use and would therefore constitute a material change of use.

The proposal constitutes a material change of use and involves the carrying out of works. The proposed change of use therefore constitutes development.

CONCLUSION:

- Change of use and associated works constitutes development.

6.2 Exempted development

The next issue for consideration is whether or not the matter at hand is exempted development. It is unclear from the information submitted whether the applicant is relying on the exemption set out by Article 10(6) of the *Planning and Development Regulations 2001* (as amended).

Sufficient information (drawings, schedule of accommodation etc.) has been submitted to allow an assessment of the proposal to be undertaken against the criteria listed in Article 10(6). In the absence of information stating otherwise, it is assumed that the applicant is relying upon the exemption set out by Article 10(6) of the *Planning and Development Regulations 2001* and this is assessed in detail below.

ARTICLE	REQUIREMENT	ASSESSMENT
10(6)(b)	This sub-article relates to a proposed development, during the relevant period, that consists of a change of use to residential use from Class 1, 2, 3, 6 or 12 of Part 4 to Schedule 2	<p>It is stated in the application that the buildings were in use as follows:</p> <p>Solicitors Office (Class 2 at No. 60 Shandon Street), Retail (florist (Class 1) at No. 61 Shandon Street) and office use (Class 3) on the upper floors.</p> <p>No documentation has been submitted indicating the former uses on the site. Images of the building have been obtained via google street view which dates back to 2009. It would appear from the historic imagery that the ground floor of No. 60 was in use as an office as stated while the ground floor of No. 61 was likely in retail use (unit is boarded up in the available imagery but has a commercial type shop front).</p> <p>A street view image from 2011 indicates that a florist was operating out of the adjoining unit, No. 61A Shandon Street. This is outside the red line of the subject application. It is not clear if this is the florist referred to the application or if a different florist operated out of No. 61.</p> <p>The NIAH description for No. 60 refers to use as public house and offices. The floor plans submitted would also indicate the upper floors of the building were in office use.</p> <p>While no information has been submitted to demonstrate the former uses on the site, I am satisfied that sufficient evidence exists to suggest the former uses were as stated in the documentation and I of the view that the proposed change of use accords with this sub-article.</p>
10(6)(c)(i)	The structure concerned was completed prior to the making of the <i>Planning and Development (Amendment) (No. 2) Regulations 2018</i>	The structure was constructed prior to the making of the regulations.

<p>10(6)(c)(ii)</p>	<p>The structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3, 6 or 12 and</p>	<p>It is stated in the application that the buildings were in use as follows: Solicitors Office (Class 2 at No. 60 Shandon Street), Retail (florist (Class 1) at No. 61 Shandon Street) and office use (Class 3) on the upper floors.</p> <p>No documentation has been submitted indicating the former uses on the site. Images of the building have been obtained via google street view which dates back to 2009. It would appear from the historic imagery that the ground floor of No. 60 was in use as an office as stated while the ground floor of No. 61 was likely in retail use (unit is boarded up in the available imagery but has a commercial type shop front).</p> <p>A street view image from 2011 indicates that a florist was operating out of the adjoining unit, No. 61A Shandon Street. This is outside the red line of the subject application. It is not clear if this is the florist referred to the application or if a different florist operated out of No. 61.</p> <p>The NIAH description for No. 60 refers to use as public house and offices. The floor plans submitted would also indicate the upper floors of the building were in office use.</p> <p>While no information has been submitted to demonstrate the former uses on the site, I am satisfied that sufficient evidence exists to suggest the former uses were as stated in the documentation and I of the view that the proposed change of use accords with this sub-article.</p>
<p>10(6)(c)(iii)</p>	<p>The structure concerned, or so much of it that is the subject of the proposed development, has been vacant for a period of 2 years or more immediately prior to the commencement of the proposed development</p>	<p>It is stated in the cover letter submitted with the application that the site has been vacant for greater than 2 years. No information has been submitted to demonstrate same. Google street view indicates that part of the units have been vacant since at least 2009.</p> <p>Google imagery suggests that the ground floor of No. 61 has been vacant since at least 2009 and the ground floor of No. 60 was boarded up by 2019 but may have been vacant for longer than this.</p> <p>It is less clear on the upper floors. Google imagery dated back to 2009 indicates broken/damaged windows on the upper floors of No. 60</p>

		<p>and windows missing from No. 61. New windows appear to have been installed at No. 61 between 2011 and 2014 but there is no indication that the upper floors of this building were in use in recent years. It is likely than the upper floors of no. 60 have been since at least 2009 as some of the windows are still damaged/ broken.</p> <p>I am satisfied that the proposed change of use accords with this sub-article.</p>
10(6)(d)(i)	The development is commenced and completed during the relevant period	The applicant is required to comply with this requirement.
10(6)(d)(ii)	Subject to sub-paragraph (iii), any related works, including works as may be required to comply with sub-paragraph (vii), shall – (I) primarily affect only the interior of the structure, (II) retain 50 per cent or more of the existing external fabric of the building, (III) 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.	<p>A review of the existing and proposed floor plans indicates that the required works primarily affect the interior of the building (layout changes, provision/ removal of internal partitions etc.).</p> <p>No external changes are proposed. An opaque film is to be applied to part of the ground floor windows fronting Shandon Street to afford privacy for prospective occupants.</p> <p>I am satisfied that the proposed external works do 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.</p>
10(6)(d)(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	<p>No works are proposed to alter the existing shop fronts.</p> <p>I am satisfied that the proposed change of use accords with this sub-article.</p>
10(6)(d)(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.	<p>The subject site is zoned ZO 5 – City Centre.</p> <p>Residential development is acceptable within this zoning. The proposed change of use accords with this sub-article.</p>
10(6)(d)(v)	No development shall consist of or comprise the carrying out of works which exceeds the provision of more	The proposed change of use accords with this sub-article.

	than 9 residential units in any structure.	
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.	Please see separate discussion/ assessment below.
10(6)(d)(vii)	Rooms for use, or intended for use, as habitable rooms shall have adequate natural lighting.	<p>I am satisfied that the majority of the proposed habitable rooms will receive adequate natural lighting.</p> <p>I have concerns that proposed attic accommodation will not receive adequate natural lighting. The kitchen/ living room is served by 1 small window on the eastern elevation. The layout of this unit means the kitchen area is quite separate from the living space and will likely not receive any natural daylight.</p> <p>The proposal does not accord with this sub-article.</p>
10(6)(d)(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.	<p>Nos. 60 and 61 Shandon Street/ Farrens Quay are protected structures.</p> <p>A declaration under section 57 of the Planning and Development Act has not been issued.</p> <p>Both buildings are protected structures. The file has been discussed with the Conservation Officer. The Conservation Officer has made the following comments:</p> <p><i>‘Both buildings are on the Record of Protected Structures (Refs: PS310 & PS311). Any works that would materially affect the character of the buildings or any element that contribute to their special interest require planning permission - see Section 57 of the Planning and Development Act (as amended).</i></p> <p><i>We have undertaken a review of the plans that have been submitted relating to the change of use of these two buildings from commercial to residential apartments. It is considered that changes to the plan form, the loss of chimneybreasts, and the rebuilding or removal of</i></p>

		<p><i>staircases would materially affect the character of these buildings and are, therefore, not exempt development. Furthermore, there may be additional works not recorded on the drawings that may also materially affect the character of these protected structures, such as the insertion of services and changes to historic fabric, such as plasterwork, joinery, flooring etc.</i></p> <p><i>We really want to encourage the applicant to find a suitable and viable use for these structures. We would, therefore, be more than happy to engage with the applicant and meet on site to discuss any forthcoming planning application.'</i></p> <p>The proposal does not accord with this sub-article.</p>
10(6)(d)(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.	<p>Permission was granted under planning reg. 97/21664 for the <i>'refurbishment to existing public house, retail shop & office and to convert first second & third floor to office and apartments'</i> at 60/61 Shandon Street.</p> <p>This permission does not appear to have been implemented.</p> <p>There is no other planning history pertaining to the subject site.</p> <p>The proposed change of use accords with this sub-article.</p>
10(6)(d)(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.	The proposed change of use accords with this sub-article.
10(6)(d)(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.	The proposed change of use accords with this sub-article.
10(6)(d)(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	N/A

	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.	
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Compliance 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.”

The applicant has submitted a schedule of accommodation with the proposed application. The proposed studios and apartments comply with the minimum floor area requirements (incl. living room and bedroom widths, aggregate living areas etc.) as set out in Appendix 1 of the Apartment Guidelines. In relation to storage, it is stated that the minimum requirement is provided for each apartment. However, this has not been demonstrated on the submitted plans. This is something that could be clarified through a request for further information.

As outlined above, the subject site relates to two no. protected structures and a section 57 declaration has not been issued in relation to the proposed change of use (and associated works) and as such the proposal does not accord with the requirements of Article 10(6)(d)(viii) of the Planning and Development Regulations. I have concerns in relation to the level of natural daylight the apartment at attic level would receive and consider that the proposed change of use does not accord with Article 10(6)(d)(vii) of the Planning and Development Regulations. I therefore consider that the proposal is not exempted development.

CONCLUSION:

- Is not exempted.

7. ENVIRONMENTAL ASSESSMENT

7.1 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.

7.2 Screening for Appropriate Assessment

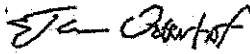
Section 177U (9) of the Act requires planning authorities to screen applications for a section 5 declaration for appropriate assessment. The provisions of the *Habitats Directive*, the *Appropriate Assessment Guidelines for Planning Authorities 2009* (revised 2010) and the Act are noted. The relevant 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.

8. RECOMMENDATION

In view of the above and having regard to –

- Sections 2, 3, and 4 of the Planning and Development Act 2000 (as amended), and
- Articles 10(6)(d)(vii) and 10(6)(d)(viii) of the Planning and Development Regulations (as amended),

It is considered that the proposed *change of use from commercial (Classes 1, 2 and 3) to provide 9 no. apartments* at 60/61 Shandon Street/ Farrens Quay **Is Development and Is Not Exempted Development.**



Jan Oosterhof
Assistant Planner
16/12/2022

Melissa Walsh
Senior Executive Planner
16/12/2022

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



24 November 2022

Re: Request for a Section 5 Declaration seeking confirmation that the change of use from commercial (Classes 1, 2 and 3) to provide 9 no. apartments at 60/61 Shandon Street/Farrens Quay, Cork, is exempted development.

Dear Sir/Madam,

We McCutcheon Halley, 6 Joyce House, Barrack's Square, Ballincollig, Co. Cork act on behalf of Purtoil Ltd., of Sunberry Business Centre, Blarney, Cork, who are the owners of 60/61 Shandon Street/Farrens Quay, Cork. Our client requests a declaration in accordance with Section 5 of the Planning and Development Act 2000 (as amended), seeking confirmation that the change of use from commercial use (Classes 1, 2 and 3) to provide 9 no. apartments at 60/61 Shandon Street/Farrens Quay, is exempted development on the basis that:

- **The change of use from commercial use (Classes 1, 2 and 3) to provide 9 no. apartments at 60/61 Shandon Street/Farrens Quay, Cork, is exempted development under the 2022 Planning and Development Regulations.**
- **The associated works to facilitate the proposed use will affect only the interior of the structure and therefore come within the exempted development provisions of Section 4(1)(h) of the Planning and Development Act, 2000.**
- **The internal works will not materially affect the character of the protected structure or any element of a structure which contributes to its character and therefore falls within the scope of the exempted development provisions provided for under the Planning Regulations and Section 57 of the Planning and Development Act, 2000.**

The 'Left Bank Bar' public house which fronts on to Farrens Quay is located on the lower floor level and will remain unchanged. The above reasons are outlined in greater detail in Section 4.0 below. The remainder of this declaration request, is set out as follows:

- 1.0 Site and Planning Context**
- 2.0 Planning Legislation/Regulations**
- 3.0 Assessment**
- 4.0 Conclusion.**

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McCutcheon Halley is a limited partnership registered under the Limited Partnerships Act, 1907, registration no. LP512. Registered in Ireland No. 326490.
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1.0 Site and Planning Context

The property comprises a former commercial use at 60/61 Shandon Street/Farrens Quay, Cork outlined in Figure 1 below (photo of the property inset). The existing building is 'pre-1963' and there is no planning history on the site/building. The building concerned has been used for a mix of commercial uses (Classes 1, 2 and 3) including solicitors office (Class 2 at no. 60 Shandon Street), retail (florist (Class 1) at no. 61 Shandon Street) and office use (Class 3) on the upper floors. The 'Left Bank Bar' public house which fronts on to Farrens Quay is located on the lower floor level and will remain unchanged.



Fig. 1 Property at 60/61 Shandon Street/Farrens Quay

In terms of the existing planning policy for the area, in the 2022 Cork City Development Plan (CDP) the site is zoned for "ZO 5: City Centre" use. Based on objective ZO 5 of the CDP, it is an objective to "consolidate and facilitate the development of the central area and to promote its role as a dynamic mixed used centre for community, economic, civic, cultural and residential growth." Based on Section ZO 5.2 of the CDP the "primary purpose of this zone is to "promote the continued economic, civic, cultural and **residential growth** of the City Centre, and to create a thriving urban community."

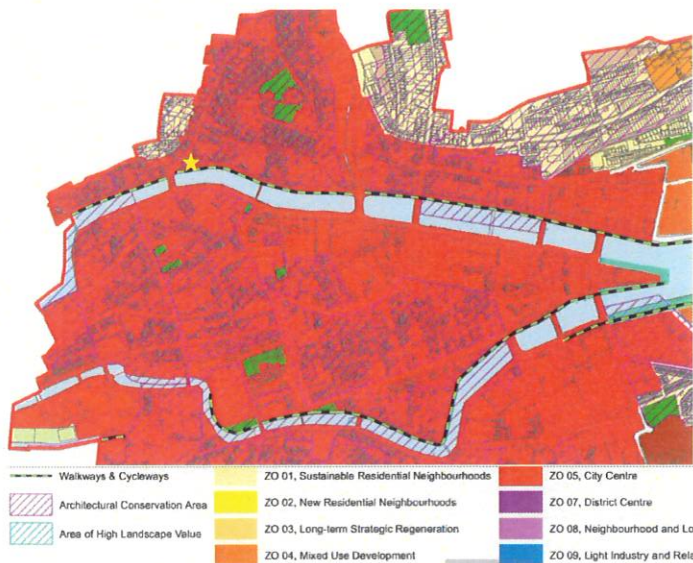


Fig 2: Extract from the 2009 Cork City Development Plan zoning map (Site indicated with yellow star).

The building is also a protected structure in the 2022 CDP (RPS Ref. PS310 and PS311) and is located within a designated (Shandon) Architectural Conservation Area.

Planning permission was previously granted on our clients' property to refurbish the existing public house, retail shop and office and to convert the upper floors to office use in 1997 under planning application ref. 97/21664.

2.0 Legislation/ Regulations

In order to assess this declaration request, regard must be had to the 2000 Planning and Development Act (as amended) and the 2001 Planning and Development Regulations (as amended). The 2018 Planning Regulations provided for an

exemption from the requirement to obtain planning permission in respect of the change of use of certain vacant commercial premises, to residential use. On the 25th February 2022 the Planning and Development Act (Exempted Development) Regulations 2022 extended to 31st December 2025 the exemption given by the 2018 regulations and included some additional amendments/exemptions as outlined in Section 2.2.

2.1 Planning and Development Acts 2000 (as amended)

Section 2 of the 2000 Planning and Development Act, as amended (PDA), includes the following definitions which are of relevance to this assessment:

“Structure” means 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 (iii);

“Alteration” includes

(a) plastering or painting or the removal of plaster or stucco, or

(b) the replacement of a door, window or roof,

that materially alters the external appearance of a structure so as to render the appearance inconsistent with the character of the structure or neighbouring structures;

“Land includes any structure and any land covered with water (whether inland or coastal);

“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) of the PDA defines “Development” as, ‘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 PDA relates to ‘Exempted Development’ and subsection (1) sets out categories of development that shall be exempted development, including subsection 4(1)(h) which includes:

‘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)(a) states that the Minister may by regulations provide for any class of development to be exempted development where he or she is of the opinion that the carrying out of such development by virtue of its size, nature or limited effect on its surroundings, would not offend against the principles of proper planning and sustainable development. **Section 4(2)(b)** of the Act states that regulations under paragraph (a) may be made subject to conditions and be of general application or apply to such area or place as may be specified in the regulations.

2.2 Planning and Development Regulations, 2001 (as amended)

On the 25th February 2022 the Planning and Development Act (Exempted Development) Regulations 2022 extended to 31st December 2025 the exemption given by the 2018 regulations with some additional amendments included in the new regulations.

In order to avail of the exemptions being provided for the following timeframes apply:

1. The structure concerned was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018 on the 8th February 2018.
2. The structure concerned has at some time been used for the purpose of its current use class, being Class 1,2,3,6 or 12 (see Table below).
3. The structure, or part of the structure which is the subject of the change of use must have been vacant for at least 2 years immediately prior to the commencement of the relevant works.
4. The works are required to be commenced and completed between 8th February 2018 and 31st December 2025.

In addition to the classes of use that qualified under the 2018 exempted development regulations i.e. Classes 1,2,3 and 6, the new regulations extend the provisions to a new Class 12 ‘Public House’ use (see Table below).

CLASS OF USE	Description
CLASS 1	Use as a shop.
CLASS 2	Use for the provision 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.
CLASS 3	Use as an office, other than a use to which Class 2 of this Part of this Schedule applies.
CLASS 6	Use as a residential club, a guest house or a hostel (other than a hostel where care is provided).
CLASS 12	Use as a Public House, meaning a premises which has been licenced for the sale and consumption of intoxicating liquor on the premises under the Licensing Acts 1833 to 2018.

The extent to which the classes of development specified in Part 1 of the Second Schedule are exempted is governed by Article 9(1)(a) and that article is itself subject to the restrictions on exemption which includes the following:

- (i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,*
- (ii) consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,*
- (iii) endanger public safety by reason of traffic hazard or obstruction of road users;*
- (iv) ... comprise the construction, erection, extension or renewal of a building on any street so as to bring forward the building, or any part of the building, beyond the front wall of the building on either side thereof or beyond a line determined as the building line 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,*
- (vi) interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed*
- (viiB) ... development that would be likely to have a significant effect on the integrity of a European site...*
- (viiC) ... development that would be likely to have an adverse impact on a natural heritage area...*

(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,

(ix) consist of the demolition or such alteration of a building or other structure as would preclude or restrict the continuance of an existing use of a building or other structure where it is an objective of the planning authority to ensure that the building or other structure would remain available for such use and such objective has been specified 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,

(xi) obstruct any public right of way,

(xii) consist of or comprise the carrying out of works to the exterior of a structure within an architectural conservation area...

Each of the above conditions/restrictions are considered further in relation to our clients proposed development in Section 3 below.

3.0 Assessment

In this case, our client requests a declaration in accordance with Section 5 of the Planning and Development Act 2000, seeking confirmation that the change of use from commercial use (Classes 1, 2 and 3) to provide 9 no. apartments at 60/61 Shandon Street/Farrens Quay, Cork, is exempted development in accordance with the 2022 Regulations, on the basis that:

1. The structure at 60/61 Shandon Street/Farrens Quay was completed prior to 1963 and prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018 (i.e. on the 8th February 2018).
2. The structure concerned has been used for a mix of commercial uses (Classes 1, 2 and 3) including solicitors office (Class 2 at no. 60 Shandon Street), retail (florist (Class 1) at no. 61 Shandon Street) and office use (Class 3) on the upper floors.
3. The structure has been vacant for greater than 2 years.
4. The works will be commenced and completed between 8th February 2018 and 31st December 2025.

In addition to the above, the proposed change of use also complies with the provisions of Article 9(1)(a) of the Planning Regulations in that the proposed change of use:

- will not contravene a condition attached to a permission;
- will not consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway;
- will not endanger public safety by reason of traffic hazard or obstruction of road users;
- will not comprise the construction, erection, extension or renewal of a building on any street so as to bring forward the building, or any part of the building, beyond the front wall of the building;
- will not interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation;
- will not have any effect on the integrity of a European site or natural heritage area;
- will not consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure;

- will not preclude or restrict the continuance of the existing use;
- will not obstruct any public right of way;
- will not comprise the carrying out of works to the exterior of a structure within an architectural conservation area – as can be seen from the existing and proposed drawings by Butler Camoranesi Architects, all works are interior and do not affect the external appearance of the building.

In addition to the above, the associated works to facilitate the proposed apartments will affect only the interior of the structure and therefore come within the exempted development provisions of Section 4(1)(h) of the Planning and Development Act, 2000 which states that '*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 will be exempted development.*'

As the internal works will also not materially affect the character of the protected structure or any element of the structure which contributes to its character, it therefore falls within the scope of the exempted development provisions provided for under the Planning Regulations and Section 57 of the Planning and Development Act, 2000 - see enclosed drawings and Housing Quality Assessment (HQA) for the proposed residential units by Butler Camoranesi Architects. The proposed residential use will also provide a long-term viable use to these buildings and ensure their longevity and upkeep.

To protect the privacy and amenities of the future residents in the former solicitor's office (60 Shandon Street), retail/flowerist (61 Shandon Street), an opaque film will be added to the lower pane of these units facing on to Shandon Street – see drawing ref. A10-202 Rev. A by Butler Camoranesi Architects.

The existing public house use (the 'Left Bank Bar') which fronts on to Farrens Quay and is located on the lower floor level and will remain unchanged.

4.0 Conclusion

The proposed change of use from commercial use to provide 9 no. apartments complies with all of the criteria included in Article 9(1)(a) of the Planning Regulations and the physical/proposed works are exempted development under Section 4(1)(h) and Section 57 of the Planning and Development Act.

Accordingly, it is submitted that the change of use from commercial use (Classes 1, 2 and 3) to provide 9 no. apartments at 60/61 Shandon Street/Farrens Quay, Cork is exempted development on the basis that:

- **The change of use from commercial use (Classes 1, 2 and 3) to provide 9 no. apartments at 60/61 Shandon Street/Farrens Quay, Cork, is exempted development under the 2022 Planning and Development Regulations.**
- **The associated works to facilitate the proposed use will affect only the interior of the structure and therefore come within the exempted development provisions of Section 4(1)(h) of the Planning and Development Act, 2000.**
- **The internal works will not materially affect the character of the protected structure or any element of a structure which contributes to its character and therefore falls within the scope of the exempted development provisions provided for under the Planning Regulations and Section 57 of the Planning and Development Act, 2000.**

In accordance with the Council's requirements for Section 5 declarations please find enclosed:

1. This cover letter and declaration form which includes the applicant's name and address; the location of development; and the nature of development;
2. The correspondence address which is: McCutcheon Halley, Planning Consultants, 6 Joyce House, Barrack Square, Ballincollig, Cork City;
3. Ordnance Survey Map (identifying site location);
4. Drawings and Housing Quality Assessment (HQA) for the proposed residential units by Butler Camoranesi Architects;
5. The appropriate referral fee of €80.00 – see below.

Please do not hesitate to contact us should you require any further information.



McCutcheon Halley

Encl. 1) Confirmation of referral fee of €80.00

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: 021-4924762

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

60/61 Shandon Street/Farrens Quay, Cork

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.

Request for a Section 5 Declaration seeking confirmation that the change of use from commercial (Classes 1, 2 and 3) to provide 9 no. apartments at 60/61 Shandon Street/Farrens Quay, Cork, is exempted development.

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

See attached cover letter and drawings

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? Yes

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? Yes, 97/21664 - see attached cover letter
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	458sq m 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) _____
(c) If concerning a change of use of land and / or building(s), please state the following:	
Existing/ previous use (please circle) Retail shop (Class 1) and solicitors office (Class 2) and Office (Class 3)	Proposed/existing use (please circle) Residential - 9 no. Apartments

8. 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		

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

Signature: _____

Date: _____


17/11/2022

CONTACT DETAILS

10. Applicant:

Name(s)	Purtol Ltd.
Address	Sunberry Business Centre, Blarney, Cork. ----- ----- -----

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

Name(s):	Tom Halley
Address:	McCutcheon Halley, 6 Joyce House, Barrack Square Ballincollig, Co. Cork P31 YX97 ----- -----
Telephone:	021 4208710
E-mail address:	
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:

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:

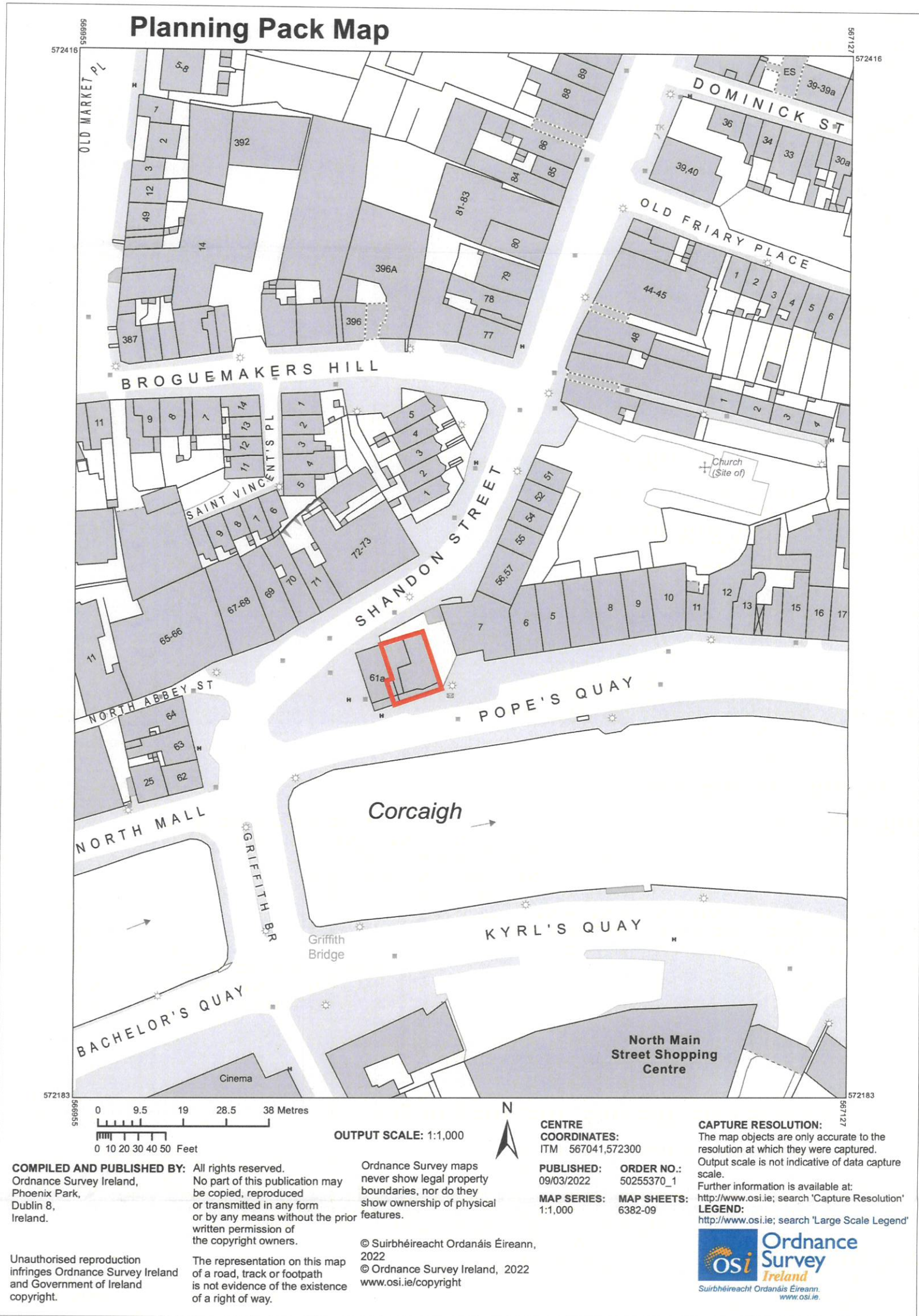
**The Development Management Section, Community, Culture & Placemaking Directorate,
Cork City Council, City Hall, Anglesea Street, Cork.**

- The Planning Authority may 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.





<p>Butler \ Cammoranesi architects 6 George's Quay, Cork T +353 21 2417273 \ E info@butlercammoranesi.ie butlercammoranesi.ie</p>		Project name Farren's Quay	Project no 21142	Drawing Site Location Map	Series Planning	Scale 1:1000 @ A3	Notes
		Client Bellmount Developments Limited	Drawing no. A01-02	Revision	Date 2022/11/18		



Issued by: Butler Cammoranesi architects

Contact Person(s) Arch. Paul Butler
Address 6 George's Quay, Cork

Tel.: 00 353 (0)21 2417273

Project Farrens Quay
Document: Housing Quality Assessment
Document No.: 22142_A_SCHDL-01

Project No.: 19082

Rev.: A Date 10/11/2022

Sustainable Urban Housing - Design Standards for New Apartments [March 2018]

Min. Overall Apts. Floor Areas:	
Studio	37 sqm
One bedroom	45 sqm
Two bedrooms (3 person)	63 sqm
Two bedrooms (4 person)	73 sqm
Three bedrooms	90 sqm

Min. widths for main KLD and Min aggregate floor Areas for KLD		
	Width of KLD	Aggregate area KLD
Studio	4 m	30 sqm
One bedroom	3.3 m	23 sqm
Two bedrooms (3 person)	3.6 m	28 sqm
Two bedrooms (4 person)	3.6 m	30 sqm
Three bedrooms	3.8 m	34 sqm

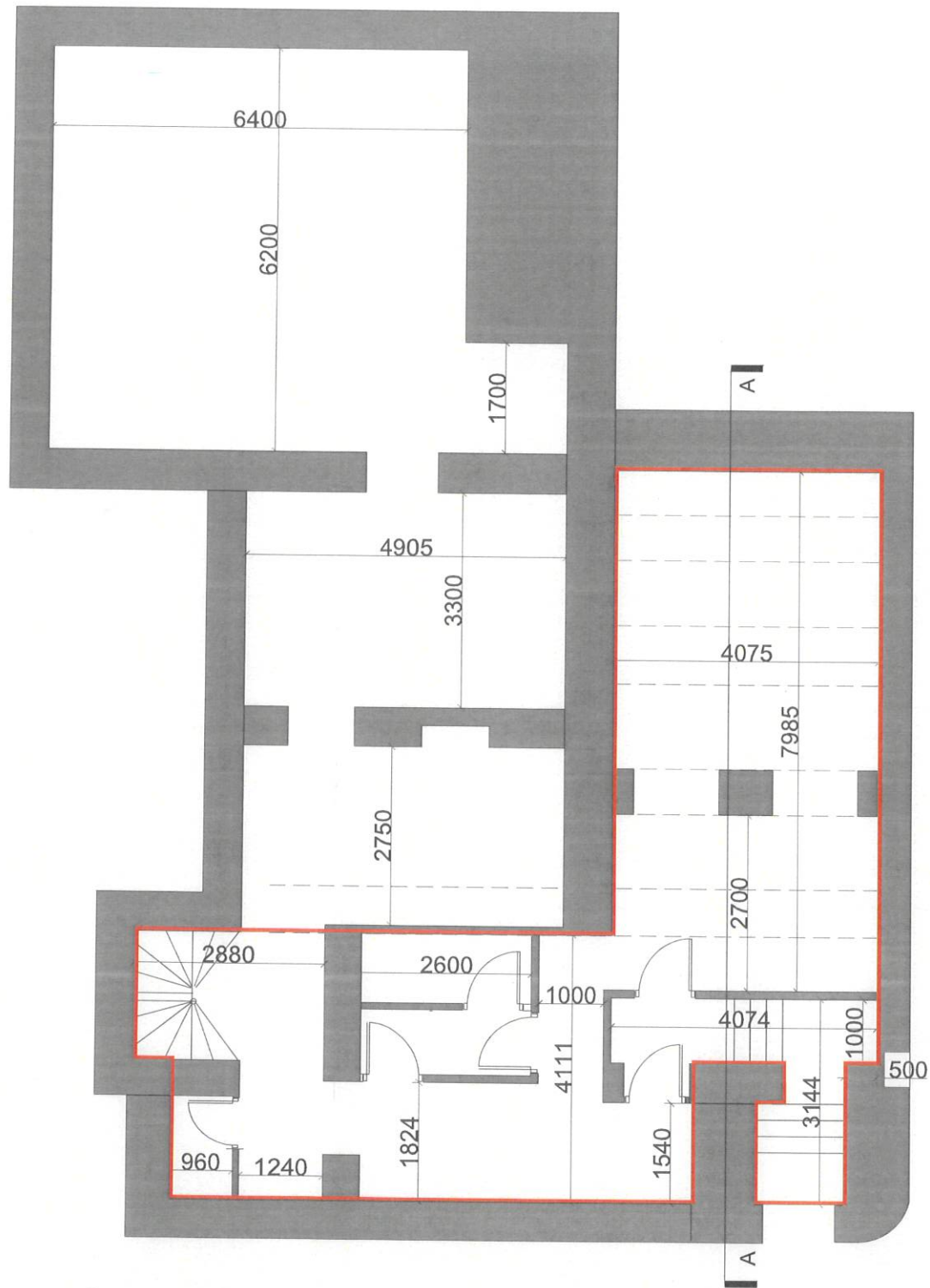
Min. Bedroom Widths and Areas		
	Min. Width	Min. Floor Area
Studio	4 m	30 sqm
Single bedroom	2.1 m	7.1 sqm
Double bedroom	2.8 m	11.4 sqm
Twin bedroom	2.8 m	13 sqm

Min. Storage Space Requirements	
Studio	3 sqm
One bedroom	3 sqm
Two bedrooms (3 person)	5 sqm
Two bedrooms (4 person)	6 sqm
Three bedrooms or more	9 sqm

Min. Floor Areas for Private Amenity Space	
Studio	4 sqm
One bedroom	5 sqm
Two bedrooms (3 person)	5 sqm
Two bedrooms (4 person)	7 sqm
Three bedrooms or more	9 sqm

	Apt Code	Bedrooms Count	Apt Gross Internal Area (sqm)	Min. Required Overall Apt. Area (sqm) (GIA)	Ceiling Height	Kitchen / Living / Dining				Bedroom				Storage Area		Private Amenity Space (Balcony Area)		Bathroom Area			
						Kitchen / Living / Dining Width	Kitchen / Living / Dining Minimum Width Required	Kitchen Living Dining Area	Kitchen / Living / Dining Minimum Area Required	Bedroom No. 1 Code	Bedroom No. 1 Type	Bedroom No. 1 Width	Bedroom No. 1 Width Minimum Width Required	Bedroom No. 1 Area	Bedroom No. 1 Width Minimum Area Required	Storage Area	Storage Area - Minimum Required		Private Amenity Space (Balcony Area)	Private Amenity Space - Minimum Required	
GROUND FLOOR [GF]																					
	APT.00F.01	1	39	37	2870	KLD.GF.01	5.2	4	34	30	Rm.GF.01-01	Double	5.2	4	34	30	3	3	/	/	4
	APT.00F.02	1	39	37	2870	KLD.GF.02	4	4	34	30	Rm.GF.02-01	Double	4	4	34	30	3	3	/	/	4
GF TOTAL	2	2	78																		
FIRST FLOOR [1F]																					
	APT.01F.01	1	37	37	3070	KLD.01F.01	4.9	4	31	30	Rm.01F.01-01	Double	4.9	4	31	30	3.0	3.0	/	/	4.0
	APT.01F.02	1	45	45	3070	KLD.01F.02	4.5	3.3	24	23	Rm.01F.02-01	Double	2.9	2.8	12.6	11.4	3.0	3.0	/	/	4.0
1F TOTAL	2	2	82																		
SECOND FLOOR [2F]																					
	APT.02F.01	1	37	37	2930	KLD.02F.01	4.9	4	31	30	Rm.02F.01-01	Double	4.9	4	31	30	3	3.0	/	/	4.0
	APT.02F.02	1	46	45	2930	KLD.02F.02	4.5	3.3	23	23	Rm.02F.02-01	Double	3	2.8	11.6	11.4	3	3.0	/	/	4.8
2F TOTAL	2	2	83																		
THIRD FLOOR [3F]																					
	APT.03F.01	1	37	37	2380	KLD.03F.01	4.9	4	31	30	Rm.03F.01-01	Double	4.9	4	31	30	3	3.0	/	/	4.0
	APT.03F.02	1	46	45	2380	KLD.03F.02	4.5	3.3	24	23	Rm.03F.02-01	Double	3.1	2.8	11.5	11.4	3	3.0	/	/	4.0
3F TOTAL	2	2	83																		
FOURTH FLOOR [4F]																					
	APT.04F.01	1	61	45	1700	KLD.04F.01	9.7	3.3	35.5	23	Rm.04F.01-01	Double	2.9	2.8	11.5	11.4	3	3.0	/	/	4.1
4F TOTAL	1	1	61																		

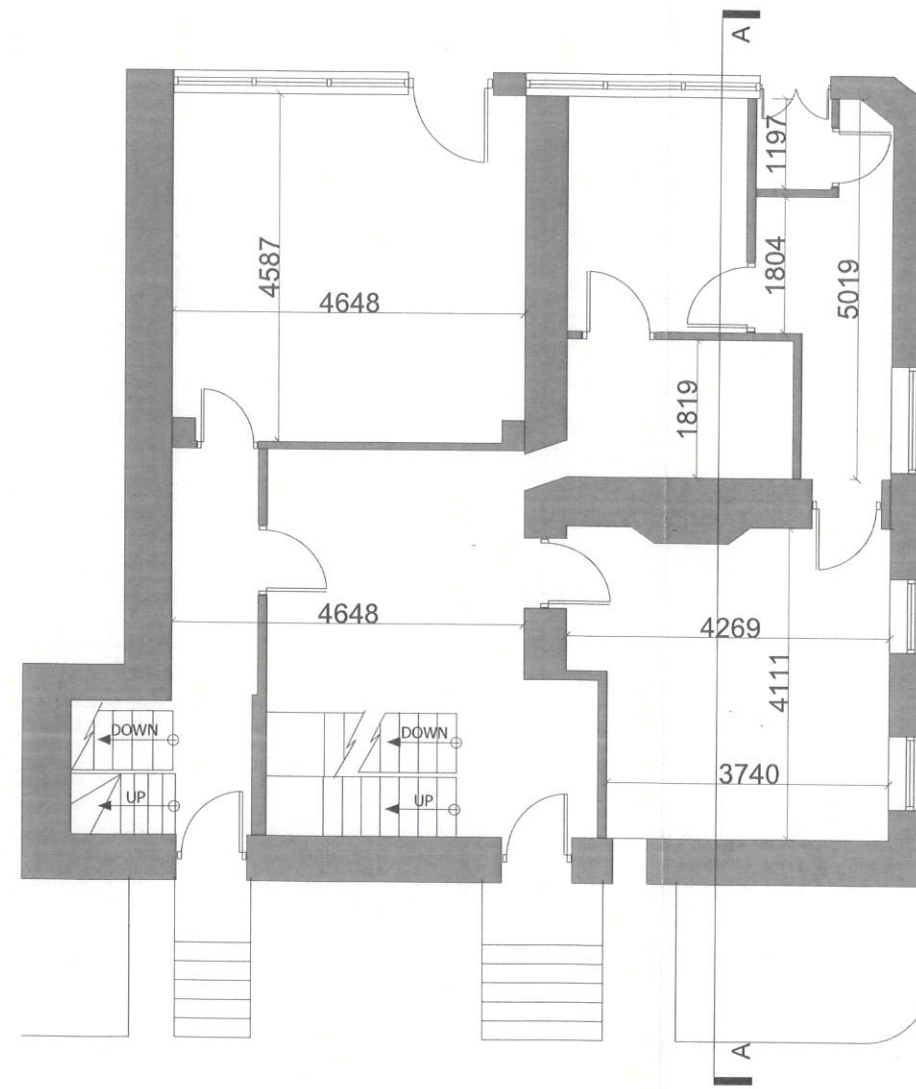
GRAND TOTALS - Residential Units			
Apartments No.	9	Bedrooms No.	9
Total Apts. Area	387	sqm	



Basement Level +2.87m

— Bar Area Outline 71.2m²

Survey provided by
B & M Burns Consultancy LTD



Ground Floor



Butler \ Cammoranesi architects
6 George's Quay, Cork
T +353 21 2417273 \ E info@butlercammoranesi.ie
butlercammoranesi.ie



Project name
Farren's Quay

Project no
22142

Client
Bellmount Developments Limited

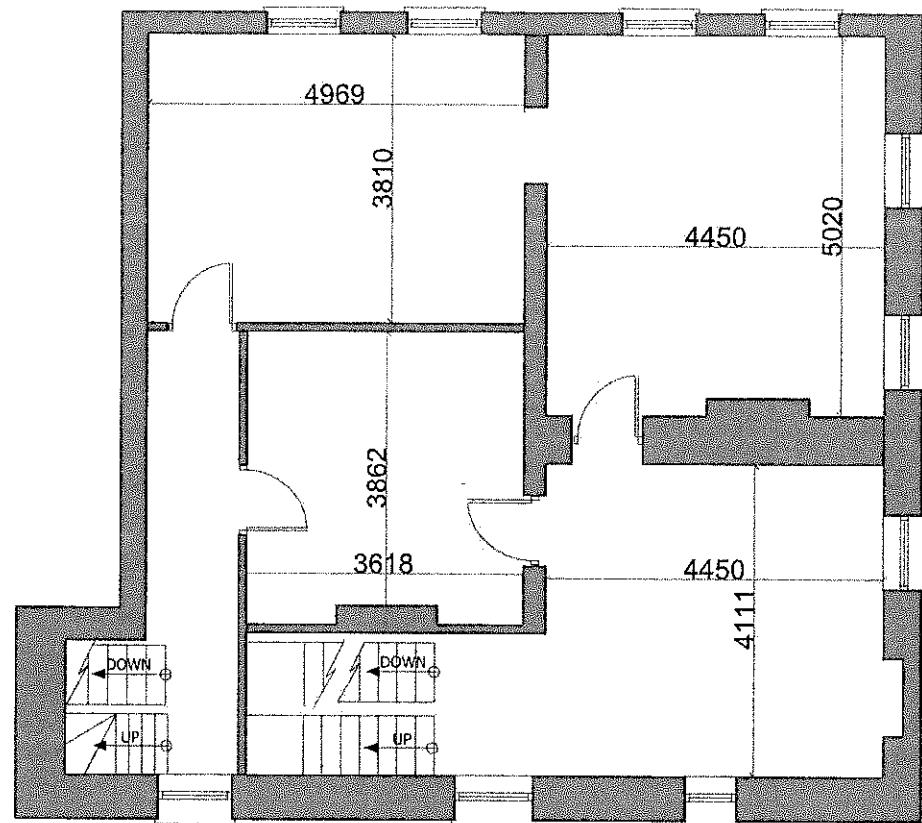
Drawing
Existing Bar Floor and
Ground Floor Plan

Series
Planning
Scale
1:100 @ A3

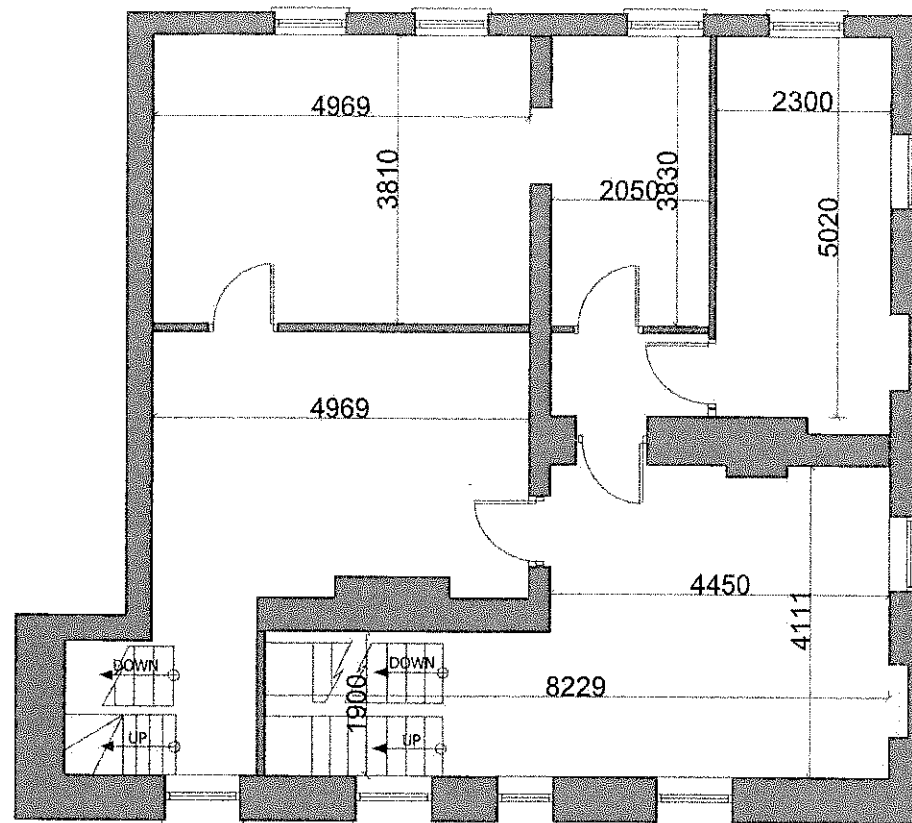
Drawing no.
A10-01

Date
2022/11/21
Revision
A

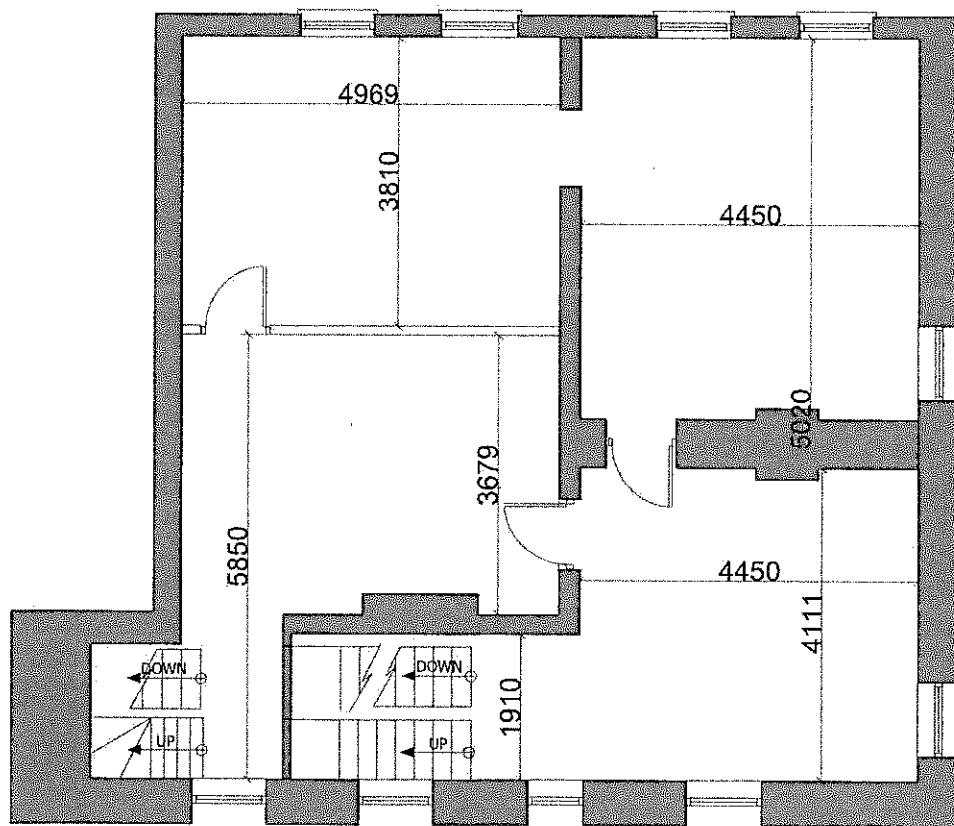
Notes



First Floor Plan

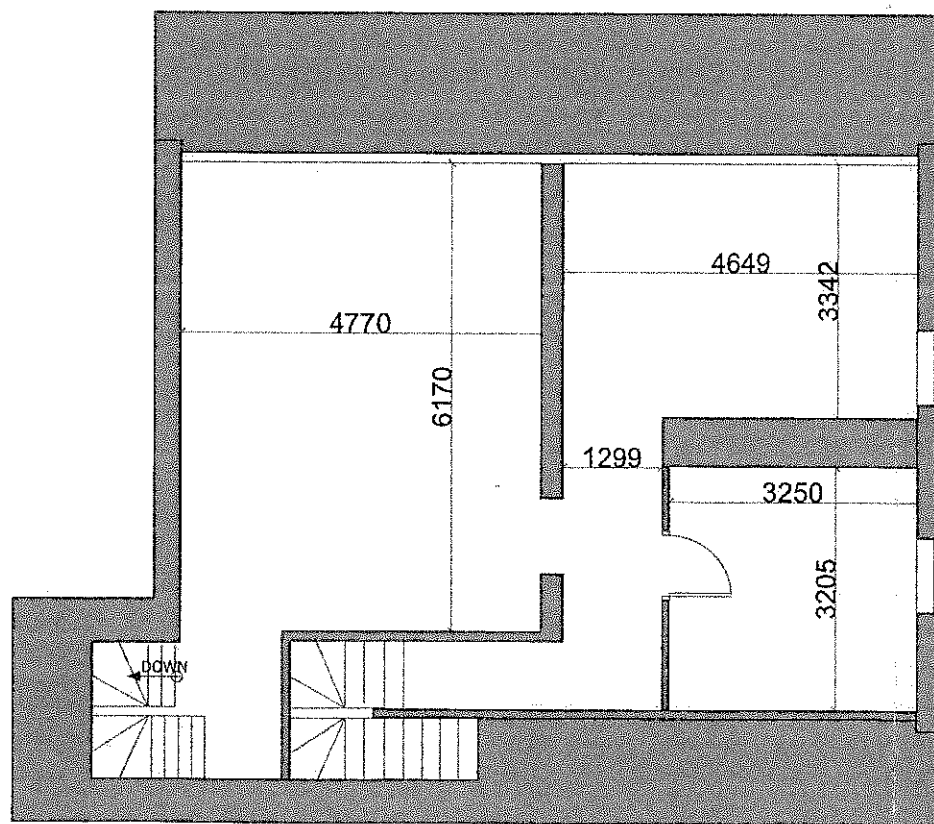


Second Floor Plan



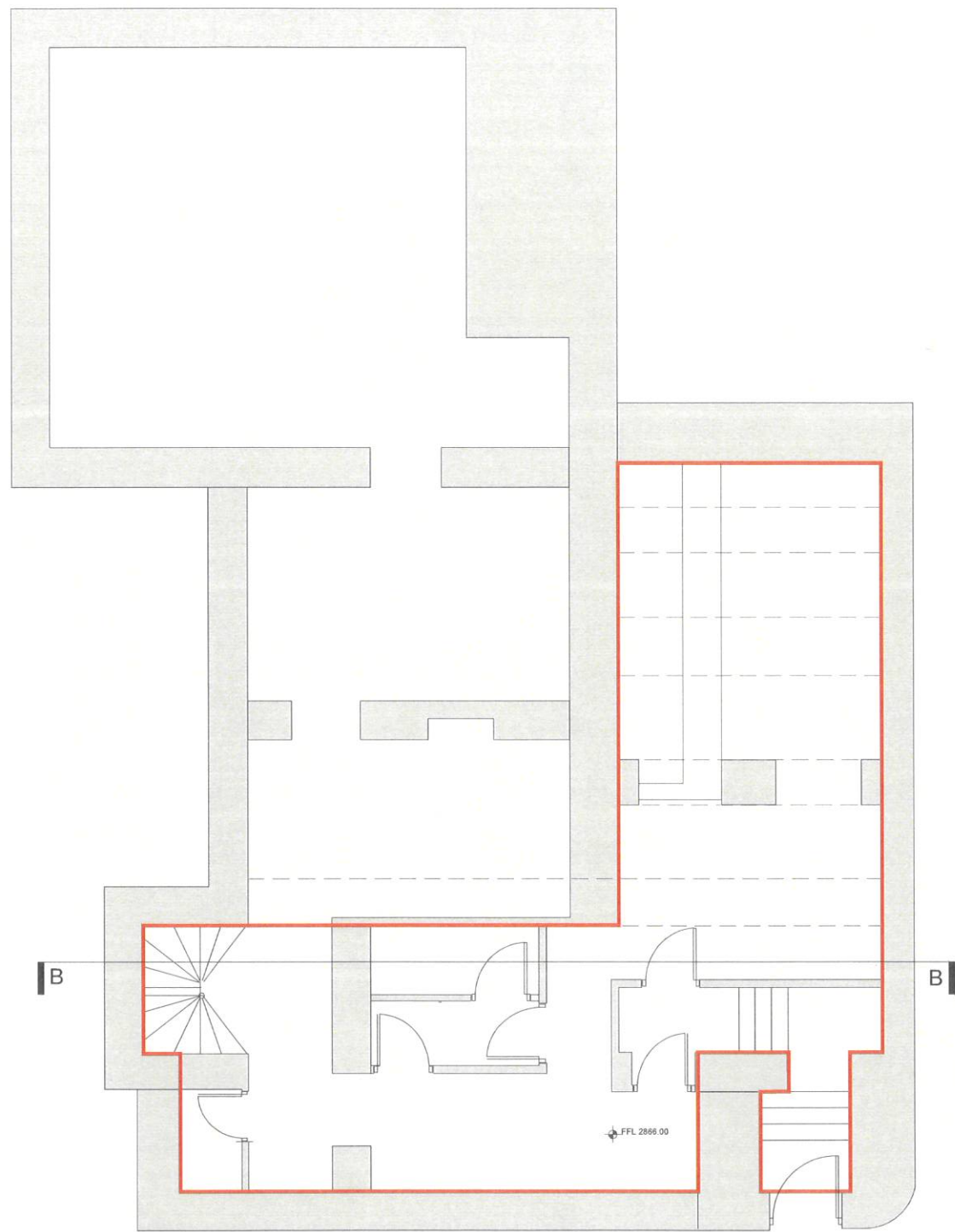
Third Floor Plan

Survey provided by
B & M Burns Consultancy LTD



Attic Floor Plan

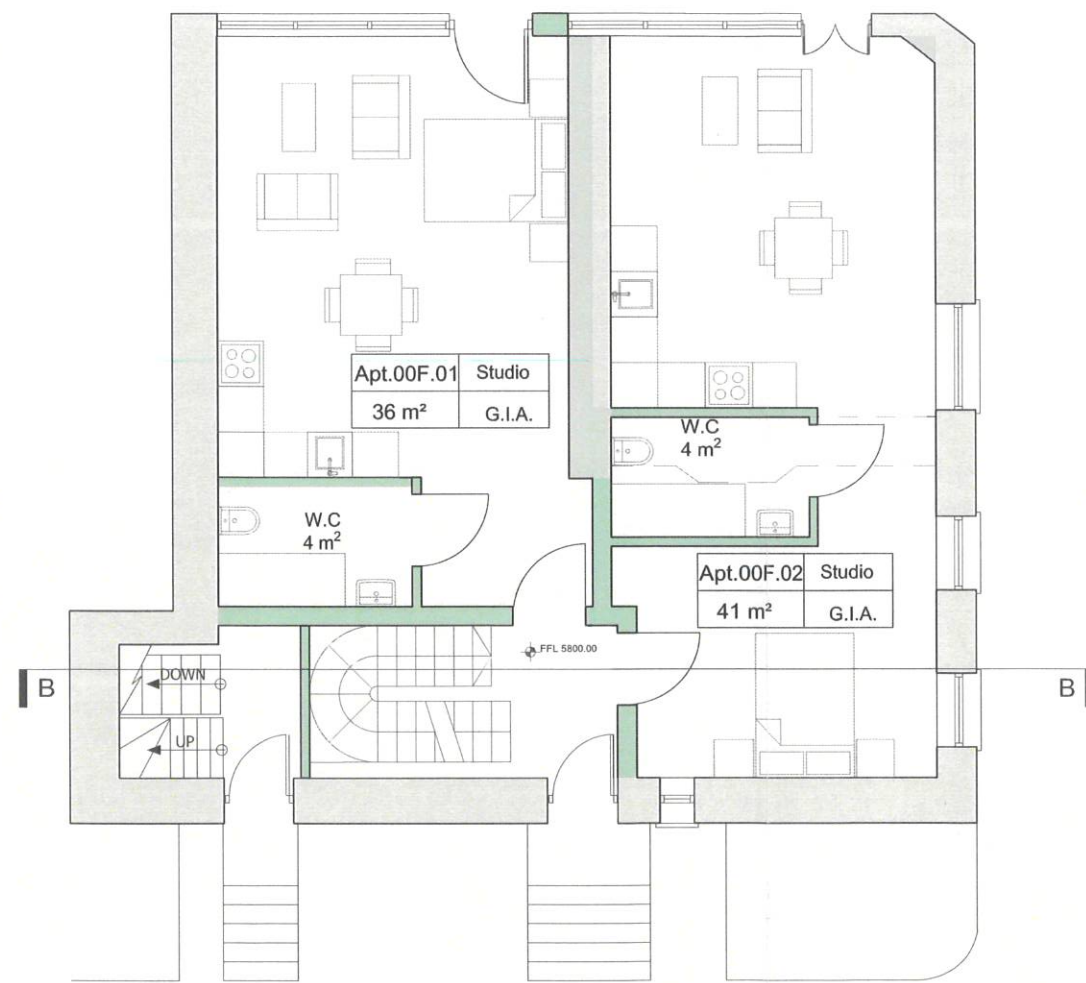




Basement Level +2.87m

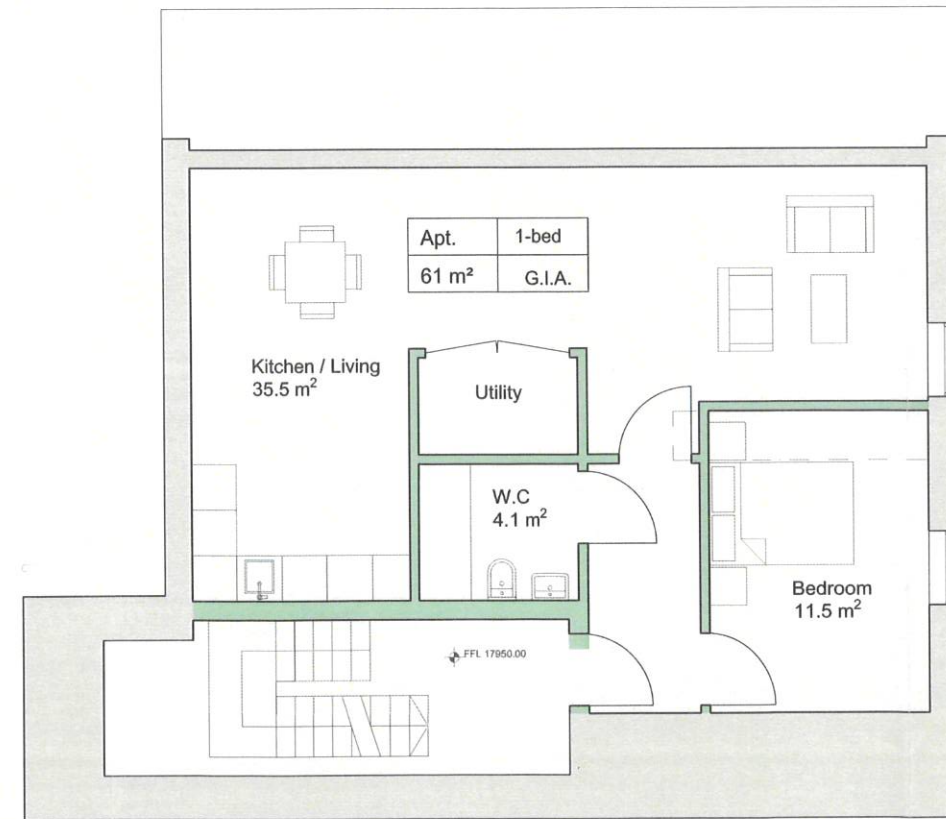
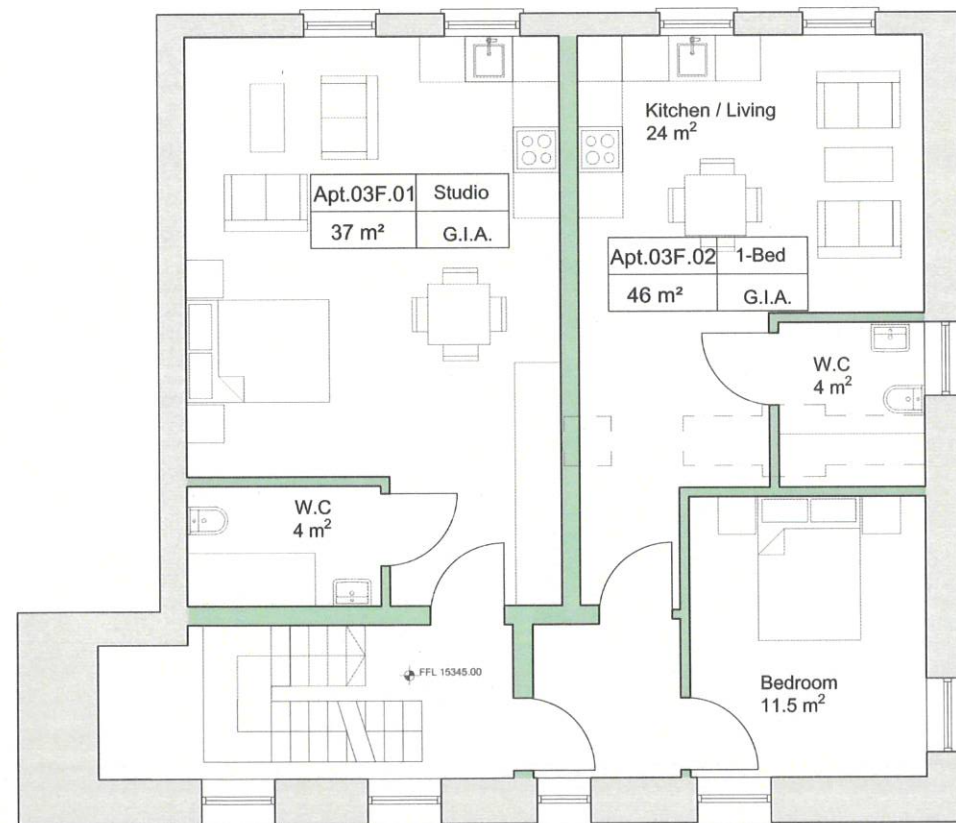
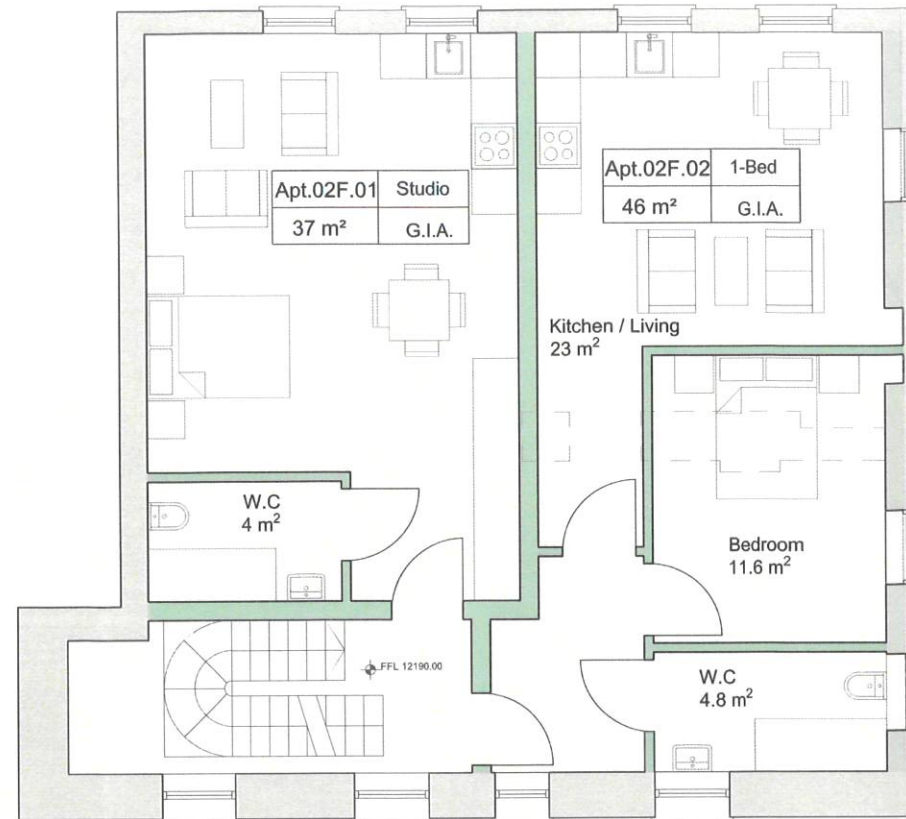
— Bar Area Outline 71.2m²

- Existing
- Proposed

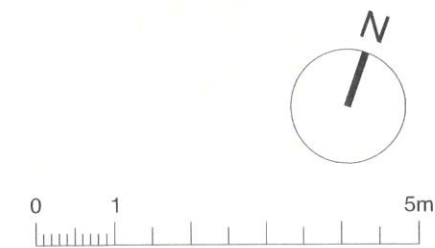


Ground Floor Level





Existing
Proposed





South Elevation



East Elevation

Survey provided by
B & M Burns Consultancy LTD







North Elevation



East Elevation

Survey provided by
B & M Burns Consultancy LTD



 Butler \ Cammoranesi architects 6 George's Quay, Cork T +353 21 2417273 \ E info@butlercammoranesi.ie butlercammoranesi.ie		Project name Farren's Quay	Project no 22142	Client Bellmount Developments Limited	Drawing Existing Elevations	Series Planning Scale 1:100 @ A3	Drawing no. A10-201	Date 2022/11/21 Revision A	Notes
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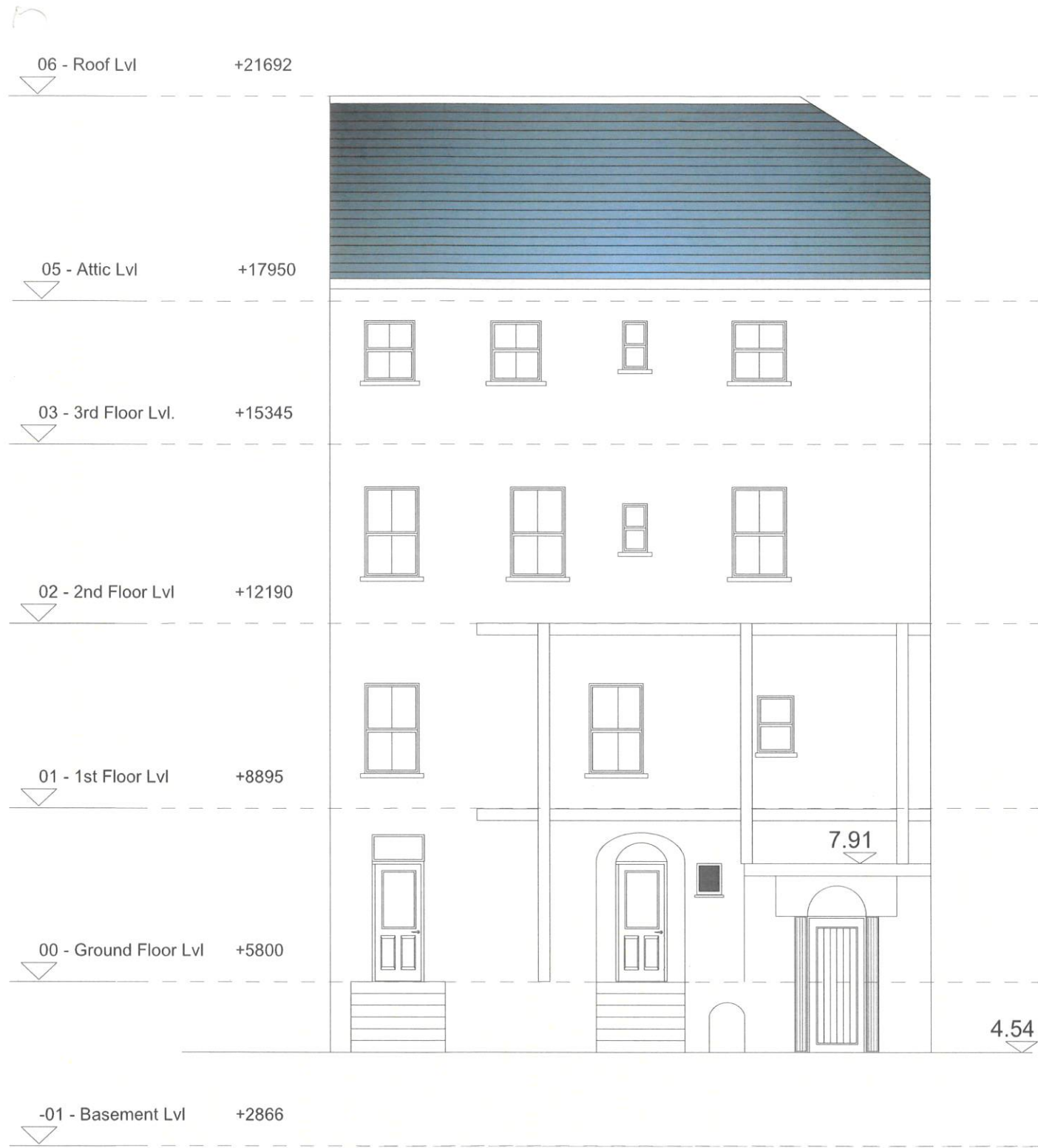
North Elevation



East Elevation

Survey provided by
B & M Burns Consultancy LTD





South Elevation



East Elevation

Survey provided by
B & M Burns Consultancy LTD

