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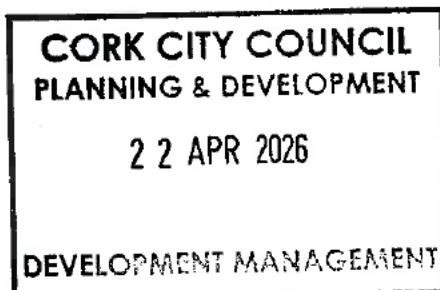
Our Case Number: ABP-322371-25

Planning Authority Reference Number: R91825



An
Coimisiún
Pleanála

Cork City Council
City Hall
Anglesea Street
Cork City
Co. Cork
T12 T997



Date: 21 APR 2026

Re: Whether the temporary change of use of the basement, ground, first, second and third floors of the cube building from office to residential accommodation for International Protection Applicants as per the provisions of class 20f of Part 1 of schedule 2 of the Planning and Development Regulations 2001 (as amended) is development and, if so, is it exempted development.
The Cube Building, Monahan Road, Ballintemple, Cork

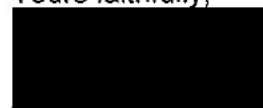
Dear Sir / Madam,

An order has been made by An Coimisiún Pleanála determining the above-mentioned referral under the Planning and Development Act 2000, as amended. A copy of the order is enclosed.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Commission will make available for inspection and purchase at its offices the documents relating to any matter falling to be determined by it, within 3 days following the making of its decision. The documents referred to shall be made available for a period of 5 years, beginning on the day that they are required to be made available. In addition, the Commission will also make available the Inspector's Report, the Direction and Commission Order in respect of the matter on the Commission's website (www.pleanala.ie). This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The Public Access Service for the purpose of inspection/purchase of file documentation is available on weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on which the office of the Commission is closed.

Yours faithfully,



Rory Kelleedy
Executive Officer


RL100n

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhride	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



Yours faithfully,


Lisa Quinn
Executive Officer
Direct Line: 01-8737158

BPRL91

Tel
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Facs
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D01 V902

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial data. This includes not only sales and purchases but also expenses and income. The text suggests that a systematic approach to record-keeping is essential for identifying trends and making informed decisions.

In the second section, the author delves into the complexities of tax regulations. It highlights the need for a thorough understanding of the current tax laws and how they apply to the business's specific operations. The text provides practical advice on how to structure transactions to minimize tax liability while remaining compliant with the law. It also mentions the importance of consulting with a professional tax advisor to navigate the ever-changing landscape of tax codes.

The third part of the document focuses on budgeting and financial forecasting. It explains how a well-defined budget can serve as a roadmap for the business's financial future. By setting realistic goals and tracking progress against them, the business can identify areas where it is overspending or underspending. The text also discusses the importance of regularly reviewing and adjusting the budget as circumstances change.

Finally, the document touches upon the importance of maintaining a strong relationship with creditors and suppliers. It advises on the best practices for managing accounts payable and receivable, ensuring that payments are made on time and that the business maintains a good credit rating. This section also discusses the benefits of negotiating favorable terms with suppliers and how this can improve the business's overall financial health.

Category	Item	Amount	Notes
Sales	Product A	\$1,200	Standard price
	Product B	\$800	Discounted price
	Product C	\$500	New customer
Expenses	Raw Materials	\$300	Inventory used
	Utilities	\$150	Monthly payment
Income	Interest	\$200	Bank account
	Dividends	\$100	Shareholder
Total		\$2,200	

If you have any queries in the meantime, please contact the undersigned officer of the Commission at appeals@pleanala.ie.

Yours faithfully,



Dáire Littleton Caden
Executive Officer
Direct Line: 01-8737

BP90 Registered Post

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Facs
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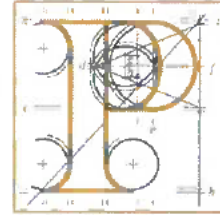
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Our Case Number: ABP-322371-25

Planning Authority Reference Number: R91825

Cork City Council
City Hall
Anglesea Street
Cork City
Co. Cork
T12 T997



An
Bord
Pleanála

Date: 21 May 2025

Re: Whether the temporary change of use of the basement, ground, first, second and third floors of the cube building from office to residential accommodation for International Protection Applicants as per the provisions of class 20f of Part 1 of schedule 2 of the Planning and Development Regulations 2001 (as amended) is development and, if so, is it exempted development. The Cube Building, Monahan Road, Ballintemple, Cork

Dear Sir / Madam,

An Bord Pleanála has received your recent letter in connection with the above matter.

Section 127(3) of the Planning and Development Act, 2000, (as amended), provides that a party to the appeal shall not be entitled to elaborate in writing upon or make further submissions in writing in relation to, the grounds of appeal stated in the appeal or to submit further grounds of appeal and any such submissions shall not be considered by the Board.

Accordingly, your submission is herewith returned to you.

Yours faithfully,


Daire Littleton Caden
Executive Officer
Direct Line: 01-8737

BP25

Toll	Tel	(01) 858 8100
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Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities related to the business.

2. It also emphasizes the need for regular audits and reviews to ensure compliance with applicable laws and regulations.

3. Furthermore, the document highlights the significance of proper documentation and record-keeping for tax purposes.

4. In addition, it provides guidance on how to effectively manage and organize financial data for better decision-making.

5. Finally, the document concludes by stressing the importance of staying up-to-date with the latest industry trends and developments.

Financial Statement Analysis

The following table provides a detailed breakdown of the company's financial performance over the past year.

Category	Q1	Q2	Q3	Q4	Annual Total
Revenue	120	130	140	150	540
Expenses	80	85	90	95	350
Profit	40	45	50	55	190

The data indicates a steady increase in revenue and profit throughout the year, reflecting the company's strong performance.

6. The company's financial health is robust, with a consistent upward trend in key metrics.

7. This growth is primarily driven by increased sales and improved operational efficiency.

8. The company's ability to manage costs effectively has contributed significantly to its profitability.

9. Overall, the financial statement analysis shows a positive outlook for the company's future.

10. The management team is confident in the company's ability to continue its growth trajectory.

11. The company's strong financial performance is a testament to its dedication and hard work.

12. The financial statement analysis provides a clear picture of the company's current status.

13. It also serves as a valuable tool for identifying areas for improvement and optimization.

14. The company's financial strength is a key factor in its competitive advantage.

15. The financial statement analysis is a critical component of the company's strategic planning process.

16. It helps the company to make informed decisions and allocate resources effectively.

17. The financial statement analysis is a reflection of the company's overall health and performance.

18. The company's financial success is a result of its commitment to excellence and innovation.

19. The financial statement analysis is a key indicator of the company's long-term sustainability.

20. The company's financial performance is a testament to its resilience and adaptability.

1. The second part of the document discusses the importance of maintaining accurate records of all transactions and activities related to the business.

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14. The company's financial strength is a key factor in its competitive advantage.

15. The financial statement analysis is a critical component of the company's strategic planning process.

Please note that under section 127(3) of the Planning and Development Act, 2000, (as amended), the person by whom the referral is made shall not be entitled to elaborate in writing upon or make further submissions in writing in relation to the grounds of the referral unless requested to do so by An Bord Pleanála.

Yours faithfully,



Fergal Ryan
Administrative Assistant
Direct Line:

BPRL01PA

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Glaao Áitiúil LoCall 1800 275 175
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Baile Átha Cliath 1 Dublin 1
D01 V902 D01 V902

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1, D01V902

22/04/2025

RE: Section 5 Declaration R918/25: The Cube Building, Monahan Road, Ballintemple

Dear Sir/Madam,

Please find enclosed a referral under Section 5 (4) of the Development & Planning Act 2000 with a cheque for the referral fee of €110.00.

Question Referred

Whether the temporary change of use of the basement, ground, first, second, and third floors of the Cube building from office use to residential accommodation for International Protection Applicants as per the provisions of class 20F of Part 1 of schedule 2 of the Planning and Development Regulations 2001 (as amended) is development and, if so, is it exempted development?..

Applicant Details

Cherryinn Limited,
22 Northumberland Road,
Ballsbridge,
Dublin 4,
.

Person/Agent acting on behalf of the Applicant

Susan Cullen,
McCutcheon Halley,
6 Joyce House,
Barrack Square,
Ballincollig,
Cork.
P31 YX97

Copies of the following documents are included in the appendices of this referral:

- Referral under Section 5(4) of the Planning and Development Act 2000
- Section 5 Declaration application, R918/25.
- Section 5 Declaration detailed submission.

Should additional information be required, please contact me directly on 021 492 4584.

Yours sincerely,



Anthony Angelini,
Assistant Staff Officer
Planning and Integrated Development
Cork City Council

The Secretary
An Bord Pleanála
64 Marlborough Street
DUBLIN 1
D01 V902

17/04/2025

Referral under Section 5(4) of the Planning and Development Act 2000

Cube Building, Monahan Road, Ballintemple, Cork

This referral is made under section 5(4) of the Planning and Development Act 2000 (as amended).

This referral is structured as follows:

1. Introduction
 2. Background
 3. Grounds of Referral
 4. Screening for Appropriate Assessment
 5. Conclusion
- Appendices 1 – 4

1. Introduction

1.1 Relevant Legislative Provision

All relevant legislative provisions of the Planning and Development Act, 2000 (as amended) and the Planning and Development Regulations, 2001 (as amended) are included as **Appendix 1** to this referral. In this referral, 'the Act' means the Planning and Development Act 2000, as amended, and 'the Regulations' means the Planning and Development Regulations 2001, as amended.

1.2 Particulars of Referral

Various particulars required under Section 127 of the Act are provided with this referral. The subject matter and grounds of the referral and the reasons, considerations and arguments on which they are based are included below in the body of this referral. Also enclosed is the fee of €110.

The referral is made by:

Development Management,
Planning and Integrated Development Directorate,
Cork City Council, City Hall, Cork
Telephone: 021-492-4584
Email: anthony_angelini@corkcity.ie

1.3 The Question Referred

As per the application received from Cherryinn Limited, owners of the property, the question referred here, as set out by the applicant, is:

- 1) Whether the change of use of the basement, ground, first, second, and third floors of the Cube building from office use to residential accommodation for International Protection Applicants as per the provisions of class 20F of Part 1 of schedule 2 of the Planning and Development Regulations 2001 (as amended) is development and, if so, is it exempted development?.**

Following a review of the documentation submitted, including the further information, the relevant exempted development provisions and the planning history on site is proposed that the following definition would be more appropriate:

- 1) Whether the temporary change of use of the basement, ground, first, second, and third floors of the Cube building from office use to residential accommodation for International Protection Applicants as per the provisions of class 20F of Part 1 of schedule 2 of the Planning and Development Regulations 2001 (as amended) is development and, if so, is it exempted development?.**

1.4 The Referral Site

For ease of reference, the lands which are the subject of this referral are referred to as 'the referral site' in this referral.

The referral site is located on Monahans Road, a predominantly commercial/industrial area to the South of the River Lee in the South Docklands area of Cork City. It consists of a four-storey, over basement business and technology office building.

The referral site is zoned, in the *Cork City Development Plan 2022-2028 (CCDP)* as **ZO 4 - Mixed Use Development zoning** where it is an objective: *To provide and promote a mix of residential and other uses to ensure the creation of a vibrant and sustainable urban area.*

2. Background

2.1 General Background

The subject referral to the Board is subsequent to a request for a Planning Authority declaration on the question as set out in Section 1.3 above. The request for declaration is recorded under Cork City Council Ref: R918/25. It should be noted that the referral is a 1st Party referral.

The application and cover letter, submitted to Cork City Council on 20th February 2025, along with Further Information submitted on 3rd April 2025 by McCutcheon Halley Planning Consultants. are attached hereto as **Appendix 2**.

Subsequent to receiving the Section 5 determination application Cork City Council requested Further Information as follows:

1. In relation to Class 20F the following is noted:

CLASS 20F

Temporary use by or...

The intention of the request is not clear as the question in Section 3 of the application form does not indicate that the proposed use is of a temporary nature only, and it is considered that only a Temporary change of use may be applied for under Class 20F.

The applicant is requested to clarify the details of the question posed to the Planning Authority, namely, that the proposal is for a Temporary Change of use only (in accordance with the requirements of Class 20F of Part 1 of schedule 2 of the Planning and Development Regulations 2001 (as amended)).

2. It is noted that the question in Section 3 of the application form also includes for the change of use of the basement floor area. It is further noted however that the cover letter submitted indicates that the basement is not proposed for a change of use. Additionally, no proposed drawings for the change of use of the basement have been submitted.

The applicant is requested to clarify, and revise the question posed to the Planning Authority in relation to whether the basement area is proposed for a change of use and, if so, proposed floor plans for this area should be provided.

Further Information submitted on 3rd April 2025 by McCutcheon Halley Planning Consultants confirming that the proposed change of use is 'Temporary' in nature and that no changes are proposed to the Basement of the building.

As part of the Further Information Request an Advisory Note was attached to the Request for Further Information in relation to the location of the referral site within the middle and outer Seveso Consultation Zone associated with Goulding's Chemicals on Centre Park Road, as follows:

1. It is noted that the existing building comes within the Seveso Consultation Zone associated with Goulding's Chemicals on Centre Park Road. It would appear that the building is located partially within the middle and outer consultation zones. Some development types are restricted in these consultation zones in accordance with HSA guidance.

The applicant is advised to engage with the HSA with regards to the location and type of proposed development to ensure that the proposed development is acceptable within these zones.

Further Information submitted on 3rd April 2025 by McCutcheon Halley Planning Consultants confirmed that the applicants have made contact with the HSA regarding same.

Copies of this correspondence are set out in **Appendix 3**.

2.2 Site Planning History

- TP 20/39182 Permission GRANTED for the alteration of south elevation by the inclusion of new windows at first floor level, and associated works at Cube, Monahan Road, Cork.
- TP 16/37179 Permission GRANTED for the alteration of west elevation by the inclusion of new windows, door and associated works at Cube, Monahan Road, Cork.
- TP 08/33194 Permission GRANTED for construction of ESB Substation and Switch Room to service Business and Technology building granted under Reg. No. 06/30815 at Business & Technology Building, Monahan Road, Cork.
- TP 06/30815 Permission GRANTED to demolish existing warehouses and construction of business and technology building comprising of a single level basement carpark, 5 storey building for office use with central courtyard, 2 no. vehicle access points, drop off layby and associated site works at Monahan Road, Cork.

2.3 Development Plan Objectives

Cork City Development Plan 2022-2028

The Cork City Development Plan 2022-2028 (CCDP) was made by the elected members of Cork City Council on 10 June 2022 and came into effect on 8 August 2022.

Zoning Objective ZO-04 - Mixed Use Development zoning where it is an objective: *To provide and promote a mix of residential and other uses to ensure the creation of a vibrant and sustainable urban area.*

3. Grounds of Referral

The planning authority requests that the board determine whether the change of use proposed to the referral site, are exempted development. It is considered that the key questions are:

- (1) Whether the temporary change of use of the basement, ground, first, second, and third floors of the Cube building from office use to residential accommodation for International Protection Applicants as per the provisions of class 20F of Part 1 of schedule 2 of the Planning and Development Regulations 2001 (as amended) is development and, if so, is it exempted development.

4. Environmental Assessment

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.

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.

5. Conclusion

The planning authority looks forward to the Board's consideration and determination of this referral.

Please do not hesitate to contact this office should any further information be required.

encl.

Appendix 1 – Legislative Provisions

Appendix 2 – Section 5 Application, cover letter and supporting documents submitted by the applicant

Appendix 3 – Further Information Request and Further Information Response

Fee – €110

Appendix 1 – Legislative Provisions

Planning and Development Act, 2000 (As Amended)

Section 3(1) Development

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.

4.— Section 4(1a), Exempted Development

(1) The following shall be exempted developments for the purposes of this Act—

(a) development consisting of the use of any land for the purpose of agriculture and development consisting of the use for that purpose of any building occupied together with land so used;

Section 4(2),

(2) (a) The Minister may by regulations provide for any class of development to be exempted development for the purposes of this Act where he or she is of the opinion that—

(i) by reason of the size, nature or limited effect on its surroundings, of development belonging to that class, the carrying out of such development would not offend against principles of proper planning and sustainable development, or

(ii) the development is authorised, or is required to be authorised, by or under any enactment (whether the authorisation takes the form of the grant of a licence, consent, approval or any other type of authorisation) where the enactment concerned requires there to be consultation (howsoever described) with members of the public in relation to the proposed development prior to the granting of the authorisation (howsoever described).

(b) Regulations under *paragraph (a)* may be subject to conditions and be of general application or apply to such area or place as may be specified in the regulations.

(c) Regulations under this subsection may, in particular and without prejudice to the generality of *paragraph (a)*, provide, in the case of structures or other land used for a purpose of any specified class, for the use thereof for any other purpose being exempted development for the purposes of this Act.

Section 4(4)

Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.

Section 5(1)

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.

Section 5(4),

(2) Notwithstanding *subsection (1)*, a planning authority may, on payment to the Board of such fee as may be prescribed, refer any question as to what, in any particular case, is or is not development or is or is not exempted development to be decided by the Board.

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.

Schedule 2 – Part 1 – Exempted Development – General

Column 1 Description of Development	Column 2 Conditions and Limitations
<p>CLASS 20F Temporary use by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth to accommodate or support displaced persons or persons seeking international protection of any structure or part of a structure used as a school, college, university, training centre, social centre, community centre, non-residential club, art gallery, museum, library, reading room, sports club or stadium, gymnasium, hotel, convention centre, conference centre, shop, office, Defence Forces barracks, light industrial building, airport operational building, wholesale warehouse or repository, local authority administrative office, play centre, medical and other health and social care accommodation, event and exhibition space or any structure or part of structure normally used for public worship or religious instruction.</p>	1. The temporary use shall only be for the purposes of accommodating displaced persons or for the purposes of accommodating persons seeking international protection.
	2. Subject to paragraph 4 of this class, the use for the purposes of accommodating displaced persons shall be discontinued when the temporary protection introduced by the Council Implementing Decision (EU) 2022/382 of 4 March 2022 ¹ comes to an end in accordance with Article 6 of the Council Directive 2001/55/EC of 20 July 2001 ² .
	3. The use for the purposes of accommodating persons seeking international protection shall be discontinued not later than 31 December 2028.
	4. Where the obligation to provide temporary protection is discontinued in accordance with paragraph 2 of this class, on a date that is earlier than 31 December 2028, the temporary use of any structure which has been used for the accommodation of displaced persons shall continue for the purposes of accommodating persons seeking international protection in accordance with paragraph 3 of this class.
	5. The relevant local authority must be notified of locations where change of use is taking place prior the commencement of development.
	6. 'displaced persons', for the purpose of this class, means persons to whom temporary protection applies in accordance with Article 2 of Council Implementing Decision (EU) 2022/382 of 4 March 2022.
	7. 'international protection', for the purpose of this class, has the meaning given to it in <u>section 2 (1) of the International Protection Act 2015</u> (No. 66 of 2015).

8. 'temporary protection', for the purpose of this class, has the meaning given to it in Article 2 of Council Directive 2001/55/EC of 20 July 2001."

Article 9 (1)

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

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

Appendix 2 – Section 5 Application, cover letter and supporting documents submitted by the applicant

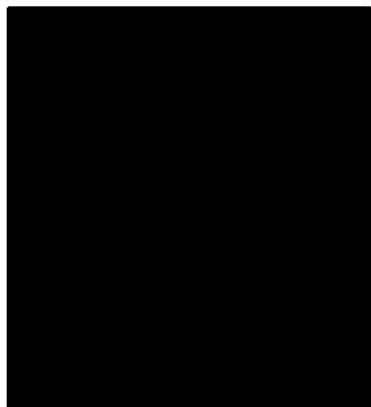
Appendix 3 – Further Information Request and Further Information Response



Comhairle Cathrach Chorcaí Cork City Council

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

Cherryinn Limited,



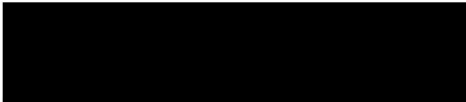
22nd April 2025

Re: Section 5 Declaration. R918/25. The Cube, Monahan Road, Ballintemple, Cork.

Dear Ms Cullen,

Please note that Section 5 application Ref. No. R918/25 has been referred to An Bord Pleanála for determination.

Yours sincerely,


Anthony Angetini

Assistant Staff Officer

Planning and integrated Development



We are Cork.

Kevin O' Leary,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

17th April 2025

Re: Section 5 Declaration. R918/25. The Cube, Monahan Road, Ballintemple, Cork.

Dear Mr O' Leary,

Please note that Section 5 application Ref. No. R918/25 has been referred to An Bord Pleanála for determination.

Yours sincerely,

[REDACTED]

Anthony Angelini

Assistant Staff Officer

Planning and integrated Development

Our Ref 022749.0039.BOC/MIM
Your Ref ABP-322371-25

5 June 2025

By email: communications@pleanala.ie
bord@pleanala.ie
appeals@pleanala.ie

An Bord Pleanála Reference ABP-322371-25
Planning Authority Reference Number: R918/25
Section 5 Referral relating to The Cube Building, Monahan Road, Ballintemple, Cork (the "Premises")
Our client: Phoenix House Business Centre Limited (IWG)

Dear Colleagues

We refer to your email of 3 June 2025 in response to our letter dated 27 May 2025. The email states that "*Phoenix House Business Centre Limited (IWG) is not listed as an occupier on any of the documentation received by the Board in relation to this referral*".

We hereby enclose the following documents which demonstrate that our client is an occupier of the Premises:

1. Redacted copy of the lease between (1) Monahan Road Development Limited and (2) Phoenix House Business Centre Limited; and
2. Rates bill issued by Cork City Council to Phoenix House Business Centre Limited dated 25 February 2025.

Cork City Council is fully aware that our client is the occupier of the Premises in circumstances where our client pays rates to the Council, as the rated occupier. In this regard, we have copied Cork City Council on this letter.

We trust that this is in order, however, should you have any queries please do not hesitate to contact Michelle Martin or Brian O'Callaghan of this office at michelle.martin@williamfry.com or brian.ocallaghan@williamfry.com.

[Redacted]

[Redacted]

[Redacted] LLP

With CC to- planning@corkcity.ie

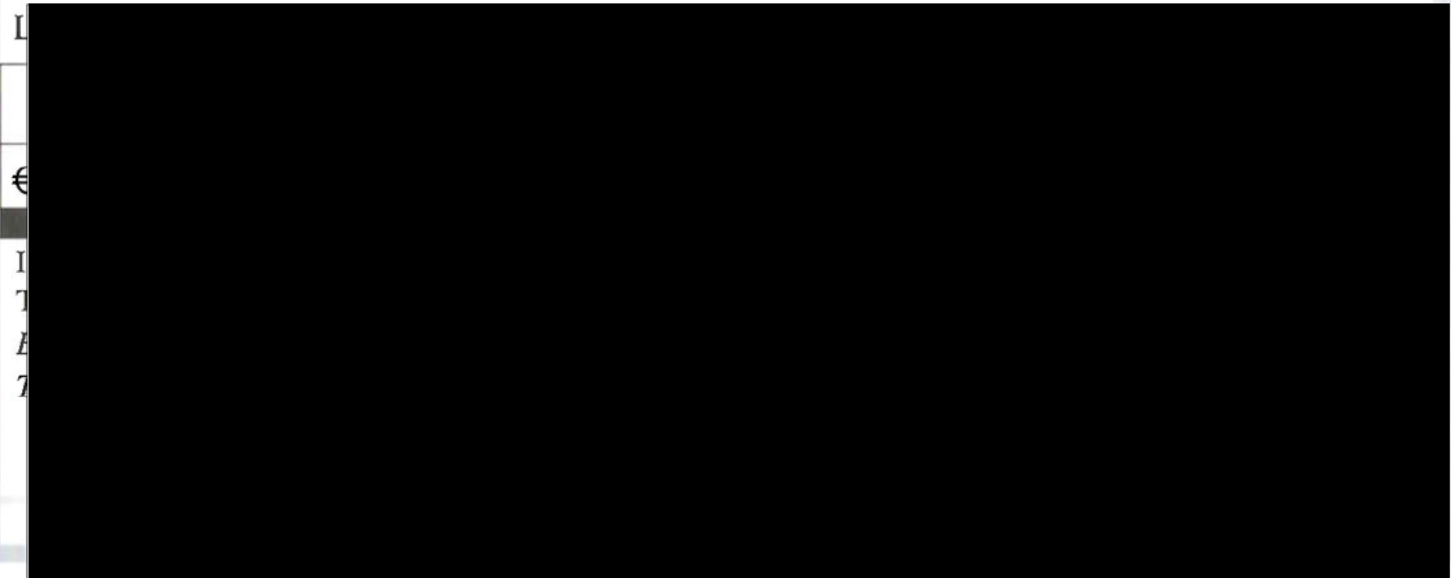
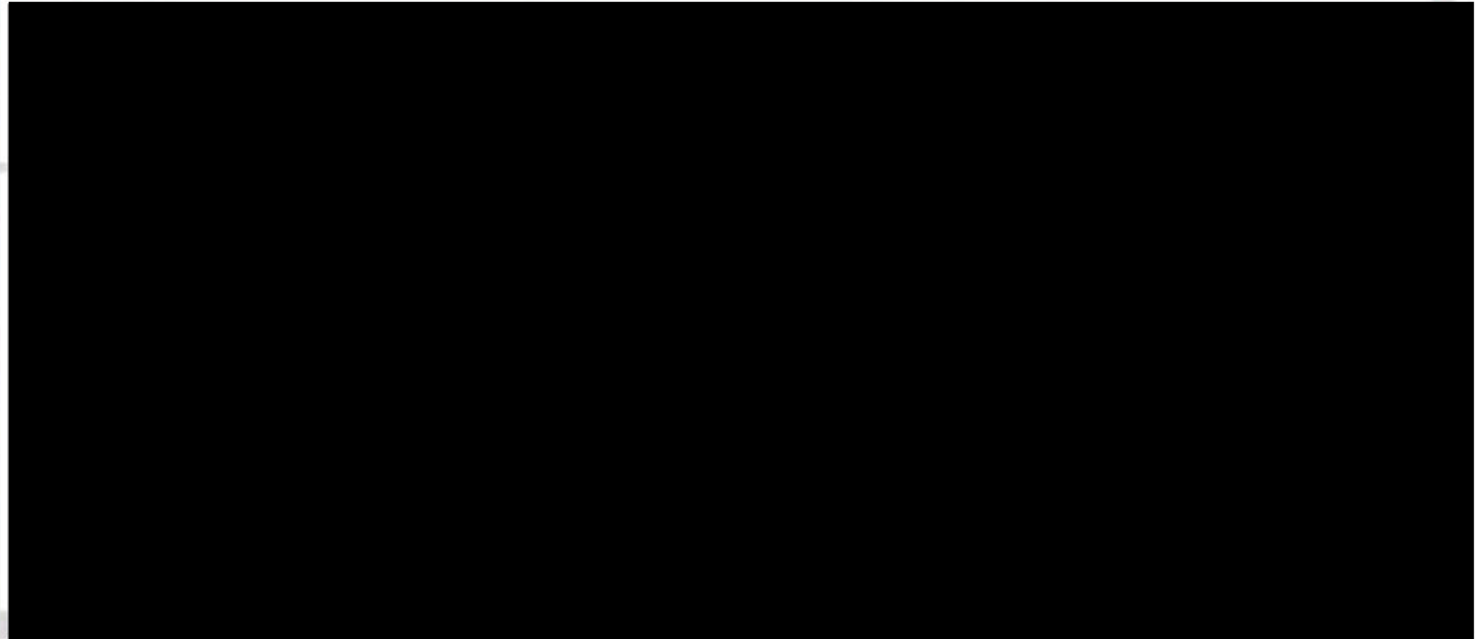
CHAIRMAN L. McCabe	PARTNERS M. Garrett E. Spain D. Cullen B. Kenny B. Conway F. Devine S. Manzor F. Barry E. Caulfield	C. Little L. McCarthy B. O'Callaghan S. Kelleher J. Heneghan F. Doorly I. Banim A. McIntyre G. Green L. Moore	R. Breen C. Waterson L. Scott D. Maughan M. Queally B. Ryan M. Talbot V. Coyne J. Phelan P. Convery	S. Torney J. O'Connor M. Ward S. Dolomanov P. Kinsella R. Rynn J. Hollis J. Ahern I. Devlin L. Brennan	C. Eager C. Treacy B. Butterwick I. Murray C. Brady N. Clayton C. Herlity L. Houlihan L. Murdock C. O'Keefe	M. O'Neill R. Shanahan L. Harrison L. McNabola M. Cooney G. H-James M. Martin F. Cork C. Bolger B. Galvin	N. Joyce D. O'Donovan B. Scannell R. Hayes A. O'Gorman E. C-Young T. Diamond C. Ruigrok D. O'Shea C. Booth	CONSULTANTS J. Larkin T. McGrath* M. Muldowney C. Byrne O. Vaughan A. Price G. Lynch B. Fitzmaurice* H. Rogers E. Egan	S. Kelly R. Sheridan C. McLoughlin N. Campbell N. Crowley N. Doran P. Taylor S. Walsh S. Murray*	O. O'Sullivan A. Compton C. O'Sullivan*
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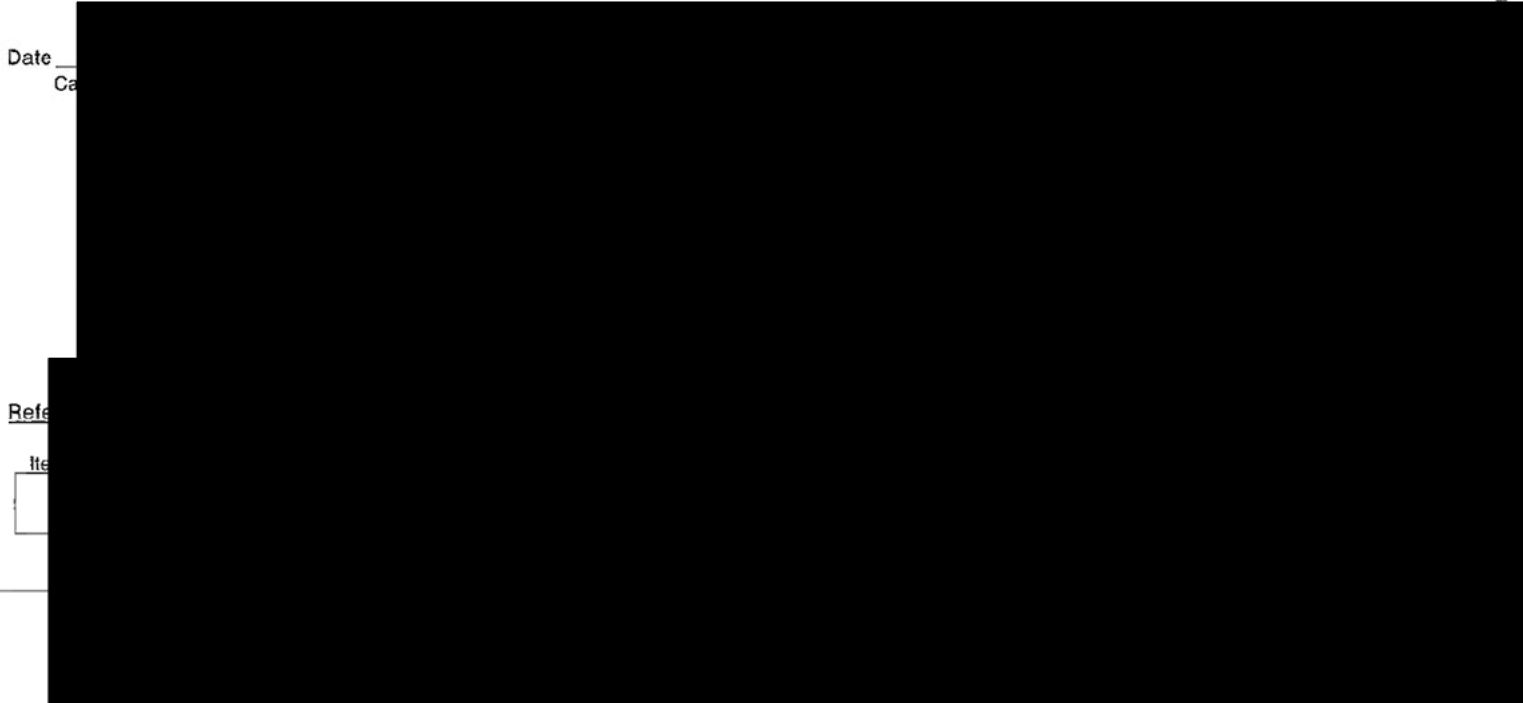
COMHAIRLE CATHRACH CHORCAÍ
CORK CITY COUNCIL

CITY HALL
CORK
Tel.: 021-4924484
Email: rates@corkcity.ie

RATES BILL



Please detach and return with your payment.



Date _____
Ca _____

Refs _____

Itte _____

The Secretary
Planning Department
Cork City Council
City Hall
Cork

03 April 2025

Re: Request for a section 5 Declaration seeking confirmation that the temporary change of use of the basement, ground, first, second and third floors of the Cube building from office use to accommodate or support displaced persons or persons seeking international protection (Class 20F) at The Cube Building, Monahan Rd, Ballintemple, Cork, is exempted development.

Dear Sir or Madam,

Thank you for your email dated 20/03/2025 requesting further information and 01/04/2025 clarifying that a response from the HSA is not required in order to proceed with the application. In response to the request for further information;

1. I have enclosed a revised application form clarifying that the proposed change of use is 'temporary'.
2. There are no changes proposed to the basement layout, therefore please refer to the existing floor plans.

We have written to the HSA requesting clarification that the proposal for the site complies with their health and safety policy. I have enclosed correspondence to reflect this for your records.

To clarify, enclosed is;

- Revised application form,
- Copy of correspondence showing email sent to HSA and copy of email showing response from HSA.

I trust you will find the enclosed satisfactory.

Yours sincerely



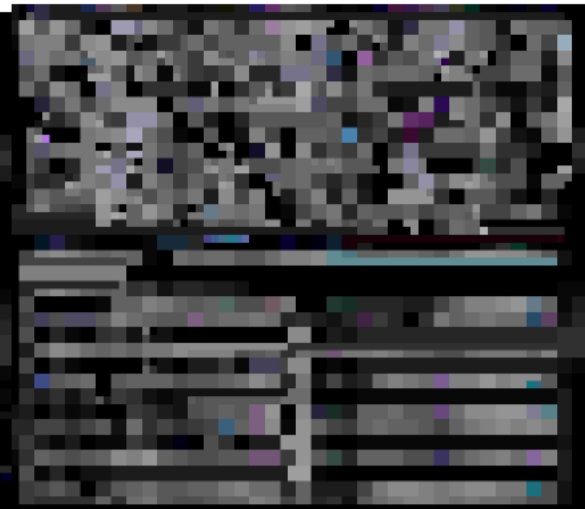
Susan R. Cullen
McCutcheon Halley

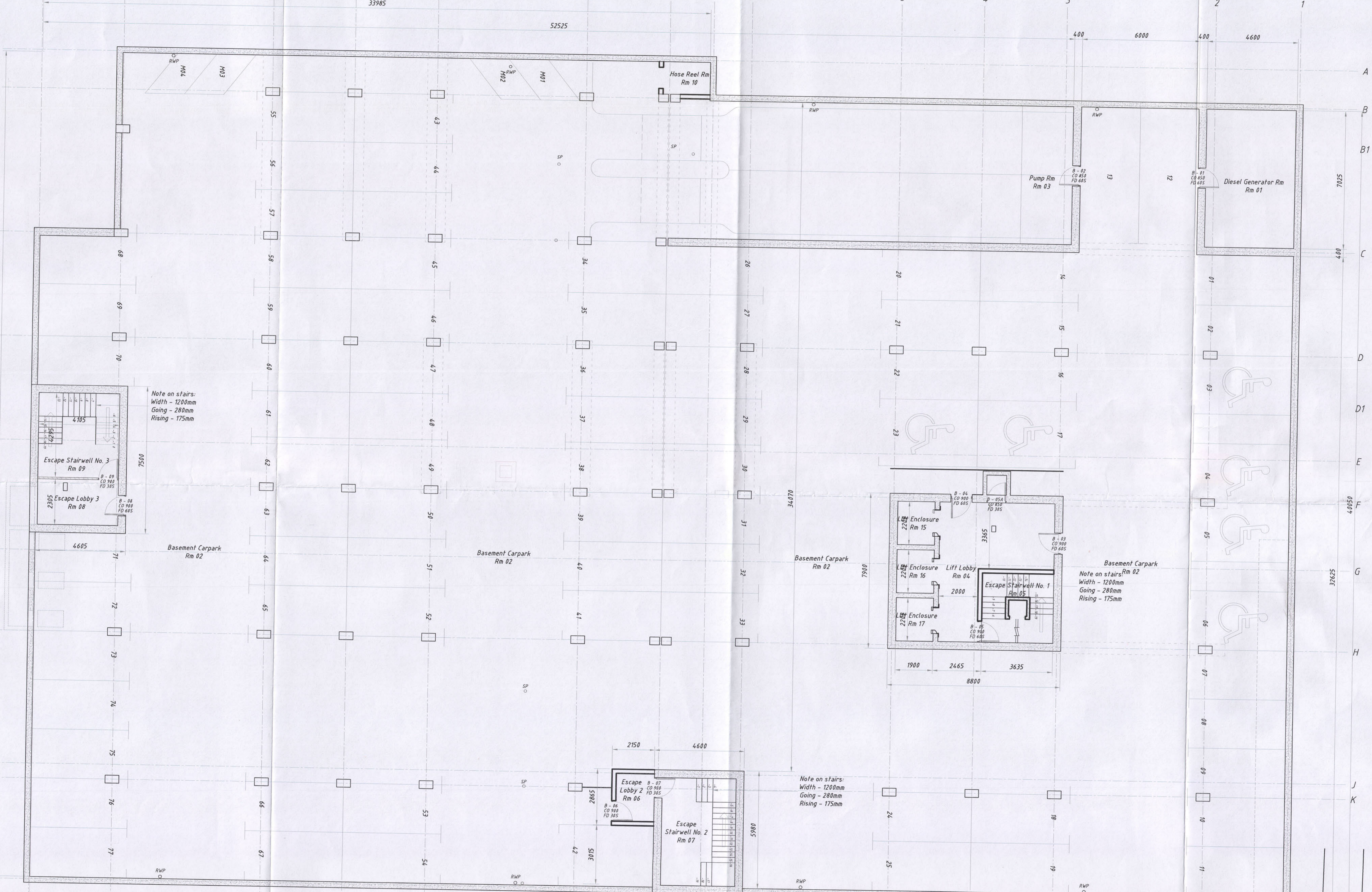
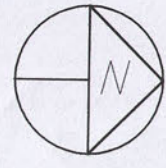
The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This not only helps in tracking expenses but also ensures compliance with tax regulations.

In the second section, the author provides a detailed breakdown of the company's revenue for the quarter. It includes a comparison between actual performance and the budgeted figures, highlighting areas where the company exceeded expectations and where it fell short.

The third section focuses on the company's financial health and liquidity. It analyzes the current cash flow and identifies potential risks that could impact the company's ability to meet its short-term obligations. Recommendations are provided to mitigate these risks and improve overall financial stability.

Finally, the document concludes with a summary of the key findings and a forward-looking statement. It expresses confidence in the company's ability to achieve its strategic goals in the coming year, provided that the management team continues to focus on operational efficiency and financial discipline.





Note on stairs:
Width - 1200mm
Going - 280mm
Rising - 175mm

Note on stairs:
Width - 1200mm
Going - 280mm
Rising - 175mm

Note on stairs:
Width - 1200mm
Going - 280mm
Rising - 175mm

CORK CITY COUNCIL
PLANNING & DEVELOPMENT
40 FEB 2025
DEVELOPMENT MANAGEMENT

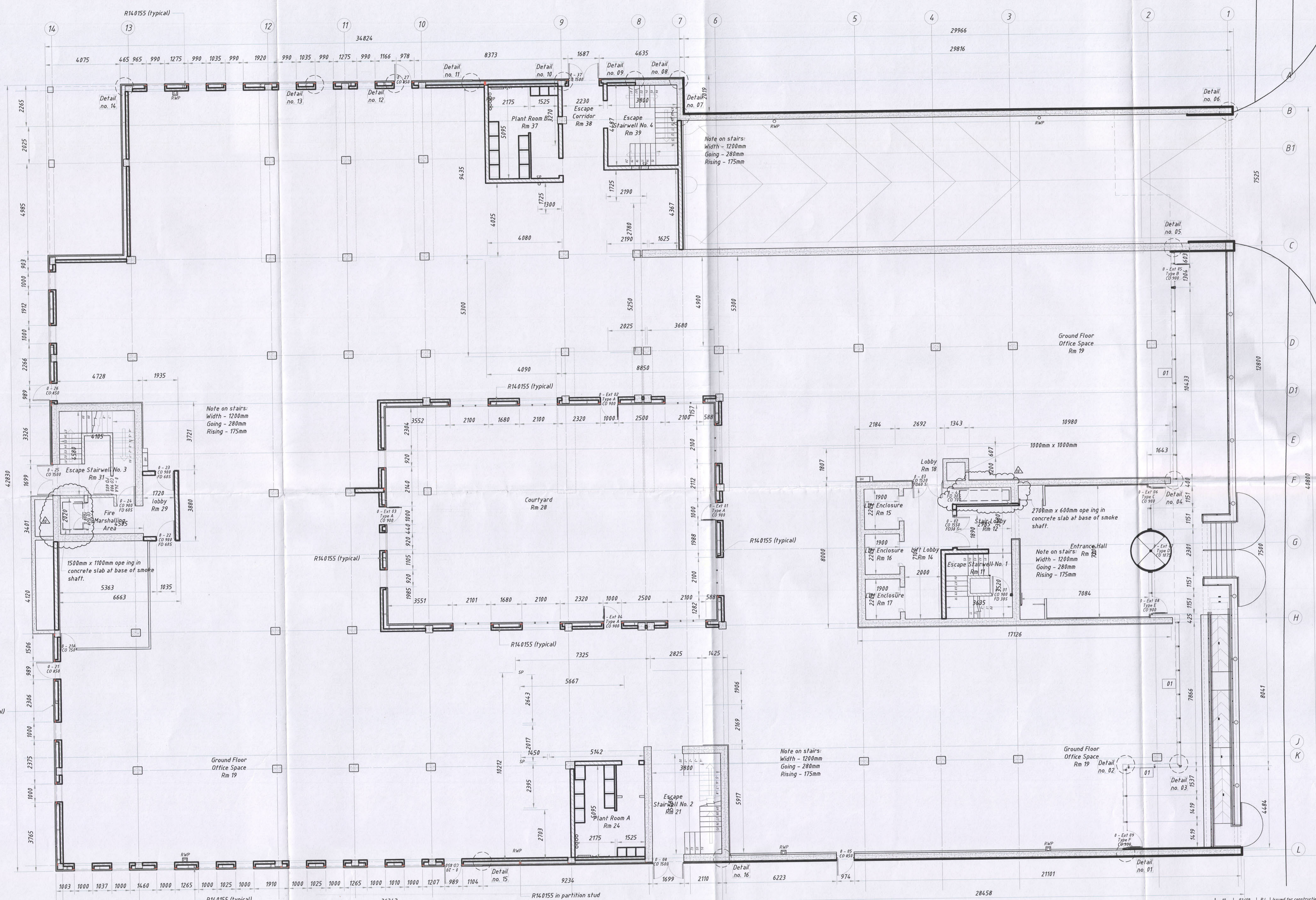
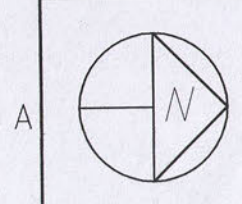
REVISION	DATE	BY	DETAILS
07	08/08	JPT	Issued for Preliminary Schedule
06	07/08	JPT	Issued for Construction
05	06/08	PJ	Issued for Construction
04	05/08	PJ	Basement walls lines changed - grid included
03	05/07	PJ	Basement walls lines changed
02	05/07	PJ	Included grid & basement walls changed to sheet piles
01	01/07	PJ	Issued for Comment

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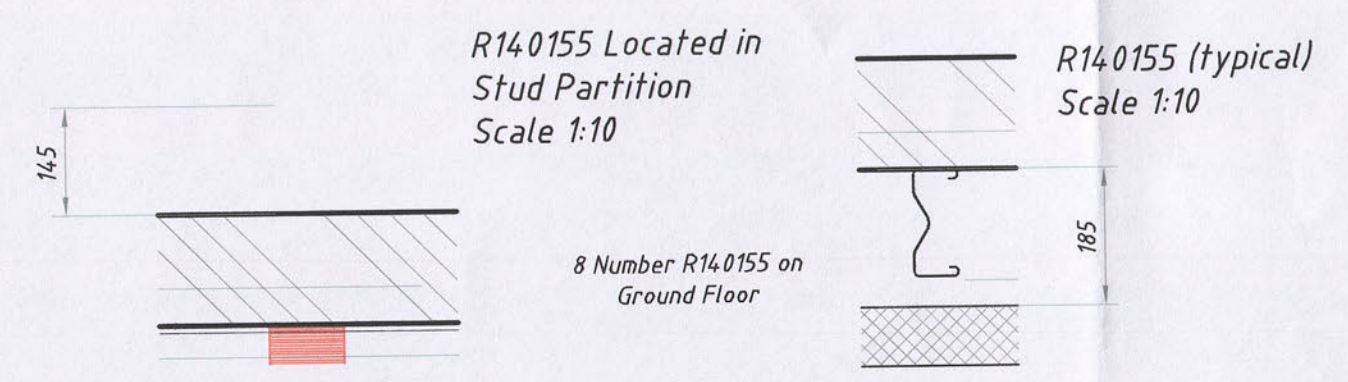
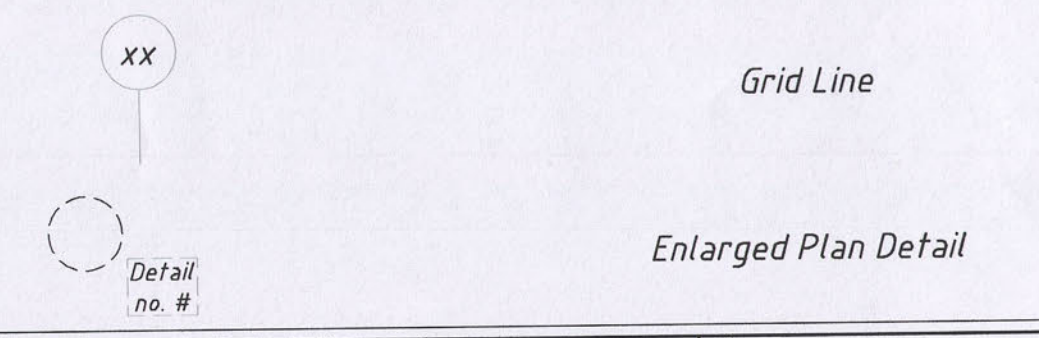
Drawn by: P. Jacob
Approved by: ---
Date: Aug 2008
Project: Construction
Scale: 1/100
Rev: 07

Q'Shea Leader
Consulting Engineers Ltd
6 Cleve Bus Fk, Monahan Rd, Cork
Tel: +353 (0)21 4316929 Fax: +353 (0)21 4316931
E-mail: info@osl.ie

OSL
07024 - GA - 001
Monahan Road Development Limited
Business and Technology Building
Plan - Basement



Drawing Symbols and Keys:



Note on stairs:
Width - 1200mm
Going - 280mm
Rising - 175mm

Note on stairs:
Width - 1200mm
Going - 280mm
Rising - 175mm

Note on stairs:
Width - 1200mm
Going - 280mm
Rising - 175mm

NO.	DATE	BY	REVISION
01	02/09	PJ	Issued for construction - as indicated by revision cloud
02	09/08	PJ	Issued for construction, ext. msa, wall crs support located
03	08/08	HB	Issued for construction, fire safety revised
04	08/08	JPT	Issued for Construction
05	07/08	JPT	Issued for Construction
06	06/08	PJ	Issued for Construction
07	02/08	PJ	Building layout and fabric design changed - grid added
08	05/07	PJ	Building fabric design changed
09	05/07	PJ	Issued for Building Fabric tender
10	02/07	PJ	Issued for contract - external finishes

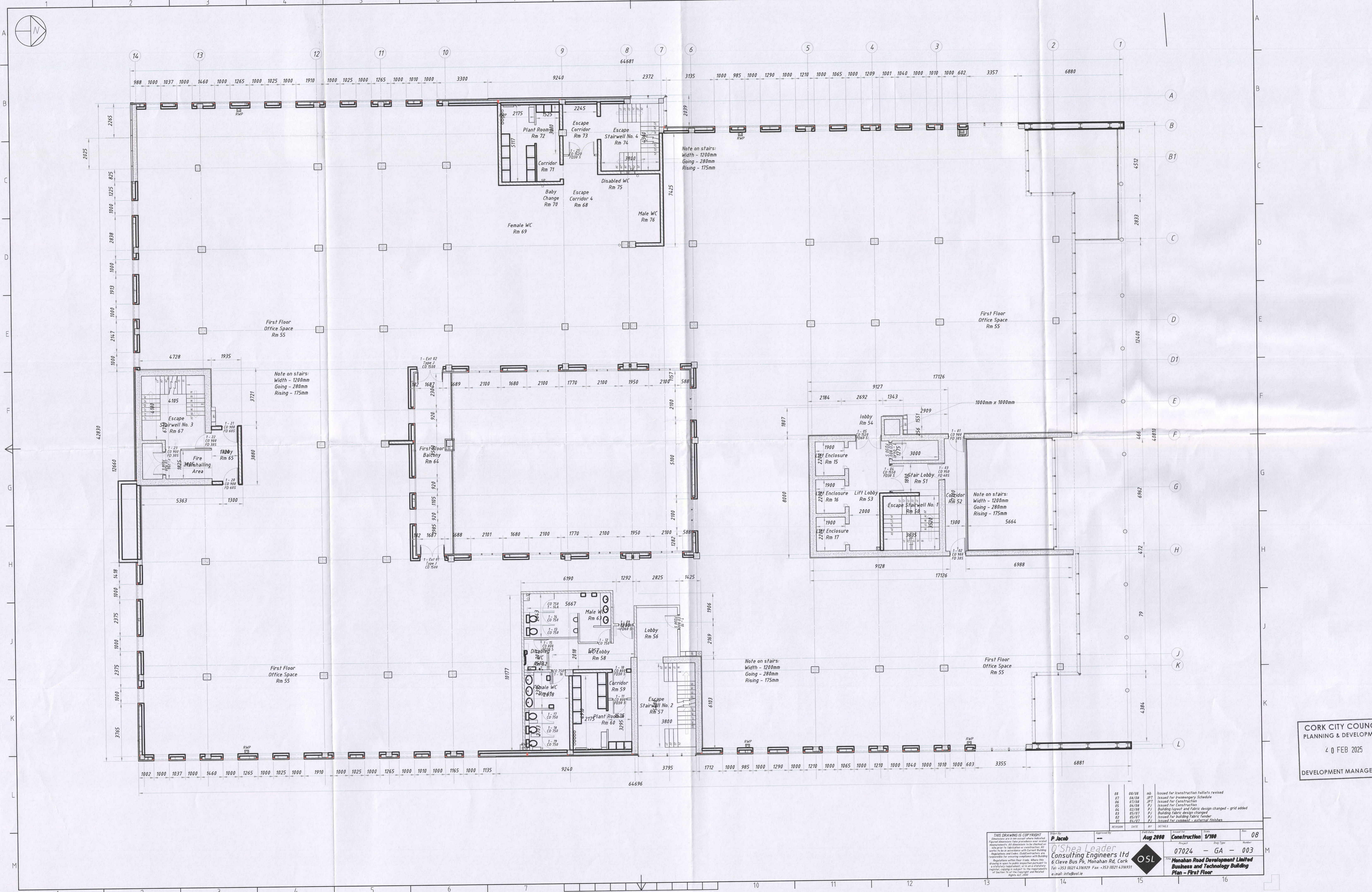
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Approved by: **P. Jacob**
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 Tel: +353 (0)21 4378929 Fax: +353 (0)21 4316931
 e-mail: info@ole.ie

Project: **07024 - GA - 002**
 Date: **Sep 2008**
 Scale: **1/100**
 Page: **10**

OSL **Monahan Road Development Limited Business and Technology Building Plan - Ground Floor**

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 40 FEB 2025
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PLANNING & DEVELOPMENT
40 FEB 2025
DEVELOPMENT MANAGEMENT

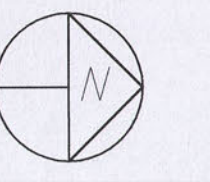
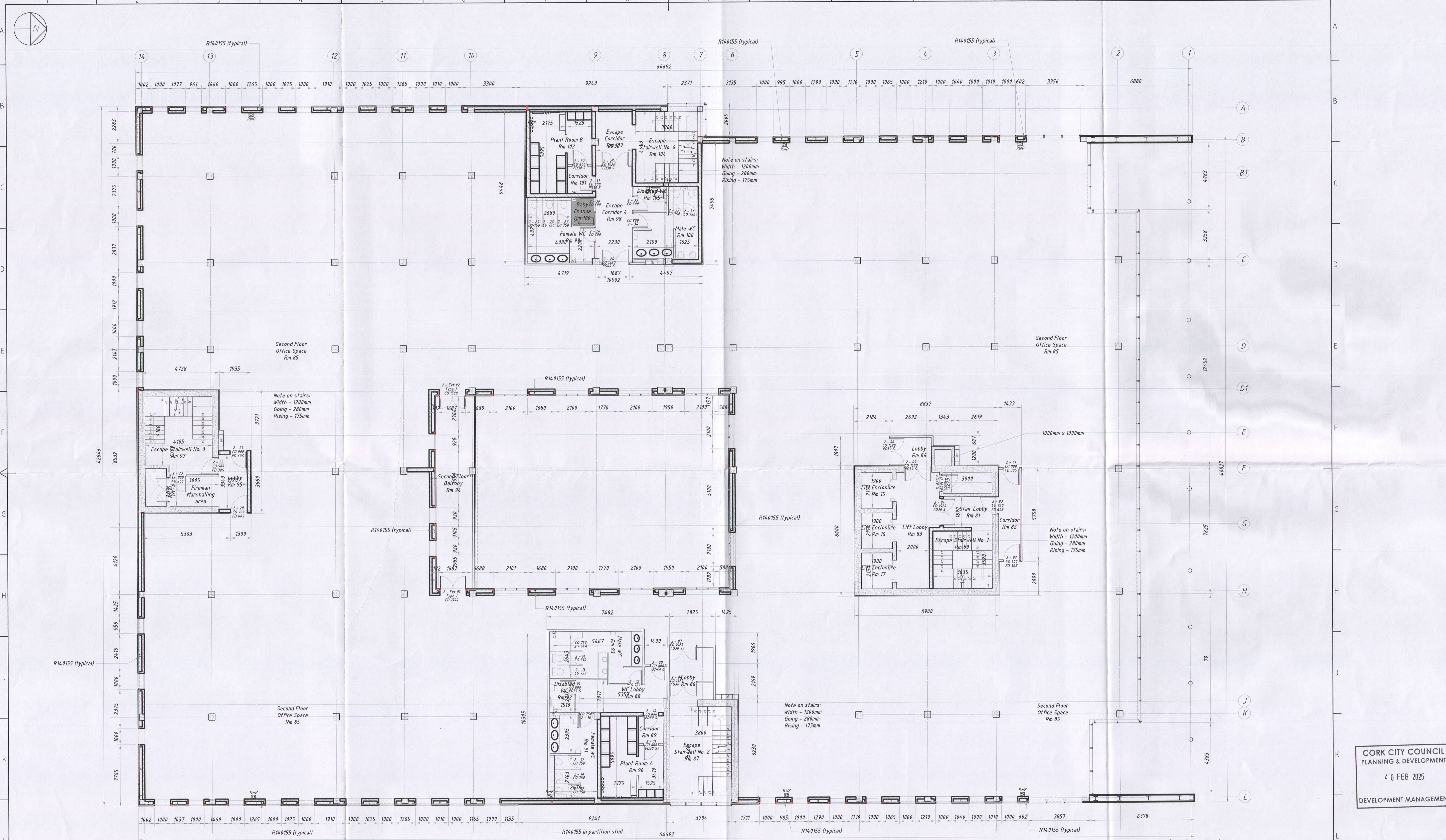
REV	DATE	BY	DESCRIPTION
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07	08/08	JPT	Issued for Broombagery Schedule
06	07/08	JPT	Issued for Construction
05	06/08	PJ	Issued for Construction
04	02/08	PJ	Building layout and fabric design changed - grid added
03	05/07	PJ	Building fabric design changed
02	05/07	PJ	Issued for building fabric tender
01	04/07	PJ	Issued for construction - structural finishes

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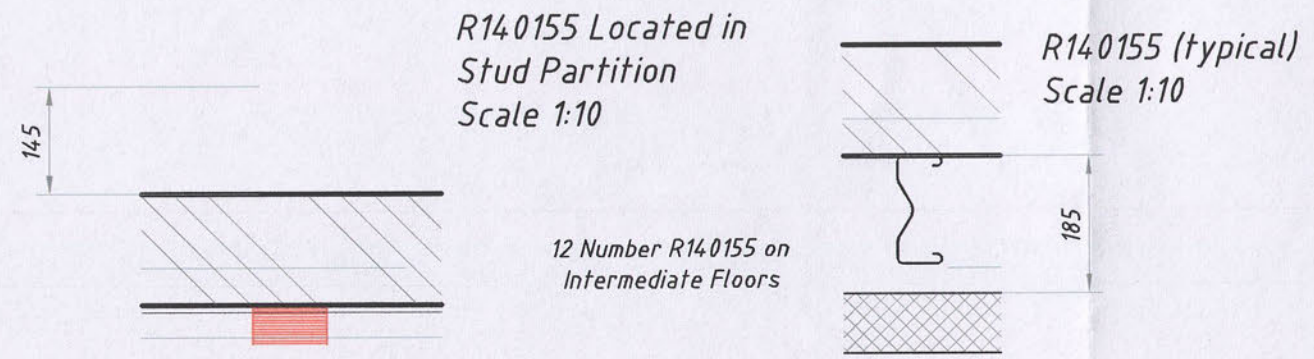
Approved by: **P Jacob**
 O'Shea Leader Consulting Engineers Ltd
 6 Cleve Bus Pk, Monahan Rd, Cork
 Tel: +353 (0)21 4316929 Fax: +353 (0)21 4316931
 email: info@osl.ie

Project: **Aug 2008 Construction 1/100**
 Drawing No: **07024 - GA - 003**
 Title: **Monahan Road Development Limited Business and Technology Building Plan - First Floor**

Scale: **OSL**



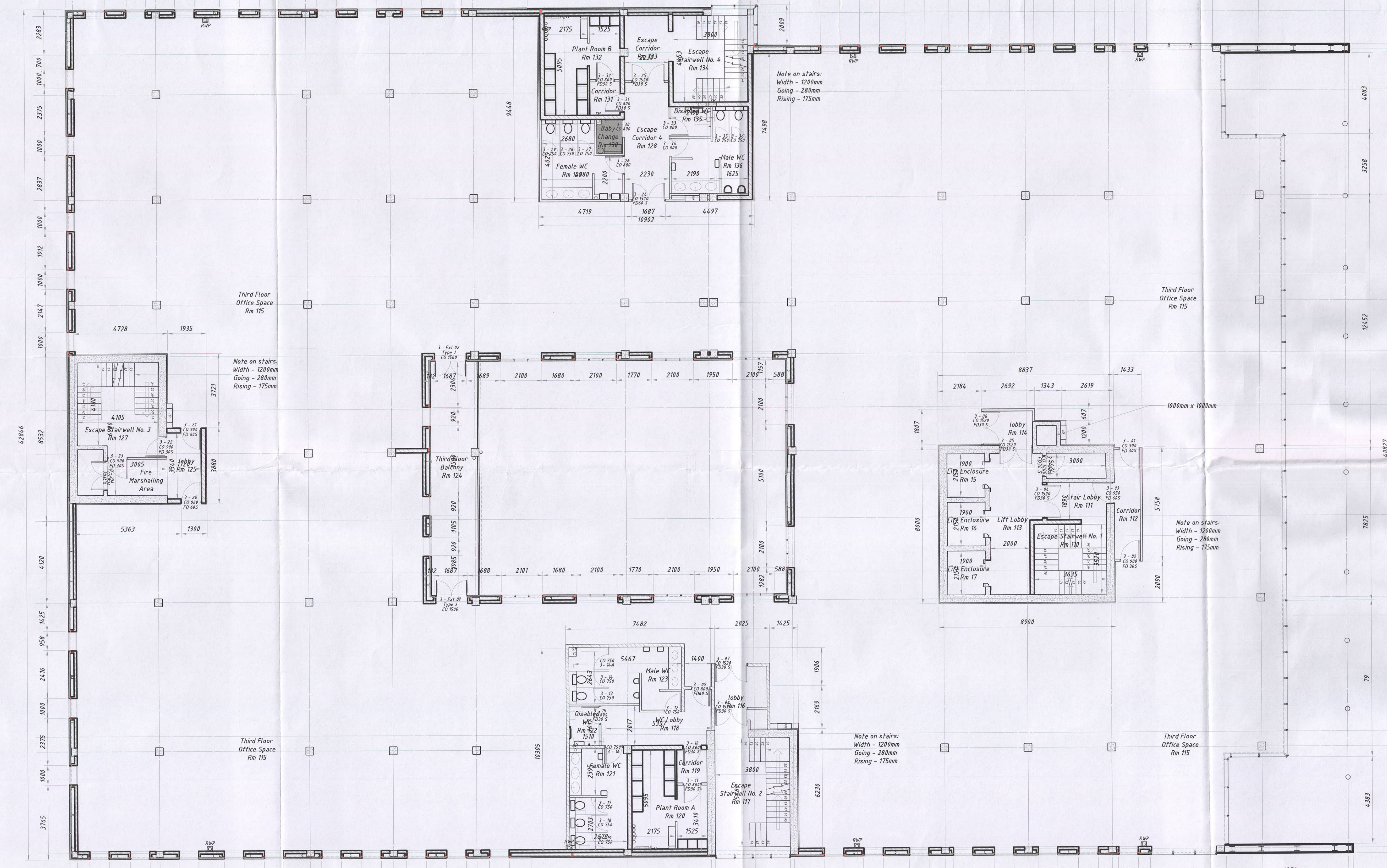
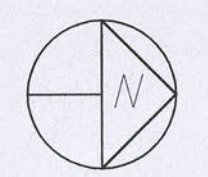
CORK CITY COUNCIL
PLANNING & DEVELOPMENT
40 FEB 2025
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REV	DATE	BY	REASON
09	09/08	PJ	Issued for construction, ext. mass walls etc support located
08	04/08	MS	Issued for construction details revised
07	04/08	JPT	Issued for Preliminary Schedule
06	07/08	JPT	Issued for Construction
05	04/08	PJ	Issued for Construction
04	02/08	PJ	Building layout and fabric design changed - grid added
03	05/07	PJ	Building fabric design changed
02	05/07	PJ	Structural grid included
01	02/07	PJ	Issued for comment - external finishes

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Drawn by: **P. Jacob**
 Approved by: **[Signature]**
 Issue No: **07024** / Scale: **1/100** / Rev: **09**
 Project: **07024 - GA - 004**
O'Shea Leader Consulting Engineers Ltd
 6 Cleve Bus Park, Monahan Rd, Cork
 Business and Technology Building
 Plan - Second Floor



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 40 FEB 2025
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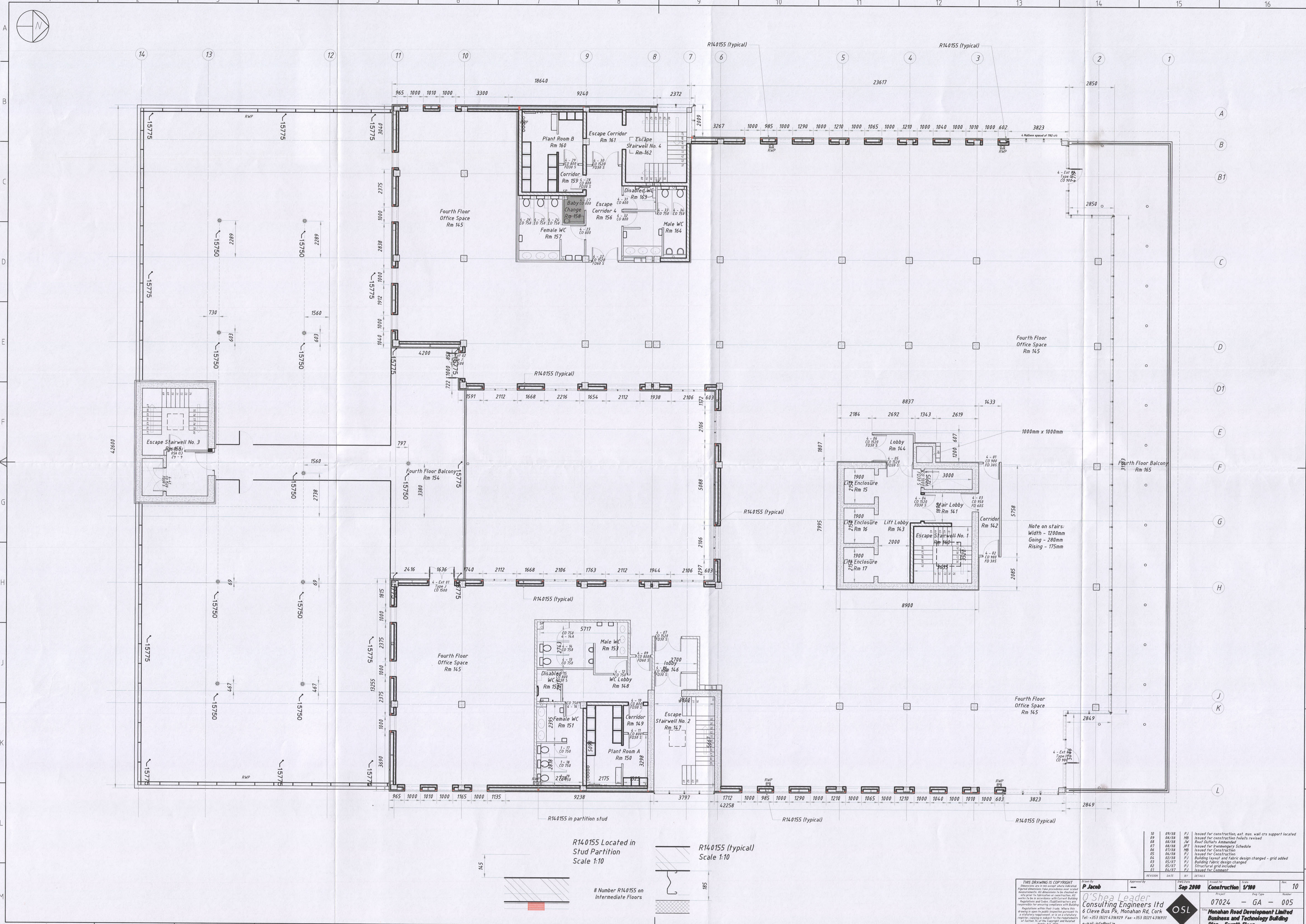
REV	DATE	BY	REASON
08	08/08	mb	Issued for construction permits revised
07	04/08	JPT	Issued for Construction Schedule
06	07/08	JPT	Issued for Construction
05	04/08	PJ	Issued for Construction
04	02/08	PJ	Building layout and fabric design changed - grid added
03	05/07	PJ	Building fabric design changed
02	05/07	PJ	Structural grid included
01	05/07	PJ	Issued for comment - external finishes

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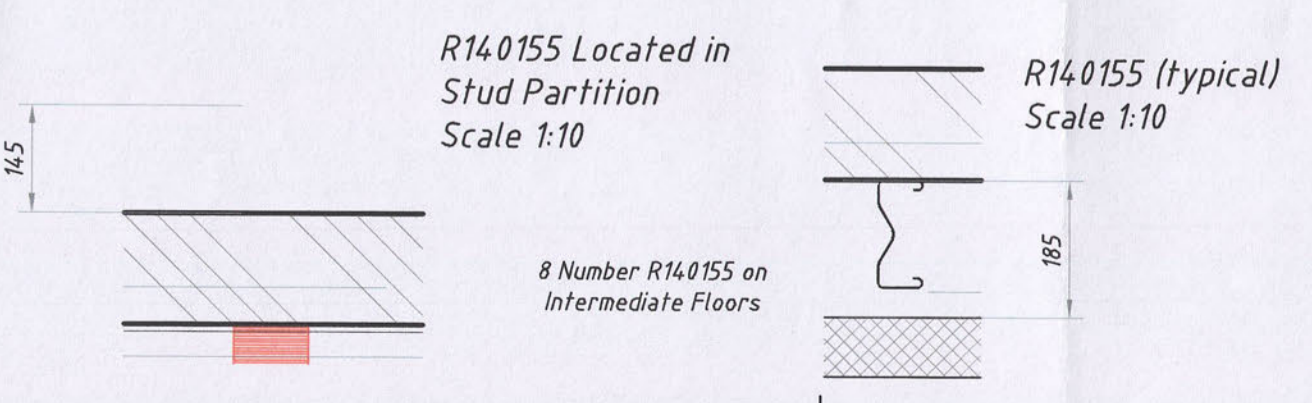
Approved by: **P. Jacob** Date: **Aug 2008** Issued for: **Construction 1/100**

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 e-mail: info@dsel.ie

OSL
 07024 - GA - 004 A
Monahan Road Development Limited
 Business and Technology Building
 Plan - Third Floor



CORK CITY COUNCIL
PLANNING & DEVELOPMENT
 40 FEB 2025
DEVELOPMENT MANAGEMENT



NO	DATE	BY	DESCRIPTION
08	09/08	PJ	Issued for construction, ext. mas. wall crs support located
09	08/08	MD	Issued for construction, int. br. wall crs support located
10	08/08	JM	Final Schedules & Bill of Materials
11	08/08	MD	Issued for Construction Schedule
12	07/08	MD	Issued for Construction
13	06/08	PJ	Issued for Construction
14	05/08	PJ	Building layout and fabric design changed - grid added
15	05/07	PJ	Building fabric design changed
16	05/07	PJ	Structural grid included
17	04/07	PJ	Issued for Comments

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Drawn by: **P. Jacob**
 Checked by: **Sep 2008**
 Project: **07024 - GA - 005**
 Client: **OSL**
 Consultant: **O'Shea Leader Consulting Engineers Ltd**
 6 Cleve Bus Pk, Monahan Rd, Cork
 Tel: +353 (0)21 4316929 Fax: +353 (0)21 4316931
 e-mail: info@osle.ie

Thank you for contacting HSA - CAS-23626-Y4N9 HSA:0145538



Contact Us <contactus@hsa.ie>

To [Redacted]

Follow up. Start by Thursday 3 April 2025. Due by Thursday 3 April 2025.
If there are problems with how this message is displayed, click here to view it in a web browser.



Wed 02/04/2025 11:55

NOTE: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear [Redacted]

Thank you for contacting the Health and Safety Authority. This is to confirm that we have received your correspondence which has been recorded and assigned the reference number CAS-23626-Y4N9

Just as your details are kept confidential, any dealings we have with duty holders and employers in relation to the matter you have raised must also remain confidential. Under health and safety legislation we cannot provide you with details of any specific actions taken or the outcome.

Yours sincerely

HSA Contact Centre

Please do not respond to this email as the account is not monitored. Visit www.hsa.ie for further information and guidance on workplace safety, health, and welfare matters.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

The Health and Safety Authority, its servants or agents, accept no liability for any errors or omissions in the information provided in this correspondence or for any loss or damage occasioned to any person as a result of using the information provided.

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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: 021-4924029
Líonra/Web: www.corkcity.ie

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

1. NAME OF PERSON MAKING THE REQUEST

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

3. 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.

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

4. Are you aware of any enforcement proceedings connected to this site?
 If so please supply details:

5. 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?

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




7. 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	
(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 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)	Proposed/existing use (please circle)

7. LEGAL INTEREST

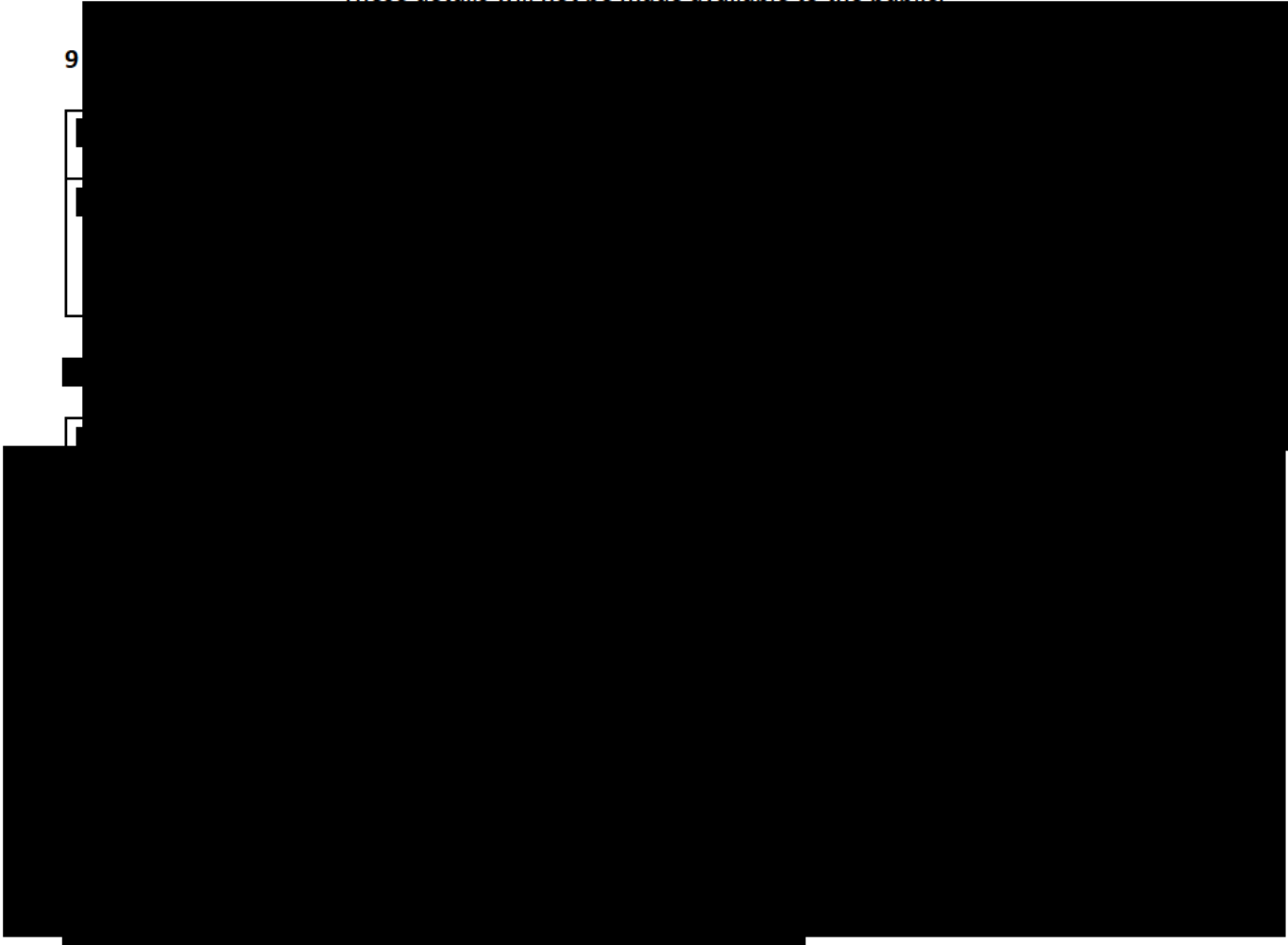
Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner	B. Other
Where legal interest is 'Other', please state your interest in the land/structure in question		
If you are not the legal owner, please state the name of the owner if available		

8. I / We confirm that 



CONFIDENTIAL CONTACT DETAILS

These details will not be made available to the public.

9



[REDACTED]	
[REDACTED]	

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED] No. _____

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]













1998

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78	12/17	12/17	12/17
79	12/18	12/18	12/18
80	12/19	12/19	12/19

81	12/20	12/20	12/20
82	12/21	12/21	12/21
83	12/22	12/22	12/22
84	12/23	12/23	12/23
85	12/24	12/24	12/24
86	12/25	12/25	12/25
87	12/26	12/26	12/26
88	12/27	12/27	12/27
89	12/28	12/28	12/28
90	12/29	12/29	12/29

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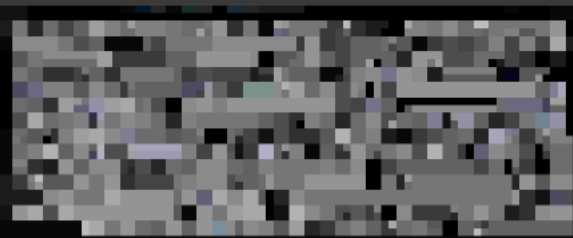
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Author	David Autor
Title	Work and the Future of Labor
Series	Brookings Papers on Economic Activity
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Abstract	Over the past few decades, the U.S. economy has experienced a dramatic increase in the demand for workers with postsecondary education and skills. This paper discusses the implications of this trend for the future of labor and the economy.
Keywords	Education, Skills, Labor, Economy
JEL Classification	J24, J31, J61, J62, J63, J64, J65, J66, J67, J68, J69, J70, J71, J72, J73, J74, J75, J76, J77, J78, J79, J80, J81, J82, J83, J84, J85, J86, J87, J88, J89, J90, J91, J92, J93, J94, J95, J96, J97, J98, J99

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