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

CORK CITY COUNCIL
PLANNING & DEVELOPMENT
22 APR 2026
DEVELOPMENT MANAGEMENT

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,

[redacted]

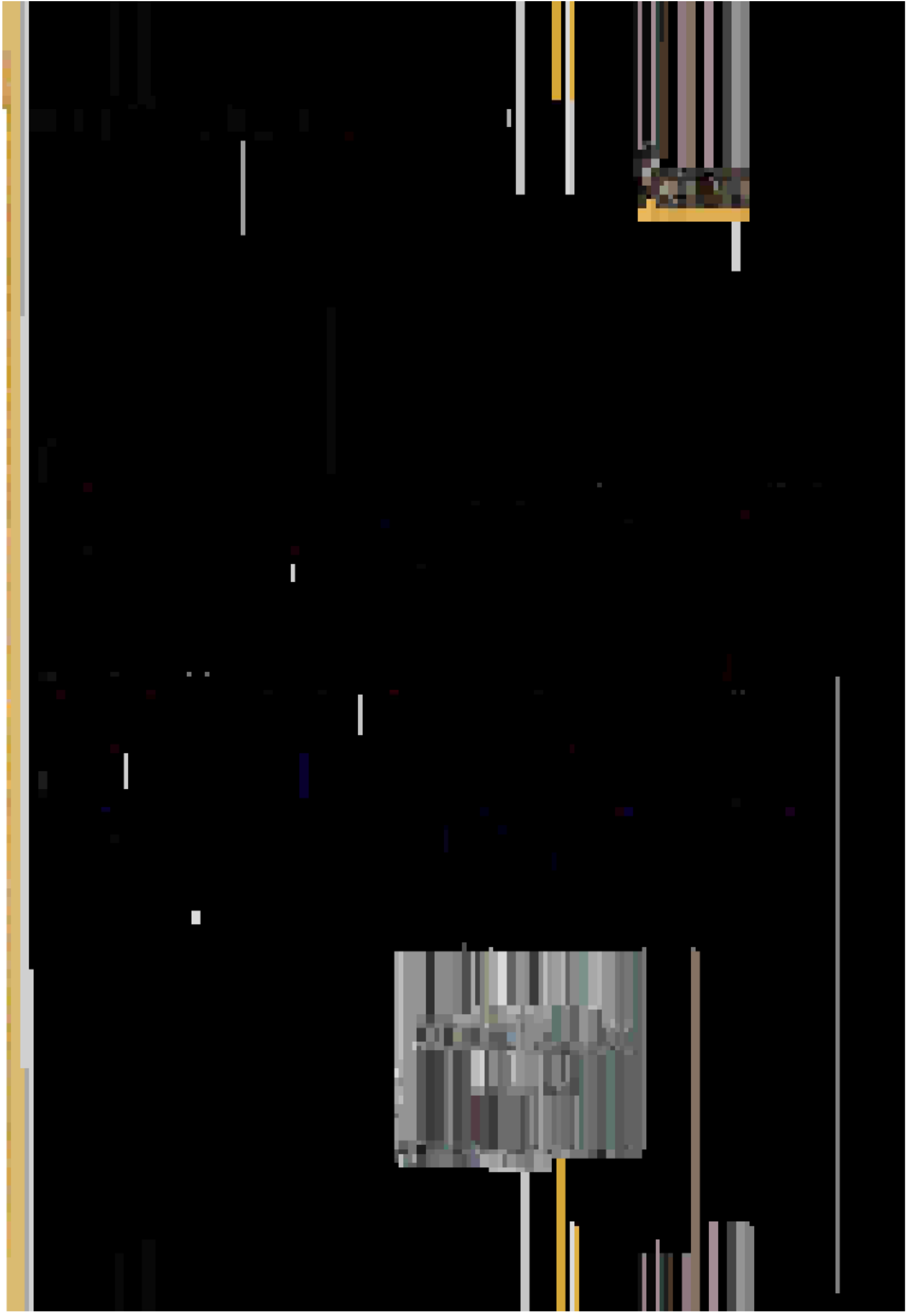
Rory Kelledy
Executive Officer

RL100n

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

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

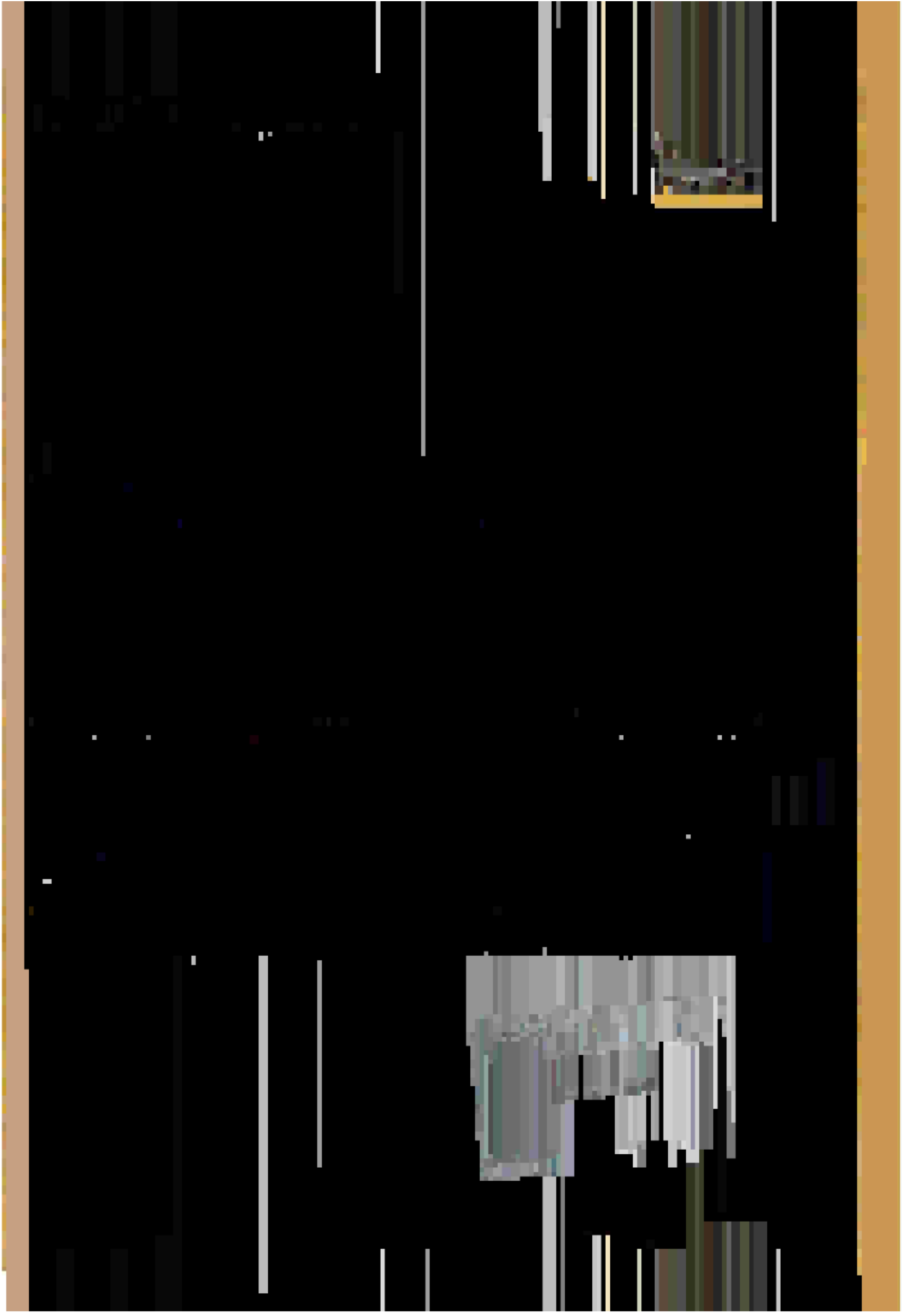


Yours faithfully,

[redacted]

Lisa Quinn
Executive Officer
Direct Line: 01-8737158

BPRL91



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

Yours faithfully,

[redacted]

Dáire Littleton Caden
Executive Officer
Direct Line: 01-8737

BP90 Registered Post

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,

[redacted]

Dáire Littleton Caden
Executive Officer
Direct Line: 01-8737

BP25

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

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

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,

[redacted]

Fergal Ryan
Administrative Assistant
Direct Line:

BPRL01PA

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

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

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

22/04/2025

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

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,

[redacted]

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
   <u>Temporary</u> *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. vechicle 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**
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.	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 section 2 (1) of the International Protection Act 2015 (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,

[redacted]

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,

[redacted]

Anthony Angelini

Assistant Staff Officer

Planning and integrated Development

We are Cork.

Kevin O' Leary,

[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

William Fry LLP
2 Grand Canal Square | Dublin 2 | D02 A342 | Ireland
T. +353 1 639 5000 | info@williamfry.com

WILLIAM FRY

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

COMHAIRLE CATHRACH CHORCAÍ
CORK CITY COUNCIL

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

RATES BILL

[redacted]

Please detach and return with your payment

Date [redacted]

Refe [redacted]

McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

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;

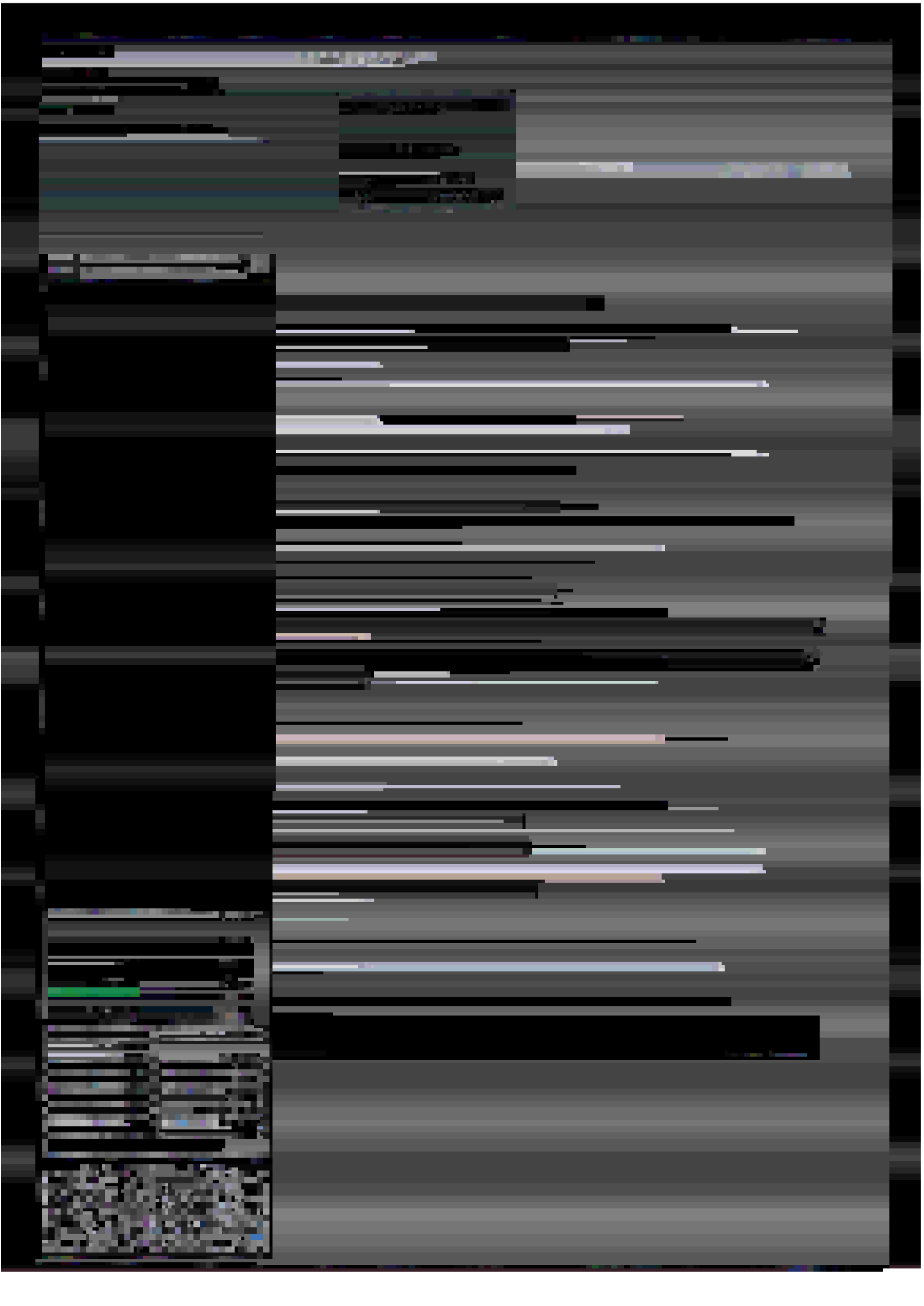
- Revised application form,
- Copy of correspondence showing email sent to HSA and copy of email showing response from HSA.

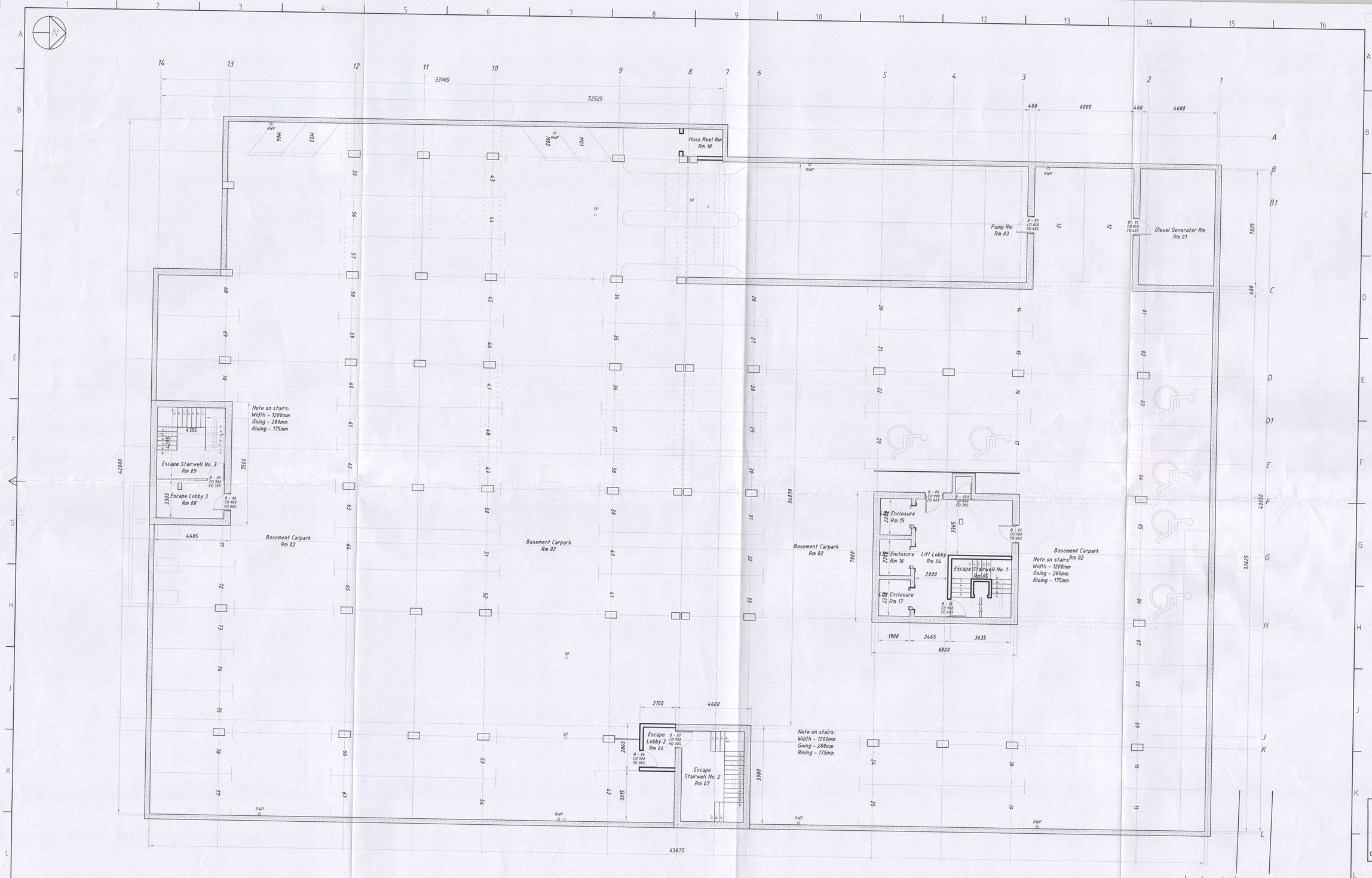
I trust you will find the enclosed satisfactory.

Yours sincerely

[redacted]

Susan R. Cullen
McCutcheon Halley





CORK CITY COUNCIL
PLANNING & DEVELOPMENT
20 FEB 2025
DEVELOPMENT MANAGEMENT

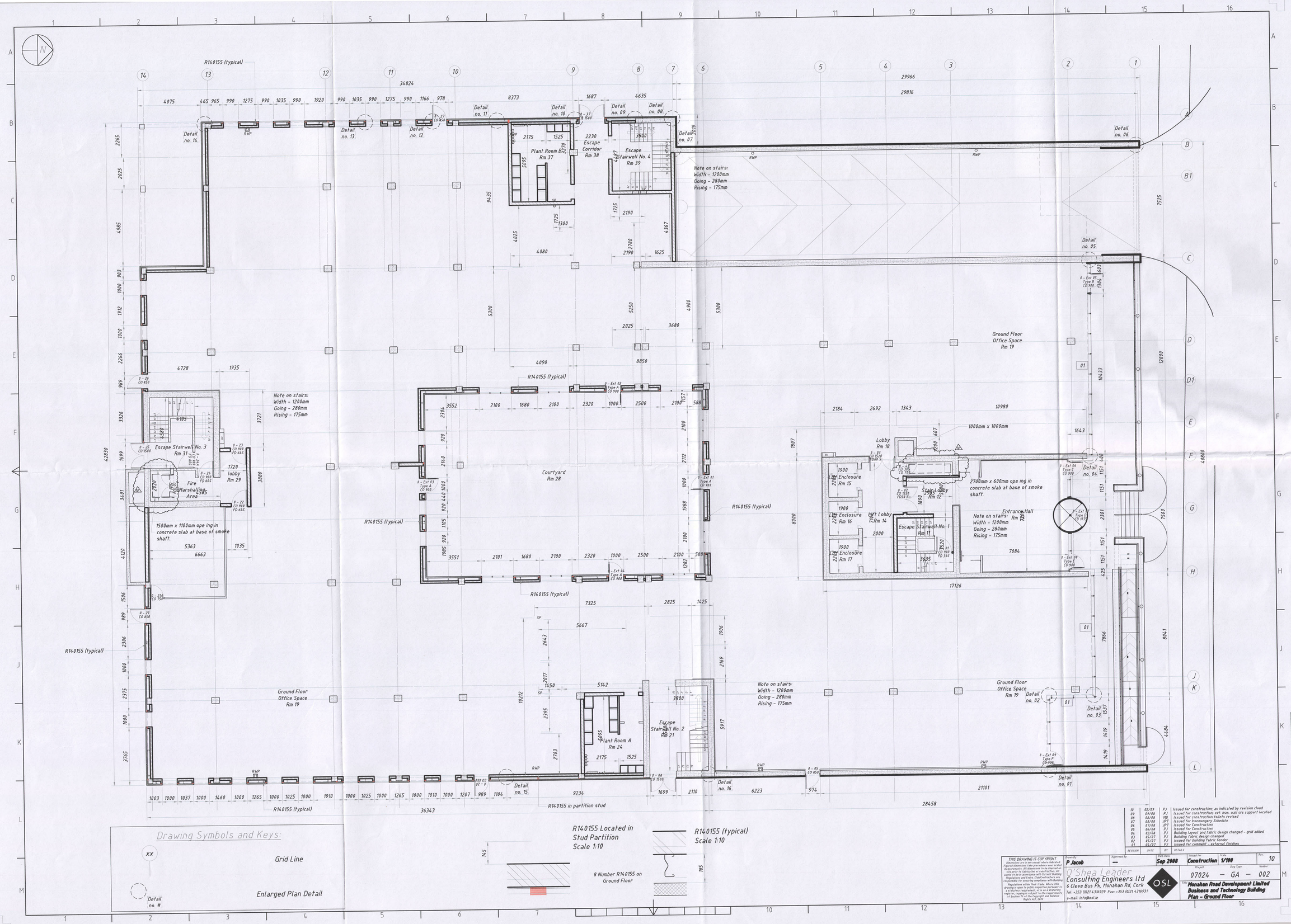
REVISION	DATE	BY	DETAILS
07	08/08	JPT	Issued for Ironmongery Schedule
06	07/08	JPT	Issued for Construction
05	06/08	PJ	Issued for Construction
04	02/08	PJ	Basement walls lines changed - grid included
03	05/07	PJ	Basement walls lines changed
02	05/07	PJ	Included grid & basement walls changed to sheet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

Drawn By	Approved By	Date/Scale	Issued For	Scale	Rev.
P Jacob	—	Aug 2008	Construction	1/100	07

Project: 07024 — Dwg Type: GA — Number: 001

O'Shea Leader
Consulting Engineers Ltd
6 Cleve Bus Pk, Monahan Rd, Cork
Tel: +353 (0)21 4396929 Fax: +353 (0)21 4318931
e-mail: info@osl.ie

Title: **Monahan Road Development Limited**
Business and Technology Building
Plan - Basement



Drawing Symbols and Keys:

XX — Grid Line

Detail no. # — Enlarged Plan Detail

R140155 Located in Stud Partition
Scale 1:10

8 Number R140155 on Ground Floor

R140155 (typical)
Scale 1:10

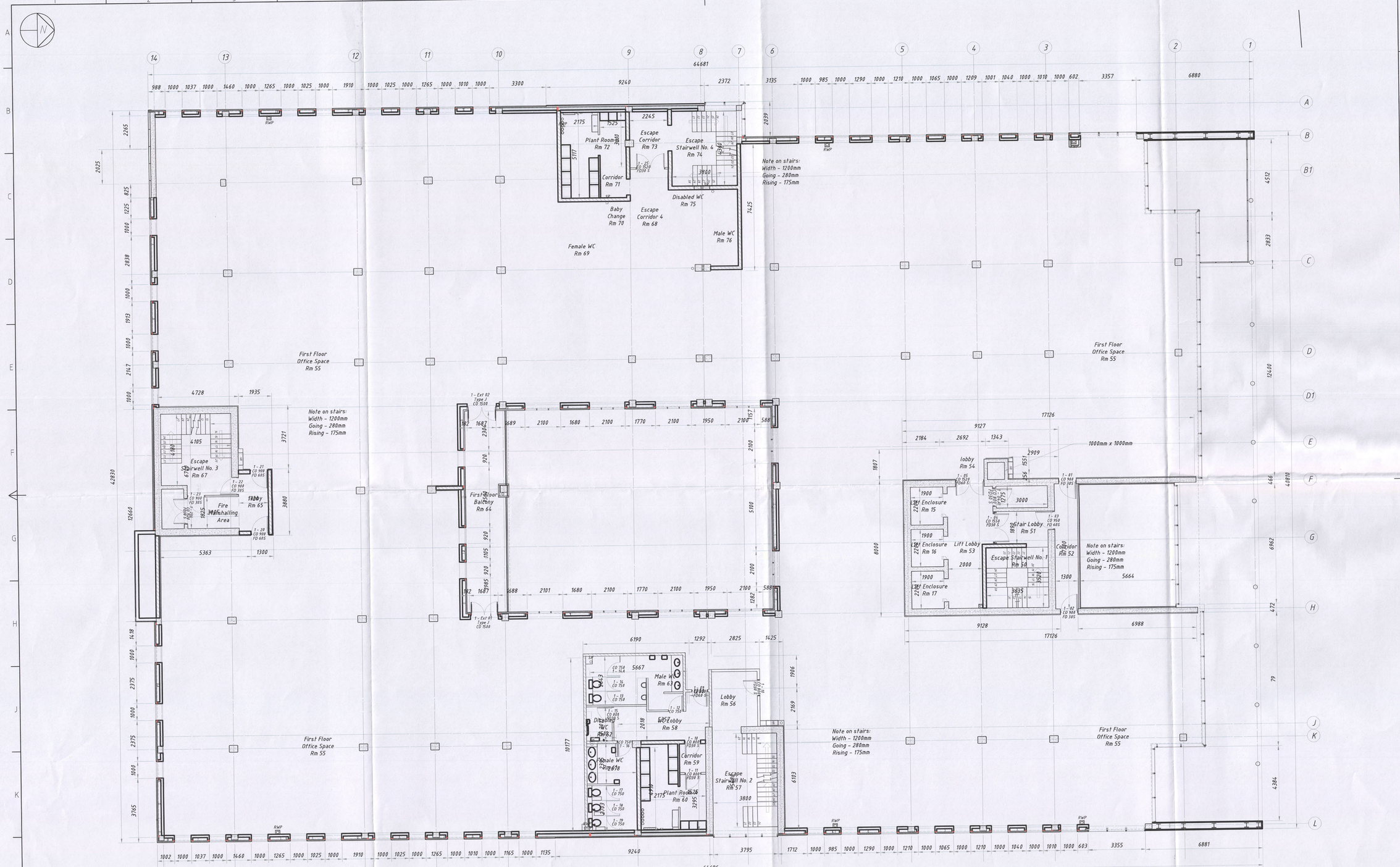
REVISION	DATE	BY	DETAILS
10	02/09	PJ	Issued for construction; as indicated by revision cloud
09	09/08	PJ	Issued for construction; ext mas. wall crs support located
08	08/08	MB	Issued for construction toilets revised
07	08/08	JPT	Issued for Ironmongery Schedule
06	07/08	JPT	Issued for Construction
05	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 comment - external finishes

Drawn by: P Jacob
Approved by: ---
Drawing Date: Sep 2008
Drawing Type: Construction
Scale: 1/100
Rev: 10

O'Shea Leader
Consulting Engineers ltd
6 Cleve Bus Pk, Monahan Rd, Cork
Tel: +353 (0)21 4396929 Fax: +353 (0)21 4316931
e-mail: info@osl.ie

Project: 07024 — Number: GA — 002

Project Name: Monahan Road Development Limited
Business and Technology Building
Plan - Ground Floor



REVISION	DATE	BY	DETAILS
08	08/08	mb	Issued for Construction toilets revised
07	04/08	JPT	Issued for Ironmongery Schedule
06	03/08	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	Issued for building fabric tender
01	04/07	PJ	Issued for comment - external finishes

Drawn By: P. Jacob
Approved By: —
Date Drawn: Aug 2008
Issued For: Construction
Scale: 1/100
Rev: 08

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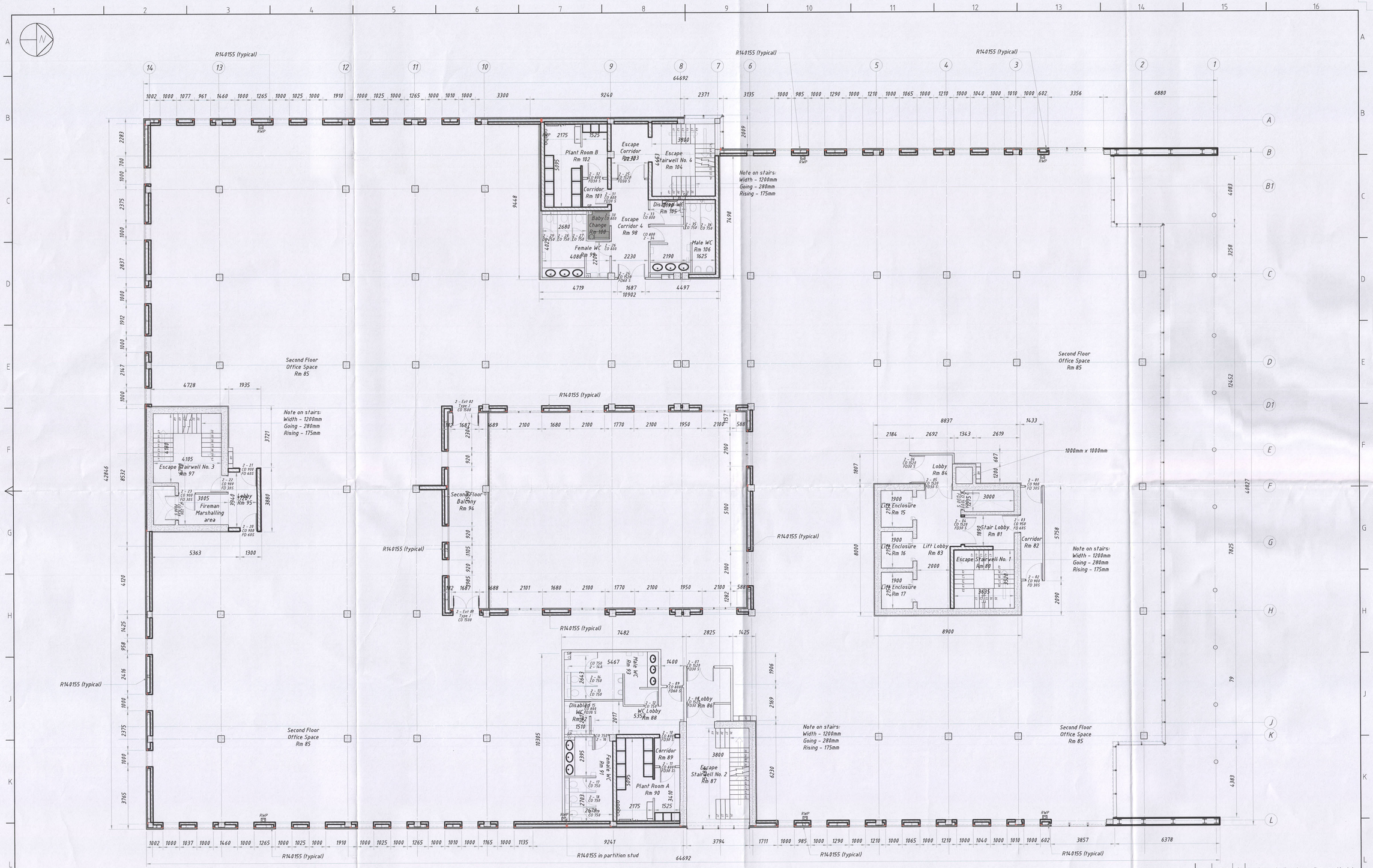
e-mail: info@osl.ie

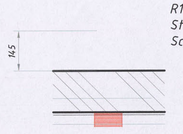
OSL

Project: 07024
Drg Type: GA
Number: 003

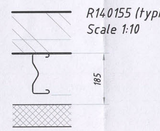
Title: Monahan Road Development Limited
Business and Technology Building
Plan - First Floor



R140155 Located in Stud Partition Scale 1:10



R140155 (typical) Scale 1:10



12 Number R140155 on Intermediate Floors

CORK CITY COUNCIL
PLANNING & DEVELOPMENT
4 0 FEB 2025
DEVELOPMENT MANAGEMENT

REVISION	DATE	BY	DETAILS
09	09/08	PJ	Issued for construction; ext. mas. wall crs support located
08	08/08	MB	Issued for construction toilet's revised
07	06/08	JPT	Issued for Ironmongery 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	Structural grid included
01	04/07	PJ	Issued for comment - external finishes

Drawn By: P Jacob
Approved By: —
DWG Date: Sept 2008
Drawn On: Construction
Scale: 1/100
Rev: 09

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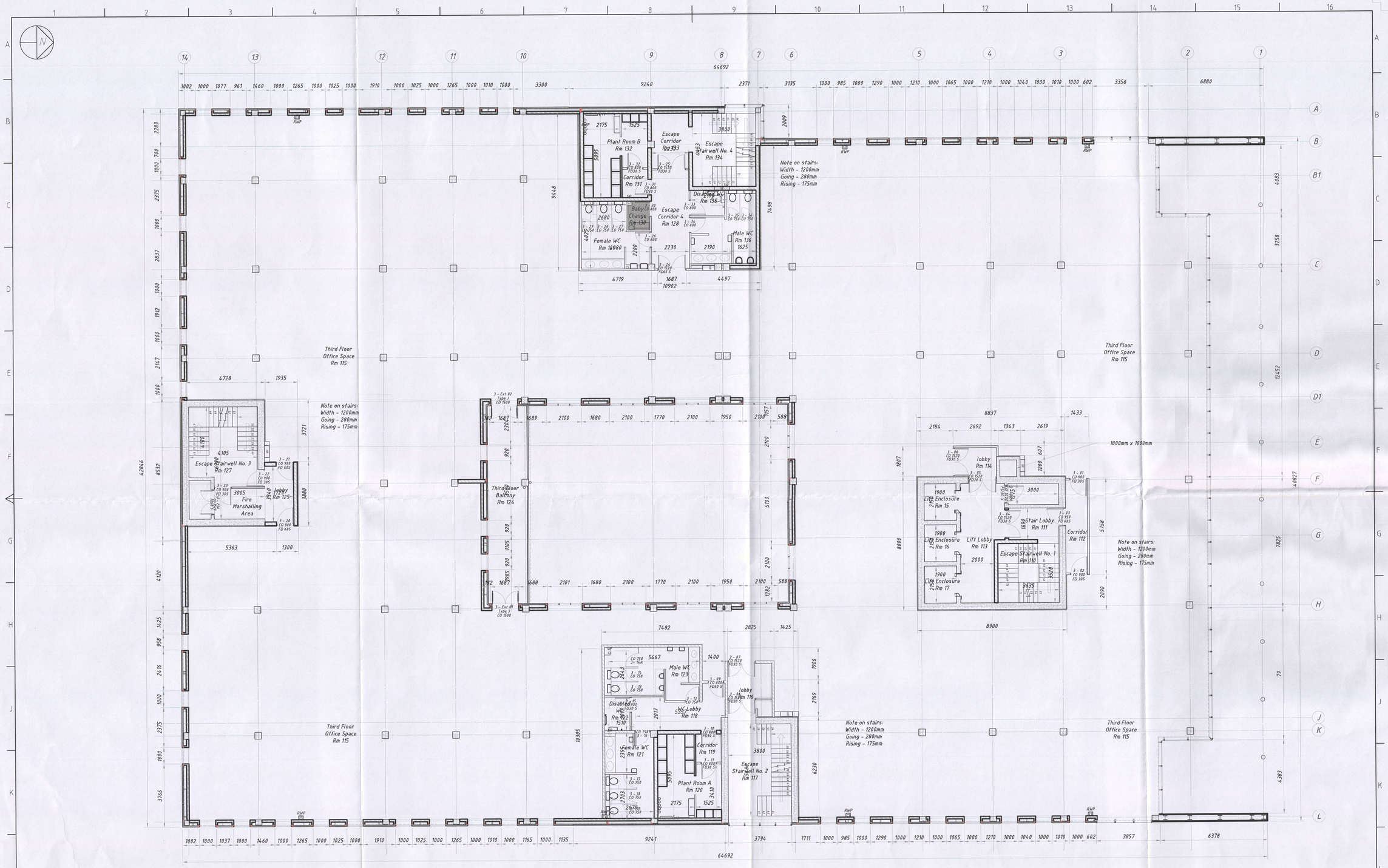
e-mail: info@osl.ie

Project: 07024 — Dwg Type: GA — Number: 004

Title: Monahan Road Development Limited
Business and Technology Building
Plan - Second Floor



REVISION	DATE	BY	DETAILS
08	08/08	mb	Issued for konstruction toilets revised
07	04/08	JPT	Issued for Ironmongery 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	Structural grid included
01	04/07	PJ	Issued for comment - external finishes

Drawn By	Approved By	Drwg Date	Issued for	Scale	Rev.
P Jacob	—	Aug 2008	Construction	1/100	08

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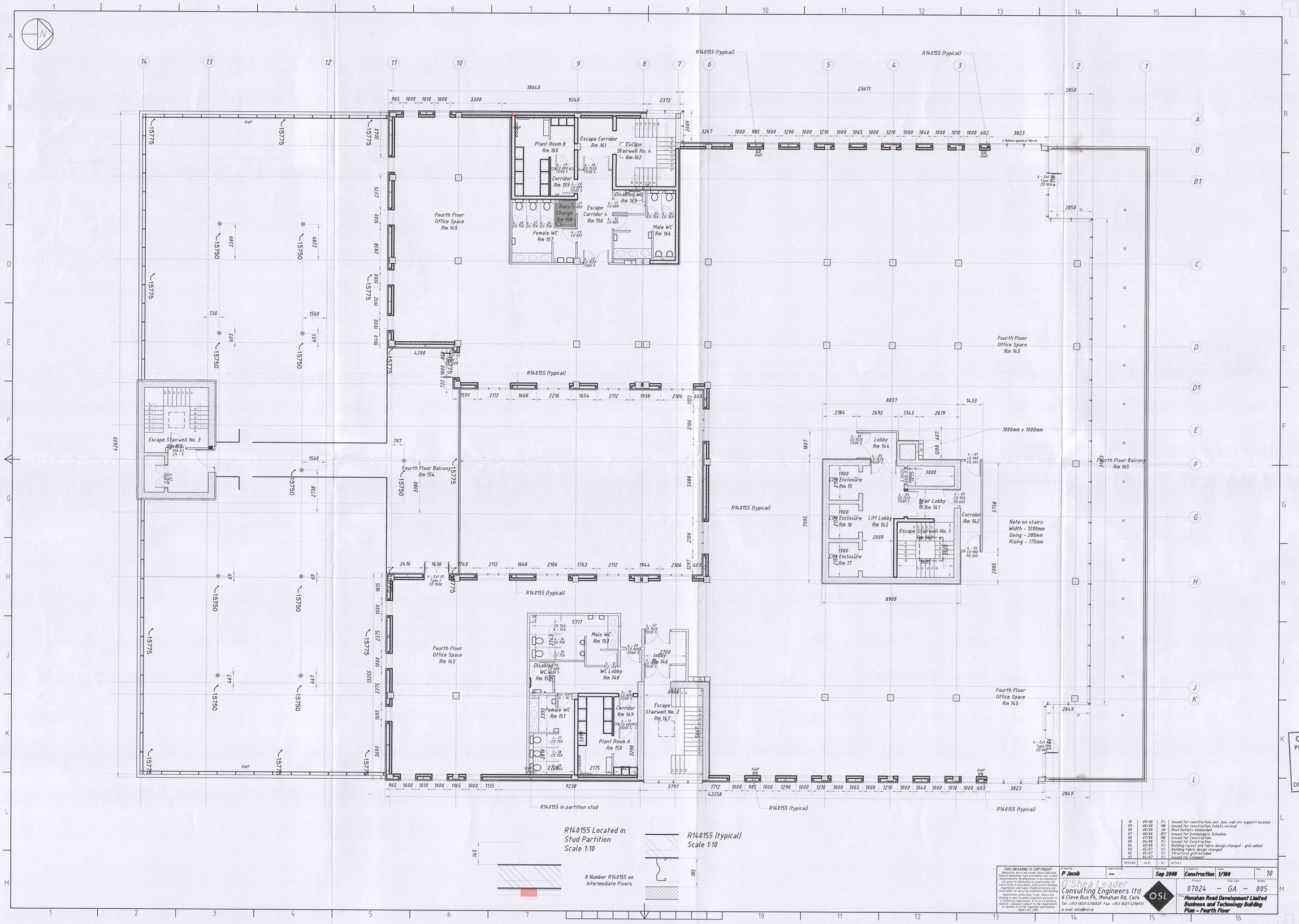
OSL

Project	Drwg Type	Number
07024	GA	004 A

Title: **Monahan Road Development Limited**
Business and Technology Building
Plan - Third Floor



R140155 Located in Stud Partition Scale 1:10

R140155 (typical) Scale 1:10

REVISION	DATE	BY	DETAILS
10	09/08	PJ	Issued for construction, ext mas. wall crs support located
09	08/08	MB	Issued for construction toilets revised
08	08/08	JW	Roof Outlets Ammended
07	08/08	JPT	Issued for Ironmongery Schedule
06	07/08	MB	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	Structural grid included
01	04/07	PJ	Issued for Comment

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e-mail: info@osl.ie

Drawn by	Approved by	Date/Date	Issued for	Scale	Rev.
P Jacob	—	Sep 2008	Construction	1/100	10

Project	Dwg Type	Number
07024	GA	005

Title: **Monahan Road Development Limited**
Business and Technology Building
Plan - Fourth Floor

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

CU Contact Us <contactus@hsa.ie>
To [redacted]

Reply | Reply All | Forward

Wed 02/04/2025 11:55

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.

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.

****

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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 1st October, 1964, (including those for which planning permission has been obtained)?	Yes ☐ No ☐ 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 [redacted]

CONFIDENTIAL CONTACT DETAILS

These details will not be made available to the public.

9

No.

[redacted]