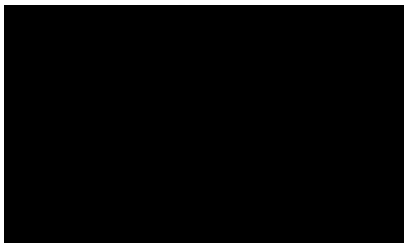


Comhairle Cathrach Chorcaí Cork City Council

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

Regina V & H Limited.



21/05/2025

RE: Section 5 Request:
R947/25. 7, Princes Street, Cork.

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on the 22nd of April 2025.

The questions placed before the Planning Authority were:

1. Is the change of use of the existing ground floors of no. 7 Princes Street, Cork City from retail to nail, brow beauty spa development and if so, does it require planning permission?
2. Is the replacement of the signage on the fascia board and the erection of new signage on the front fascia at ground floor level, and the replacement of the existing downlights with similar development and if so, does it require planning permission?



We are Cork.



Comhairle Cathrach Chorcaí Cork City Council

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

The Planning Authority has concluded that:

- The change of use from retail to nail, brow beauty spa does not constitute use as a 'shop' as defined in Article 5(1) of the Planning and Development Regulations 2001, as amended, because in accordance with Schedule 2, Part 4 of the Planning and Development Regulations, 2001, the proposed change of use would represent a change from a use Class 1 to use Class 2.
- The proposed signage cannot be considered exempted development under Advertising Regulations as prescribed in Part 2 - Planning & Development Regulations 2001 as amended, given its location within an Architectural Conservation Area and having consideration for Article 9(1) (xii).
- Planning reference 0326829 of the associated permission on site, condition number 2 (a) & (c) restrict signage being erected without the prior grant of planning permission. In this regard consideration is given to Article 9(1) (i) of the regulations.
- The existing roller shutter serving the site does not appear to have the benefit of planning permission. In this regard consideration is given Article 9(1) (viii) of the regulations.

In view of the above and having regard to:

- The planning history of the site,
- Sections 3 of the Planning and Development Act 2000 (as amended), and
- Articles 9 and 10 of the Planning and Development Regulations 2001 (as amended),
- Schedule 2 Parts 2 and 4 of the Planning and Development Regulations 2001 (as amended),

It is considered that the proposed change of use from the existing ground floors of no. 7 Princes Street, Cork City from retail to nail, brow beauty spa **IS DEVELOPMENT AND IS NOT EXEMPTED DEVELOPMENT.**

&

It is considered that the replacement of the signage on the fascia board and the erection of new signage on the front fascia at ground floor level, and the replacement of the existing downlights with similar development **IS DEVELOPMENT** and is **NOT EXEMPTED DEVELOPMENT.**

Is mise le meas,

Anthony Angelini

Assistant Staff Officer

Planning & Integrated Development

Cork City Council



We are Cork.

PLANNER'S REPORT Ref. R947/25		Cork City Council Development Management Strategic Planning and Economic Development
Application type	Section 5 Declaration	
Description	<p><i>Is the change of use of the existing ground floors of no. 7 Princess Street, Cork City from retail to nail, brow beauty spa development and if so, does it require planning permission?</i></p> <p><i>&</i></p> <p><i>Is the replacement of the signage on the fascia board and the erection of new signage on the front fascia at ground floor level, and the replacement of the existing downlights with similar development and if so, does it require planning permission?</i></p> <p><u><i>Additional Details:</i></u> See attached report by Hazel McCarthy Planning Consultant.</p>	
Location	7 Princess Street, Cork City.	
Applicant	Regina V&H Limited.	
Date Received	19/05/2025	
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:

“Is the change of use of the existing ground floors of no. 7 Princess Street, Cork City from retail to nail, brow beauty spa development and if so, does it require planning permission?

&

Is the replacement of the signage on the fascia board and the erection of new signage on the front fascia at ground floor level, and the replacement of the existing downlights with similar development and if so, does it require planning permission?

Additional Details: See attached report by Hazel McCarthy Planning Consultant.

3. Site Description

The property in question is located in an area zoned ZO 5 City Centre and is within the Oliver Plunkett Street ACA. The premises is a four-storey building and was formerly Cummins Sports which operated its retail offering over the ground and first floors of the premises.

4. Planning History

TP 0327510 – Permission refused for the carrying out of alterations to footpath (creation of ramps) at entrance.

TP 0326829 – Permission granted to retain shopfront.

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 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

Planning and Development Regulations, 2001 (as amended)

Article 5(1) of Part 2 'Exempted Development' defines 'shop' as follows:

'Shop' means a structure used for any or all of the following purposes, where the sale, display or service is principally to visiting members of the public –

(a) for the retail sale of goods,

(b) as a post office,

(c) for the sale of tickets or as a travel agency,

(d) for the sale of sandwiches or other food or of wine for consumption off the premises, where the sale of such food or wine is subsidiary to the main retail use, and "wine" is defined as any intoxicating liquor which may be sold under a wine retailer's off-licence (within the meaning of the Finance (1909-1910) Act, 1910), 10 Edw. 7. & 1 Geo. 5, c.8,

(e) for hairdressing,

(f) for the display of goods for sale,

(g) for the hiring out of domestic or personal goods or articles,

(h) as a launderette or dry cleaners,

(i) for the reception of goods to be washed, cleaned or repaired,

but does not include any use associated with the provision of funeral services or as a funeral home, or as a hotel, a restaurant or a public house, or for the sale of hot food or intoxicating liquor for consumption off the premises except under paragraph (d), or any use to which class 2 or 3 of Part 4 of Schedule 2 applies;'

Class 14 of Part 1 of Schedule 2 outlines the following exempted development:

'Development consisting of a change of use

(d) from use to which class 2 of Part 4 of this Schedule applies, to use as a shop.'

Part 4 of the Second Schedule outlines 'Classes of Use' with:

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.'

Article 6(1) of the Regulations states as follows:-

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

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

(i) *"Contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act"...*

(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,*

(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,*

6. ASSESSMENT

5.1 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.'*

I consider that the proposed element constitutes development as it comprises works to the external and internal areas of the premises.

5.2 Exempted development

The next issue for consideration is to determine whether the development constitutes exempted development.

The question before the planning authority consists of two distinct elements regarding a change of use and replacement signage. The questions will be considered separately as follows.

Q - Is the change of use of the existing ground floors of no. 7 Princess Street, Cork City from retail to nail, brow beauty spa development and if so, does it require planning permission.

The application planning report recognises that the proposed use *'is not explicitly listed as exempted development under the current regulations'* but argues that *'the operational characteristics are comparable to those of a hairdresser or similar establishment. The business provides nail and brow treatments and head massages. It does not provide any injectable or fillers is this not a clinic'*.

I am of the view that the proposed use is categorised under Class 2 of Part 4 of Schedule 2 of the Regulations rather than Class 1 - use as a shop. See below extract from the An Bord Pleanála Inspector's report on file PL83.238365.

'The subject development relates to a change of use from medical centre to beauty salon and in accordance with Schedule 2, Part 4 of the Planning and Development Regulations, 2001, the proposed change of use would represent a change from a use Class 8 to use Class 2.'

Having consideration for the above the proposed change of use from shop to nail, brow beauty spa use is considered to be material in nature and therefore Is Development and is Not Exempted Development.

Q - Is the replacement of the signage on the fascia board and the erection of new signage on the front fascia at ground floor level, and the replacement of the existing downlights with similar development and if so, does it require planning permission?

The supplementary details outlined in the application planning report considers the replacement signage exempted development under 'advertisements relating to business' but is general rather than specific in its justification, in addition to this, limited signage details have been submitted with regard dimensions, materials, finishes, fonts etc. Following a review of the Exempted Development – Advertising Regulations as prescribed in Part 2 - Planning & Development Regulations 2001 as amended, and having consideration for Article 9(1) (xii) and the location of the proposed development within a designated Architectural Conservation Area, it is considered that the proposed signage would not be exempted under the said category of exempted advertising. Further to this, planning reference 0326829 of the associated permission on site, condition number 2 (a) & (c) states as follows, condition 2(a), *'Signs shall be restricted to single fascia signs with good quality sign writing of an acceptable finish and without back lighting'*, and condition 2(c), *'No external roller shutters, awnings, canopies, projecting signs or other signs shall be erected on the premises except with the prior grant of planning permission'*. It is noted there is an existing roller shutter serving the premises (as outlined above) that does not appear to have the benefit of planning permission and condition 2(c) of said permission is explicit that no signs shall be erected on the premises

except with the prior grant of planning permission. Having consideration for the above and *Article 9(1)(i) & 9(1)(xii) 9(1) (viii)* of the regulations, the proposed signage therefore Is Development and is Not Exempted Development.

Note - Unauthorised development would preclude an exemption declaration being issued for both questions. Had it been the case that roller shutter was the only matter outstanding a request for further information would be sought to afford the applicant the opportunity to demonstrate that roller shutter has the benefit of planning permission.

Note - Given that the change of use from a retail *unit to nail, brow beauty spa* is not exempted development, by virtue of its intrinsic connection to same, the proposed signage would be considered Development and Not Exempted Development.

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. Conclusion

The question has been asked:

Is the change of use of the existing ground floors of no. 7 Princess Street, Cork City from retail to nail, brow beauty spa development and if so, does it require planning permission?

&

Is the replacement of the signage on the fascia board and the erection of new signage on the front fascia at ground floor level, and the replacement of the existing downlights with similar development and if so, does it require planning permission?

The planning authority has concluded that:

The change of use from retail to nail, brow beauty spa does not constitute use as a 'shop' as defined in Article 5(1) of the of the Planning and Development Regulations 2001, as amended, because in accordance with Schedule 2, Part 4 of the Planning and Development Regulations, 2001, the proposed change of use would represent a change from a use Class 1 to use Class 2.

The proposed signage cannot be considered exempted development under Advertising Regulations as prescribed in Part 2 - Planning & Development Regulations 2001 as amended, given its location within an Architectural Conservation Area and having consideration for Article 9(1) (xii).

Planning reference 0326829 of the associated permission on site, condition number 2 (a) & (c) restrict signage being erected without the prior grant of planning permission. In this regard consideration is given to Article 9(1) (i) of the regulations.

The existing roller shutter serving the site does not appear to have the benefit of planning permission. In this regard consideration is given Article 9(1) (viii) of the regulations.

9. RECOMMENDATION

In view of the above and having regard to —

- The planning history of the site,
- Sections 3 of the Planning and Development Act 2000 (as amended), and
- Articles 9 and 10 of the Planning and Development Regulations 2001 (as amended),
- Schedule 2 Parts 2 and 4 of the Planning and Development Regulations 2001 (as amended),

It is considered that the proposed change of use from the existing ground floors of no. 7 Princess Street, Cork City from retail to nail, brow beauty spa Is Development and is Not Exempted Development.

&

It is considered that the replacement of the signage on the fascia board and the erection of new signage on the front fascia at ground floor level, and the replacement of the existing downlights with similar development Is Development and is Not Exempted Development.



Alan Swanwick

Assistant Planner

19/05/2025



Mary Doyle

Acting Senior Executive Planner

19/05/2025

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

Regina V&H Limited

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

7 Princess Street, Cork City.

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.

Is the change of use of the existing ground and first floors of no. 7 Princess Street, Cork City from retail to nail, brow beauty spa development and if so, does it require planning permission?

Is the replacement of the signage on the fascia board and the erection of new signage on the front façade at ground floor level, and the replacement of the existing downlighters with similar development and if so, does it require planning permission?

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:

(Use additional sheets if required).

See attached Report by Hazel McCarthy Planning Consultant and Drawings by KA Design

CORK CITY COUNCIL
PLANNING & DEVELOPMENT

22 APR 2025

DEVELOPMENT MANAGEMENT

4. Are you aware of any enforcement proceedings connected to this site?

If so please supply details:

No

5. Is this a Protected Structure or within the curtilage of a Protected Structure? ☒ no

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:

Yes see attached report.

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)

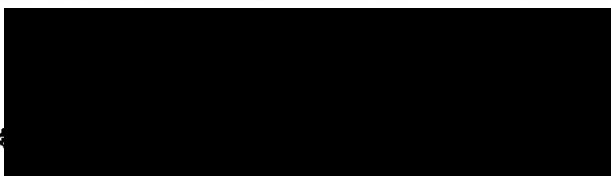
(a) Floor area of existing/proposed structure/s		
(b) If a domestic extension, have any previous extensions/structures been erected at this location after 1 st October, 1964, (including those for which planning permission has been obtained)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, please n floor areas. (sq
(c) If concerning a change of use of land and / or building(s), please state the following:		
Existing/ previous use (please circle) Vacant/ Retail	Proposed/existing use (please circle) Nail&Brow Beauty Spa Vacant Retail Proposed existing	

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	Leasing Property	
If you are not the legal owner, please state the name of the owner if available	Madden TV rentals Limited	

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

Signature



Date:

22/04/25

Planning Submission to Cork City Council

Subject: Determination of Exempted Development Status for Proposed Change of Use and Minor Shopfront Alterations at 7 Princess Street, Cork

Applicant: Regina V and H Limited

Agent: Hazel McCarthy, Planning Consultant

Date: April 21, 2025

Introduction:

No.7 Princes Street is a four-storey mid terraced property with a total floor area of 253 sq m / 2,720.25 sq ft. The ground floor retail area extends to 82.67 sq m / 890 sq ft with staff facilities and storage on the upper floors.

This submission seeks to establish, whether the proposed change of use of the ground and first floors at 7 Princess Street, Cork, from retail to a nail and brow bar, along with minor alterations to the shopfront signage, qualifies as exempted development under the Planning and Development Regulations 2001 (as amended) and the Planning and Development Act 2000 (as amended).

The property is located within the Oliver Plunkett Street Architectural Conservation Area (ACA). Regina V and H Limited has negotiated a sublease for this property from Cummins Sports. Historically, the premises were occupied by Madden's TV and Cummins Sports, indicating an established retail use for the ground and first floors. The second and third floors have been utilized for storage, a use that will remain unchanged under this proposal.



Planning and Development Context:

The Planning and Development Regulations 2001 (as amended) categorize various land uses into specific classes, facilitating the determination of whether a change of use constitutes exempted development. Part 4 of Schedule 2 of these Regulations outlines 11 use classes. Development involving a change of use within the same class is generally considered exempted development, provided it does not involve works requiring planning permission and does not contravene existing planning conditions.

Definitions of 'Shop' and 'Retail':

The term 'shop' is defined in Article 5(1) of the Planning and Development Regulations 2001 (as amended) as a structure used for any or all of the following purposes, where the sale, display, or service is principally to visiting members of the public:

- Retail sale of goods
- Post office services
- Sale of tickets or as a travel agency
- Sale of sandwiches or other food or of wine for consumption off the premises, where the sale of such food or wine is subsidiary to the main retail use
- Hairdressing
- Display of goods for sale
- Hiring of goods
- Launderette or dry cleaner

The term 'retail' refers to the sale of goods or services directly to the public for their personal use or consumption. In the context of the Planning and Development Act and Regulations, 'retail' encompasses activities conducted within a 'shop' as defined above.

Assessment of Proposed Change of Use:

The existing use of the ground and first floors at 6 Princess Street is retail, which falls under Class 1. Class 1 includes uses such as shops, hairdressers, travel agents, and other services where goods or services are provided principally to visiting members of the public. The proposed use as a nail and brow bar involves the provision of beauty treatments and personal care services to clients. While the Planning and Development Regulations do not explicitly categorize beauty salons within a specific use class, such establishments are generally considered to fall under Class 2, which encompasses professional services provided principally to visiting members of the public.

Consideration of Exemptions:

A change of use from Class 1 (retail) to Class 2 (professional services) is not explicitly listed as exempted development under the current regulations. However, it's important to consider the materiality of the change. The proposed nail and brow bar will operate in a manner similar to other personal services that cater to the public, akin to hairdressers, which are included in Class 1. The nature of the services offered, the clientele, and the operational characteristics are comparable to those of a hairdresser or similar establishment. The business provides nail and brow treatments and head massage. It does not provide any injectables or fillers, it is not a clinic.

Materiality of the Proposed Change:

The concept of a "material change of use" is central to determining whether planning permission is required. A change is considered material if it results in a significant difference in the character of the use, impacts on the local environment, or affects the proper planning and sustainable development of the area. In this case, the transition from a retail shop to a nail and brow bar does not introduce a markedly different use. The drink counter is for the preparation of complimentary drinks only and drinks will not be consumed off the premises. Both uses involve the provision of services to visiting members of the public, have similar operating hours, and generate comparable levels of foot traffic. Therefore, the proposed change will not have a material impact on the existing use or the surrounding area.

Proposed Signage Alterations:

In addition to the change of use, minor alterations to the shopfront signage are proposed. These alterations include:

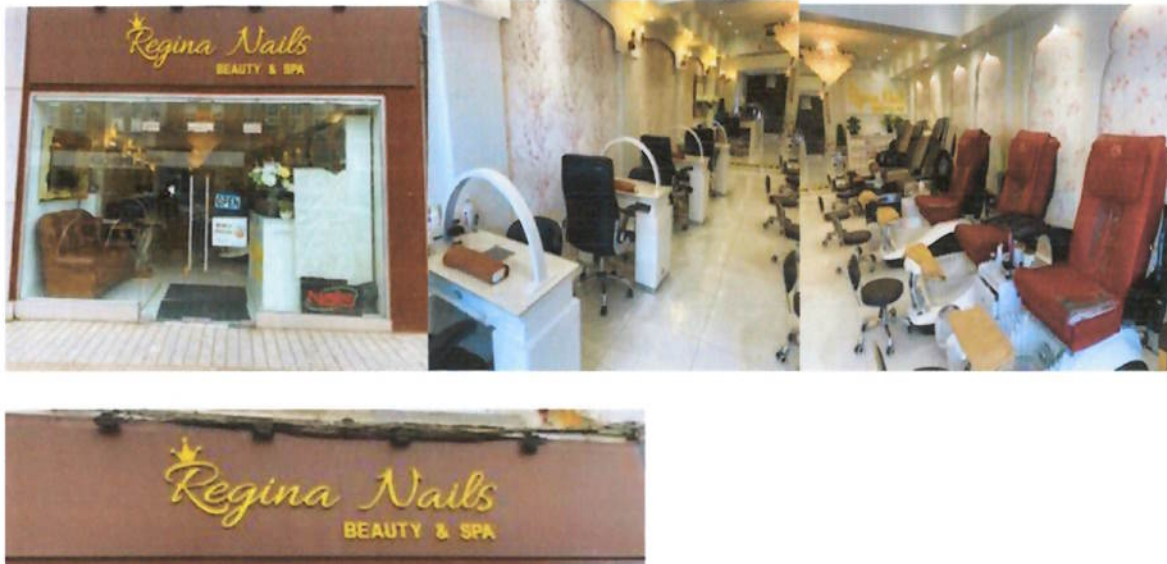
- Renaming the shop with 'Regina Nails' branding, consistent with the signage of existing Regina Nails properties on St Patrick Street.
- Utilizing individually raised lettering placed on the existing fascia board.
- Painting the existing shopfront.
- Replacing the existing downlighters with similar fixtures.

Exemptions for Signage:

The Planning and Development Regulations 2001 (as amended) provide certain exemptions for works related to signage. Specifically, the erection of advertisements relating to the business carried on within the structure, subject to conditions and limitations, is considered exempted development. These conditions typically include restrictions on the size and illumination of the signage to ensure it is in keeping with the character of the area.

Consistency with Existing Character:

The proposed signage alterations are designed to be consistent with the existing Regina Nails branding on Patrick Street and harmonious with the character of neighbouring properties. The use of individually raised lettering, sympathetic painting of the shopfront, and replacement of downlighters with similar fixtures will maintain the visual integrity of the streetscape within the Oliver Plunkett Street ACA, and is consistent with the conditions attached to the original permission for signage on the building.



Signage will be consistent with the existing nail bar St. Patricks Street shown above

Impact on the Oliver Plunkett Street Architectural Conservation Area (ACA):

The subject property is located within the Oliver Plunkett Street ACA, an area designated to preserve the historic architectural character of the streetscape. The proposed change of use and minor signage alterations will have no adverse impact on the ACA. The nail and brow bar will continue to serve the public in a manner consistent with the area's commercial nature, ensuring that the function of the building remains active and viable. The signage alterations, including individually raised lettering and repainting of the shopfront, are in keeping with the aesthetic of the neighbouring units and will not result in visual disruption. Additionally, as no major structural modifications are proposed, the integrity of the historic streetscape will be maintained. The proposal respects the principles of conservation by ensuring that any interventions are minimal, reversible, and consistent with the existing commercial character of the area. On this basis, the development should be considered exempt under the Planning and Development Regulations 2001 (as amended).

Conclusion:

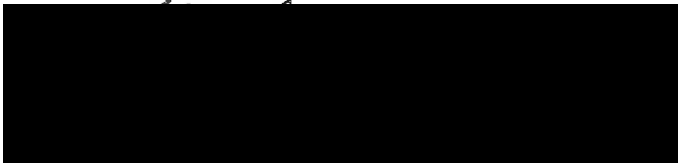
In summary, the proposed change of use of the Ground and First floors from retail to a nail and brow bar at 7 Princess Street does not constitute a material change of use requiring planning permission. The services provided are similar in nature to other exempted retail or personal service uses, such as hairdressing, which is explicitly defined within the 'shop' use category in the Planning and

Development Regulations 2001 (as amended). Additionally, the proposed alterations to signage are minor and fall within the exemptions provided for business-related signage, ensuring consistency with the existing streetscape and the character of the Oliver Plunkett Street ACA.

Given that the proposal aligns with the provisions of the Planning and Development Regulations and the Planning and Development Act, we respectfully submit that the proposed changes are exempted development and do not require a formal planning application. We request that Cork City Council confirms this determination accordingly.

Submitted by: Hazel McCarthy

Planning Consultant



On behalf of Regina V and H Limited

Planning History:

Planning Ap Reference	0326829
Applicant Name	MADDEN T.V. RENTALS
Applicant Address	5/5a Parliament Street, Cork
Date Receipt Ap	7/2/2003
Application Type	RETENTION
Description	Retain shop front
Development Address	7 Princes Street, Cork
Decision	CONDITIONAL
Application Status	APPLICATION FINALISED
Site Area	0.01
Decison Date	19/3/2003
Grant Date	29/4/2003

Planning Ap Reference	0326756
Applicant Name	MADDEN T.V. RENTALS LTD
Applicant Address	5/5A Parliament Street, Cork
Date Receipt Ap	2/1/2003
Application Type	RETENTION
Description	retain shop front
Development Address	7 Princess Street, Cork
Application Status	INCOMPLETE APPLICATION

Planning Ap Reference	0327510
Applicant Name	MADDEN T.V. RENTALS LTD.
Applicant Address	5/5a Parliament Street, Cork
Application Type	PERMISSION
Description	Carry out alterations to footpath (creation of ramps) at entrance
Development Address	7 Princes Street, Cork
Decision	REFUSED
Application Status	APPLICATION FINALISED
Site Area	0.01



no 7 Princess Street formerly Cummins Sports

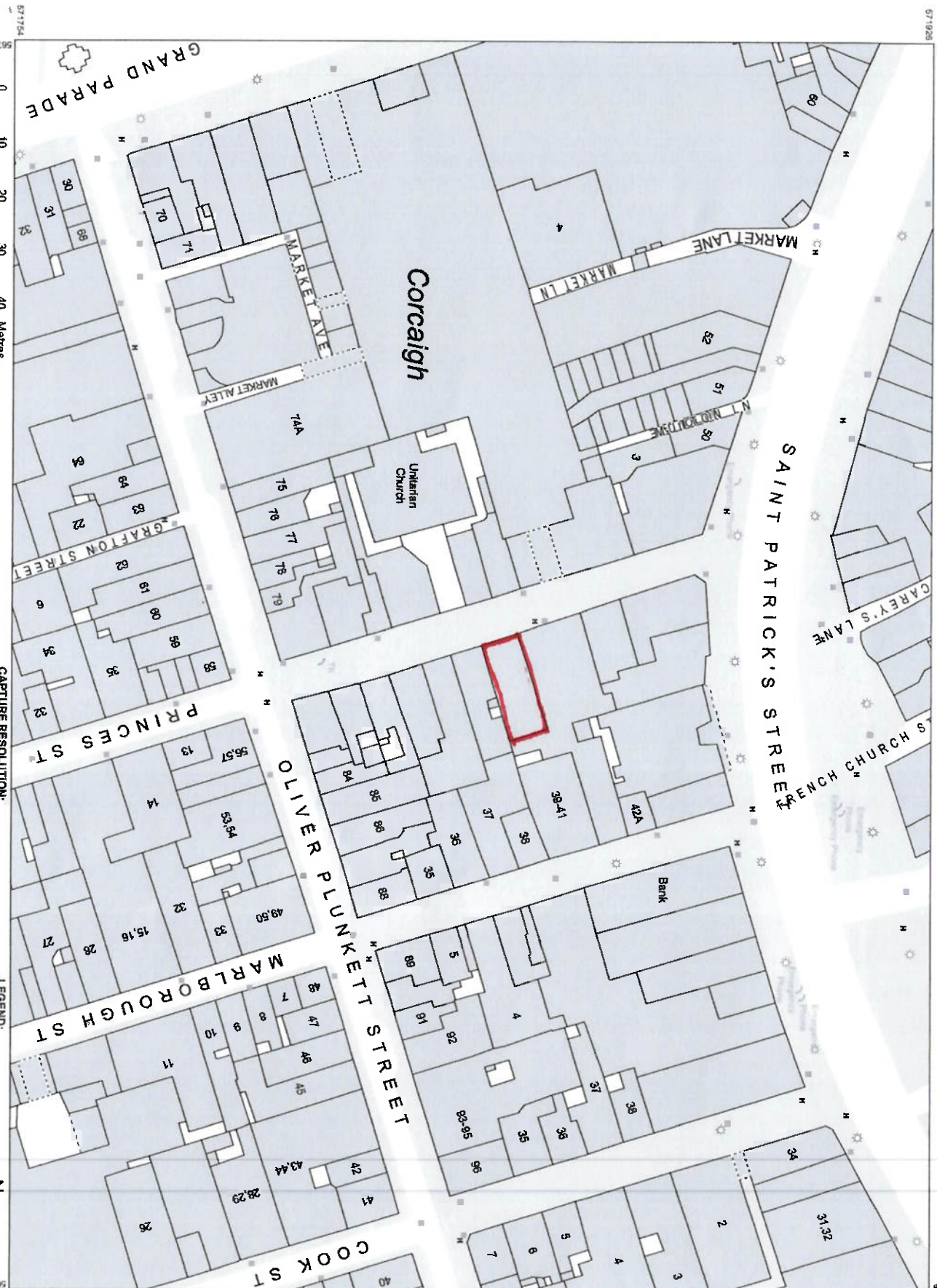


The existing retail unit no.6 Princess Street. Ground floor, 1st Floor established retail. 2nd and 3rd floors storage.

Planning Pack Map



**Tailte
Éireann**



**CENTRE
COORDINATES:**
ITM 567423, 571840

PUBLISHED: 22/04/2025
ORDER NO.: 50462042_1

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

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Phoenix Park,
Dublin 8,
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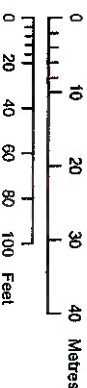
CAPTURE RESOLUTION:

The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
www.tailte.ie, search 'Capture Resolution'

LEGEND:

To view the legend visit
www.tailte.ie and search for
'Large Scale Legend'

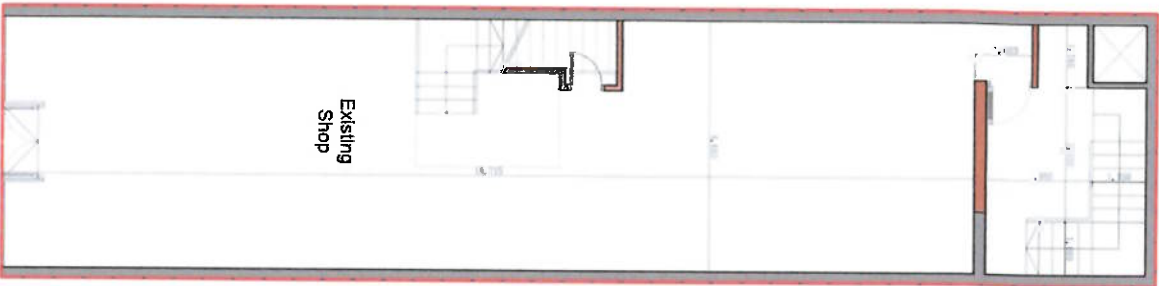
OUTPUT SCALE: 1:1,000



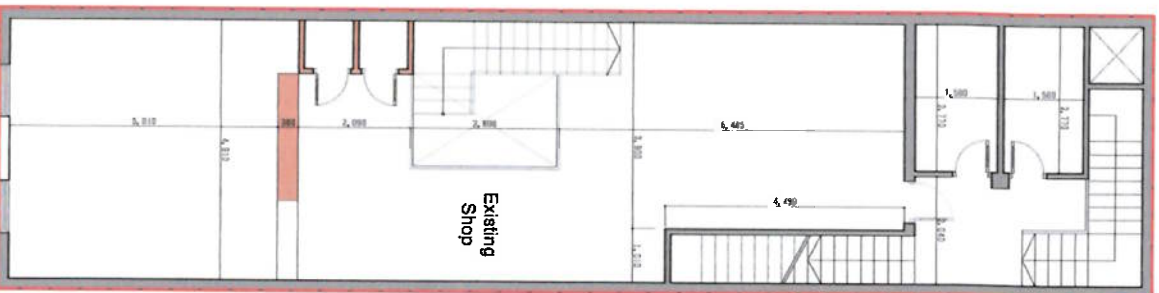
- Legend
- Existing wall
 - Demolition Item
 - Development Boundary



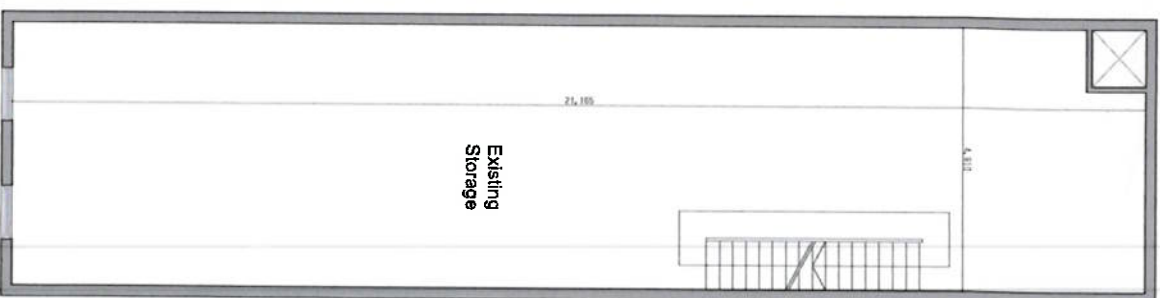
EXISTING GROUND FLOOR PLAN
Scale 1:100



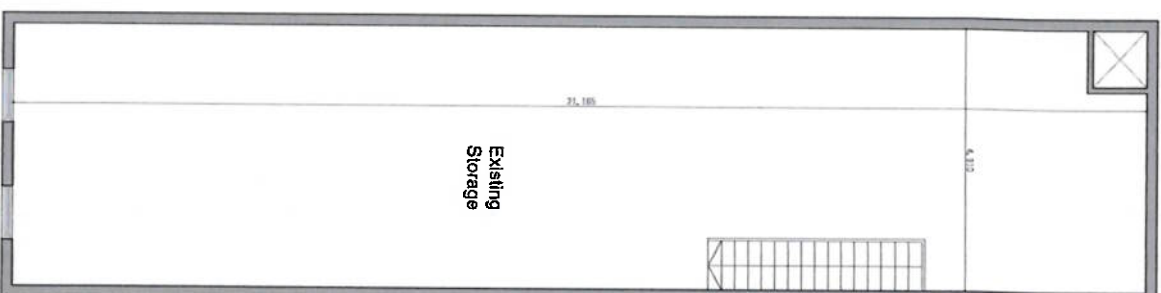
EXISTING 1st FLOOR PLAN
Scale 1:100



EXISTING 2nd FLOOR PLAN
Scale 1:100



EXISTING 3rd FLOOR PLAN
Scale 1:100



KA
KA DESIGN

Address: Nam Dinh Ward - Thanh Xuan Dist - Hanoi - Vietnam
Phone: +84.36.3036.821 Email: kadesign.vn@gmail.com

Project
Regina Nails
Location
Island

Drawing Name
EXISTING & DEMOLITION PLAN

Project Manager
Arch. Thai Dam Khanh

Designer
Arch. Thai Dam Khanh

Drawn by
Arch. Ngo Minh Duc

Checked by
Arch. Ngo Minh Duc

Drawing No.

Scale
1/100
A3

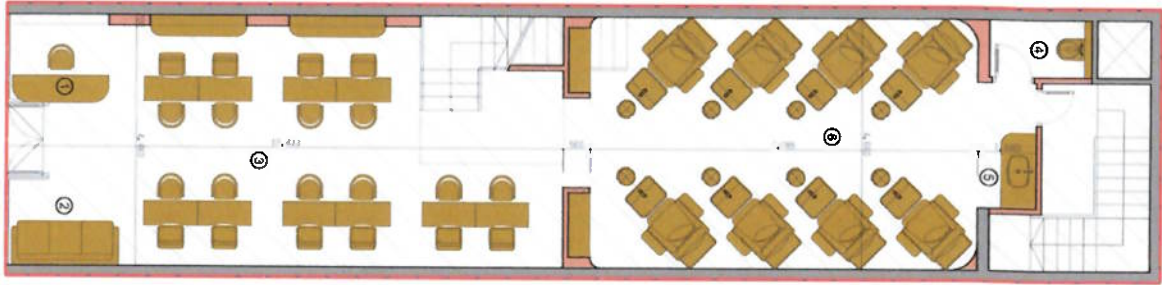
Ground floor area : 109m2
1st floor area : 110m
Total floor area : 219m2

NOTE:

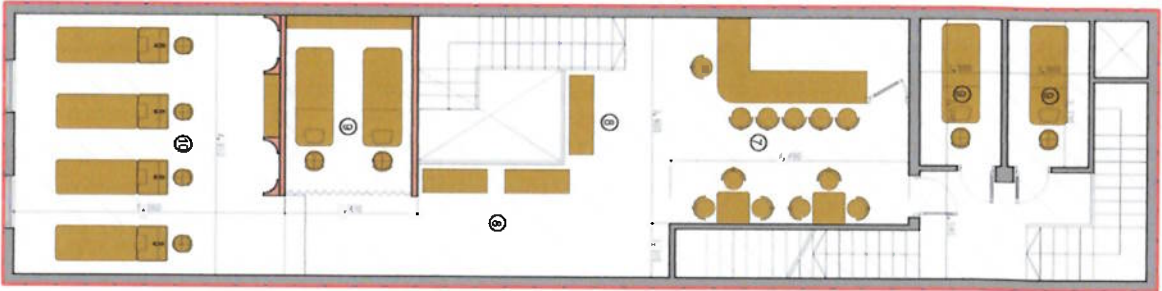
- 1. Reception
- 2. Waiting sofa
- 3. Manicure table
- 4. Rest room
- 5. Handwash sink
- 6. Pedicure room
- 7. Drink counter
- 8. Waiting bench
- 9. Eyelash bed
- 10. Hair wash bed

Legend

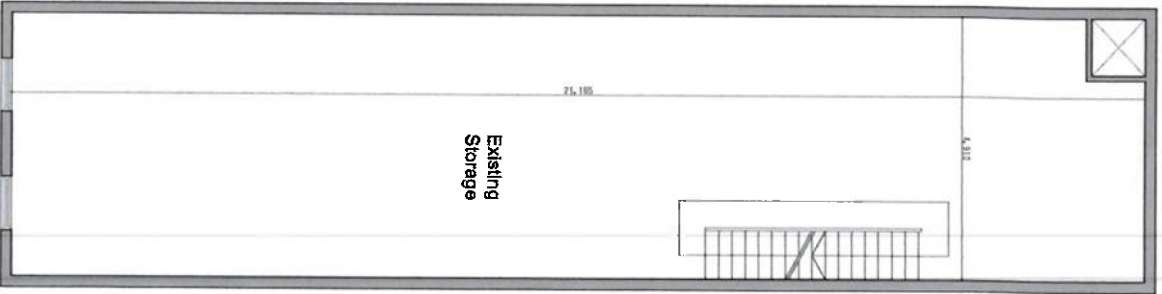
- Furniture
- Existing wall
- New Plaster wall
- Development Boundary
- Proposed change of use



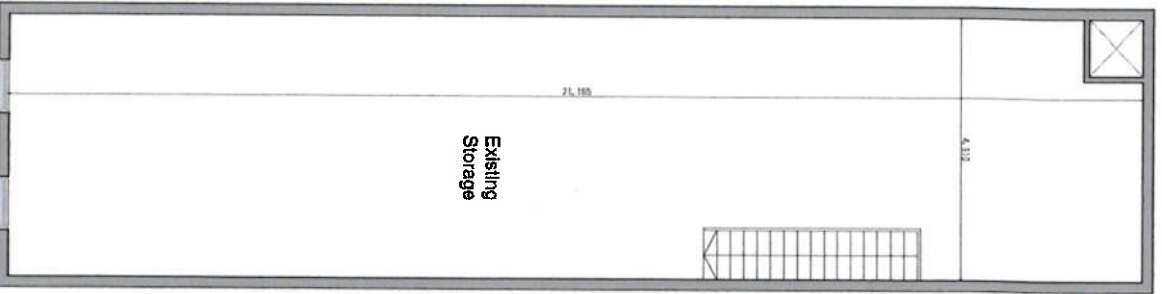
GROUND FLOOR PLAN
Scale 1:100



1st FLOOR PLAN
Scale 1:100



2nd FLOOR PLAN
Scale 1:100



3rd FLOOR PLAN
Scale 1:100

