



Comhairle Cathrach Chorcaí

Cork City Council

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



12/02/2026

RE: Section 5 Declaration: 65 Thomas Davis Street, Cork, T23 W542

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 15th of January 2026:

The Question before the Planning Authority was whether “the development: (a) change of use from commercial to residential and (b) the material alteration conversion of a low thin pitched roof to a flat roof (incorporating new skylights) of the rear single extension exempted development?”

Having regard to –

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

The Planning Authority considers the change of use from commercial to residential and the material alteration conversion of a low thin pitched roof to a flat roof (incorporating new skylights) of the single storey rear extension at 65 Thomas Davis Street **IS DEVELOPMENT and IS NOT EXEMPTED DEVELOPMENT.**

Under Section 5(3)(a) of the Planning and Development Act, 2000, you may, on payment of the appropriate fee, refer this declaration for review by An Coimisiún Pleanála within 4 weeks of the date it is issued., 12th of February, 2026.

Is mise le meas,

Anthony Angelini

Anthony Angelini
Assistant Staff Officer
Planning & Integrated Development
Cork City Council



We are Cork.

PLANNER'S REPORT Ref. R1018/26		Cork City Council Culture, Community and Placemaking
Application type	Section 5 Declaration	
Description	<i>Is the development: (a) change of use from commercial to residential and (b) the material alteration conversion of a low thin pitched roof to a flat roof (incorporating new skylights) of the rear single extension exempted development?</i>	
Location	65 Thomas Davis Street, Cork, T23 W542	
Applicant	Ian Ryan	
Date	26/02/2026	
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 development: (a) change of use from commercial to residential and (b) the material alteration conversion of a low thin pitched roof to a flat roof (incorporating new skylights) of the rear single extension exempted development?

3. SITE DESCRIPTION

The subject site comprises a 3-storey building (with attic accommodation) fronting onto Thomas Davis Street. There is a 4-storey extension (stairwell) to the rear that provides access to accommodation on the upper floors as well as a single storey extension to the rear that fills the footprint of the site.

The original property appears to be in residential use. Based on the information provided with this section 5 request it appears that the single storey rear extension is in residential use as apartments. The applicant states that the premises (rear extension subject to this section 5) had been in commercial use previously but no details have been provided in relation to the nature of same.

The site is located with Blackpool Architectural Conservation Area (ACA) and is zoned ZO 8 – Neighbourhood and Local Centres.

4. PLANNING HISTORY

Planning Applications

There are no recent planning applications at the subject site.

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, except where the context otherwise requires, “development” means, -

- a) The carrying out of any works in, on, over or under land or the making of any material change in the use of any land or structures situated on land, or*
- b) Development within the meaning of Part XXI.*

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)(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).*

Section 4(2)(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.

Section 4(2)(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 5(1),

(See section 1 of this report)

Section 57(1)

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

(a) the structure, or

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

Section 177U (9) (screening for appropriate assessment)

In deciding upon a declaration or a referral under section 5 of this Act a planning authority or the Board, as the case may be, shall where appropriate, conduct a screening for appropriate assessment in accordance with the provisions of this section.

5.2 The Regulations

Article 9 (1)(a)

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

- (i) if the carrying out of such development would... contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,
- (ii) consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,
- (iii) endanger public safety by reason of traffic hazard or obstruction of road users,
- (vi) interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,
- (viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,
- (xi) obstruct any public right of way,
- (xii) further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area,

Article 10 (1)

Development which consists of a change of use within any one of the classes of use as specified in Part 4 of Schedule 2, shall be exempted development for the purposes of the Act, provided that the development, if carried out would not –

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

Article 10(6)

(a) In this sub-article—

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

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

(b) This sub-article relates to a proposed development, during the relevant period, that consists of a change of use to residential use from Class 1, 2, 3, 6 or 12 of Part 4 to Schedule 2.

- (c) Notwithstanding sub-article (1), where in respect of a proposed development referred to in paragraph (b)—
- (i) the structure concerned was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018,
 - (ii) the structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3, 6 or 12 and
 - (iii) the structure concerned, or so much of it that is the subject of the proposed development, has been vacant for a period of 2 years or more immediately prior to the commencement of the proposed development,
- then the proposed development for residential use, and any related works, shall be exempted development for the purposes of the Act, subject to the conditions and limitations set out in paragraph (d).
- (d) (i) The development is commenced and completed during the relevant period.
- (ii) Subject to sub-paragraph (iii), any related works, including works as may be required to comply with sub-paragraph (vii), shall
 - (I) primarily affect the interior of the structure
 - (II) retain 50 per cent or more of the existing external fabric of the building, and
 - (III) not materially affect the external appearance of the structure so as to render its appearance inconsistent with the character of the structure or of neighbouring structures.
 - (iii) Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighbouring structures.
 - (iv) No development shall consist of or comprise the carrying out of works to the ground floor area of any structure which conflicts with any objective of the relevant local authority development plan or local area plan, pursuant to the Part 1 of the First Schedule to the Act, for such to remain in retail use, with the exception of any works the purpose of which is to solely provide on street access to the upper floors of the structure concerned.
 - (v) No development shall consist of or comprise the carrying out of works which exceeds the provision of more than 9 residential units in any structure.
 - (vi) Dwelling floor areas and storage spaces shall comply with the minimum floor area requirements and minimum storage space requirements of the “Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities” issued under section 28 of the Act or any subsequent updated or replacement guidelines.
 - (vii) Rooms for use, or intended for use, as habitable rooms shall have adequate natural lighting.
 - (viii) No development shall consist of or comprise the carrying out of works to a protected structure, as defined in section 2 of the Act, save where the relevant planning authority has issued a declaration under section 57 of the Act to the effect that the proposed works would not materially affect the character of the structure or any element, referred to in section 57(1)(b) of the Act, of the structure.
 - (ix) No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.
 - (x) No development shall relate to any structure in any of the following areas:
 - (I) an area to which a special amenity area order relates;
 - (II) an area of special planning control;
 - (III) within the relevant perimeter distance area, as set out in Table 2 of Schedule 8, of any type of establishment to which the Major Accident Regulations apply.
 - (xi) No development shall relate to matters in respect of which any of the restrictions set out in subparagraph (iv), (vii), (viiA), (viiB), (viiC), (viii) or (ix) of article 9(1)(a), or paragraph (c) or (d) of article (9)(1), would apply.
 - (xii) No development shall consist of or comprise the carrying out of works for the provision of an onsite wastewater treatment and disposal system to which the code of practice made by the Environmental Protection Agency pursuant to section 76 of the Environmental Protection Agency

- Act 1992 relates and entitled Code of Practice — Wastewater Treatment and Disposal Systems Serving Single Houses together with any amendment to that Code or any replacement for it.*
- (e)(i) *Where a person proposes to undertake development to which paragraph (b) relates, then he or she shall in the case of development relating to Class 1, 2, 3, 6 or 12 of Part 4 to Schedule 2, notify in writing the planning authority in whose functional area that the change of use will occur not less than 14 days prior to the commencement of the works related to the proposed change of use and any related works;*
- (ii) *Details of each notification under subparagraph (i), which shall include information on—*
 (I) *the location of the structure,*
 (II) *the number of residential units involved, including the unit sizes and number of bedrooms in each unit, and*
 (III) *the Eircode for the relevant property,*
Shall be entered in a record by the planning authority maintained for this purpose and the record shall be available for inspection at the offices of the planning authority during office hours and on the planning authority’s website.
- (iii) *During the years 2019, 2020, 2021, 2022, 2023, 2024, 2025 and 2026 each planning authority shall provide information to the Minister on the number of notifications received by it under this paragraph during the preceding calendar year, including details of the information so received for the purposes of subparagraph (ii).*

6. ASSESSMENT

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

6.1 Development

The first issue for consideration is whether or not the matter at hand is ‘development’.

‘Development’ as defined in the Act (3)(1) comprises two possible chief components: ‘(a) the carrying out of any works in, on, over or under land or the making of any material change in the use of any land or structures situated on land, or (b) Development within the meaning of Part XXI.’

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’ as defined in section 2(1) of the Act ‘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.’

The proposal consists of two elements: (a) change of use from commercial to residential and (b) the material alteration conversion of a low thin pitched roof to a flat roof (incorporating new skylights) of the rear single extension exempted development?

The change to residential use constitutes a material change of use and the replacement of a pitch roof to a new flat roof comprises works.

The proposed change of use and roof alteration therefore constitutes development.

CONCLUSION:

- **Change of use and alterations to roof constitutes development.**

6.2 Exempted development

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

The proposal is assessed below against the criteria listed in Article 10(6) of the Planning and Development Regulations and this is assessed in detail below.

ARTICLE	REQUIREMENT	ASSESSMENT
10(6)(b)	This sub-article relates to a proposed development, during the relevant period, that consists of a change of use to residential use from Class 1, 2, 3, 6 or 12 of Part 4 to Schedule 2	No information has been provided with respect to the previous commercial use on the site and the nature of this use. It has not been demonstrated that the proposal complies with this requirement.
10(6)(c)(i)	The structure concerned was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018	The structure was constructed prior to the making of the regulations.
10(6)(c)(ii)	The structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3, 6 or 12	No information has been provided with respect to the previous commercial use on the site and the nature of this use. It has not been demonstrated that the proposal complies with this requirement.
10(6)(c)(iii)	The structure concerned, or so much of it that is the subject of the proposed development, has been vacant for a period of 2 years or more immediately prior to the commencement of the proposed development	It has not been demonstrated that the structure was vacant for a period of 2 years or more immediately prior to the commencement of the development.
10(6)(d)(i)	The development is commenced and completed during the relevant period.	The applicant is required to comply with this requirement.
10(6)(d)(ii)	Subject to sub-paragraph (iii), any related works, including works as may be required to comply with sub-paragraph (vii), shall – (I) primarily affect only the interior of the structure, (II) retain 50 per cent or more of the existing external fabric of the building, (III) not materially affect the external appearance of the structure so as to render its appearance inconsistent with the character of the structure or of neighbouring structures.	The pitch roof structure has been replaced with a new flat roof structure. The external fabric of the structure has been significantly altered/ modified. The proposal does not comply with this requirement.

10(6)(d)(iii)	Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighbouring structures	N/A. The building fronting Thomas David Street does not have a shopfront, and no alterations are proposed to this part of the building.
10(6)(d)(iv)	No development shall consist of or comprise the carrying out of works to the ground floor area of any structure which conflicts with any objective of the relevant local authority development plan or local area plan, pursuant to the Part 1 of the First Schedule to the Act, for such to remain in retail use, with the exception of any works the purpose of which is to solely provide on street access to the upper floors of the structure concerned.	The subject site is zoned ZO 8 – Neighbourhood and Local Centres. Residential development is acceptable within this zoning. The proposed change of use accords with this sub-article.
10(6)(d)(v)	No development shall consist of or comprise the carrying out of works which exceeds the provision of more than 9 residential units in any structure.	The proposal accords with this requirement.
10(6)(d)(vi)	Dwelling floor areas and storage spaces shall comply with the minimum floor area requirements and minimum storage space requirements of the “Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities” issued under section 28 of the Act or any subsequent updated or replacement guidelines.	No schedule of accommodation has been provided, and the floor areas are not annotated on the submitted floor plans. It has not been demonstrated that the apartment floor areas and storage spaces comply with the minimum requirements set out in the Planning Design Standards for Apartments – Guidelines for Planning Authorities (2025). It has not been demonstrated that the proposal complies with this requirement.
10(6)(d)(vii)	Rooms for use, or intended for use, as habitable rooms shall have adequate natural lighting.	All of the proposed units and rooms therein are served solely by roof lights. I would have serious concerns with respect to the natural lighting. It has been not demonstrated by the applicant that the habitable rooms have adequate natural lighting. It has not been demonstrated that the proposal complies with this requirement.
10(6)(d)(viii)	No development shall consist of or comprise the carrying out of works to a protected structure, as defined in section 2 of the Act, save where the relevant planning authority has issued	N/A. The proposal does not relate to a protected structure.

	a declaration under section 57 of the Act to the effect that the proposed works would not materially affect the character of the structure or any element, referred to in section 57(1)(b) of the Act, of the structure.	
10(6)(d)(ix)	No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.	It has not been demonstrated that the development would not contravene a condition attached to a permission.
10(6)(d)(x)	No development shall relate to any structure in any of the following areas: (I) an area to which a special amenity area order relates; (II) an area of special planning control; (III) within the relevant perimeter distance area, as set out in Table 2 of Schedule 8, of any type of establishment to which the Major Accident Regulations apply.	The proposal accords with this requirement.
10(6)(d)(xi)	No development shall relate to matters in respect of which any of the restrictions set out in subparagraph (iv), (vii), (viiA), (viiB), (viiC), (viii) or (ix) of article 9(1)(a), or paragraph (c) or (d) of article (9)(1), would apply.	The proposal accords with this requirement.
10(6)(d)(xii)	No development shall consist of or comprise the carrying out of works for the provision of an onsite wastewater treatment and disposal system to which the code of practice made by the Environmental Protection Agency pursuant to section 76 of the Environmental Protection Agency Act 1992 relates and entitled Code of Practice – Wastewater Treatment and Disposal Systems Serving Single Houses together with any amendment to that Code or any replacement for it.	N/A

CONCLUSION:

- **Is not exempted.**

7. ENVIRONMENTAL ASSESSMENT**7.1 Screening for Environmental Impact Assessment**

Having regard to the contents of Article 103 (as amended by Article 14 of the Planning and Development (Amendment) (No 3) Regulations 2011) and Schedule 7 of the Planning and Development Regulations 2001 (as amended) it is considered that the proposed development by reason of its nature, scale and location would not be likely to have significant effects on the environment. Accordingly, it is considered that an environmental impact statement is not required to be submitted.

7.2 Screening for Appropriate Assessment

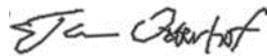
Section 177U (9) of the Act requires planning authorities to screen applications for a section 5 declaration for appropriate assessment. The provisions of the *Habitats Directive*, the *Appropriate Assessment Guidelines for Planning Authorities 2009* (revised 2010) and the Act are noted. The relevant European sites are the Cork Harbour SPA (site code 004030) and the Great Island Channel cSAC (site code 001058). Having regard to the location of the proposed development site relative to these European sites and related watercourses and to the nature and scale of the proposed development it is considered that the proposed development would not affect the integrity of the European sites referred to above. Accordingly, it is considered that appropriate assessment is not required.

8. RECOMMENDATION

In view of the above and having regard to –

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

The Planning Authority considers the *change of use from commercial to residential and the material alteration conversion of a low thin pitched roof to a flat roof (incorporating new skylights) of the single storey rear extension* at 65 Thomas Davis Street **Is Development and Is Not Exempted Development.**



Jan Oosterhof
Assistant Planner
12/02/2026

Melissa Walsh
Senior Executive Planner
12/02/2026

Planning + Development Directorate,
Cork City Council,
City Hall,
Cork.

**CORK CITY COUNCIL
PLANNING & DEVELOPMENT**

16 JAN 2026

DEVELOPMENT MANAGEMENT

Date: 12/12/2025

Re: Section 5 Declaration of Exemption

Is the development: (a) change of use from commercial to residential and (b) the material alteration conversion of a low twin pitched roof to a flat roof (incorporating new skylights) of the rear single extension at 65 Thomas Davis Street exempted development

To Whom It May Concern:

Please find enclosed the following:

- 2 Copies of Drawings
- 2 Copies of Completed Section 5 Declaration of Exemption Form_Signed.
- The appropriate fee of €80 has being paid. (Electronic Transfer)

In order that we can apply for permission for construction for the above project.

Should you require any further clarification of any of the above, please do not hesitate to contact me.



Encl.

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

IAN RYAN

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

65 THOMAS DAVIS STREET, CORK T23 W542

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 development: (a) change of use from commercial to residential and (b) the material alteration conversion of a low twin pitched roof to a flat roof (incorporating new skylights) of the rear single extension exempted development

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:

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? NO

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	369
(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)
Commercial (Ground Floor Level) Residential (Upper Floors)	Residential

7. LEGAL INTEREST

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner v	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		

8.1 / We

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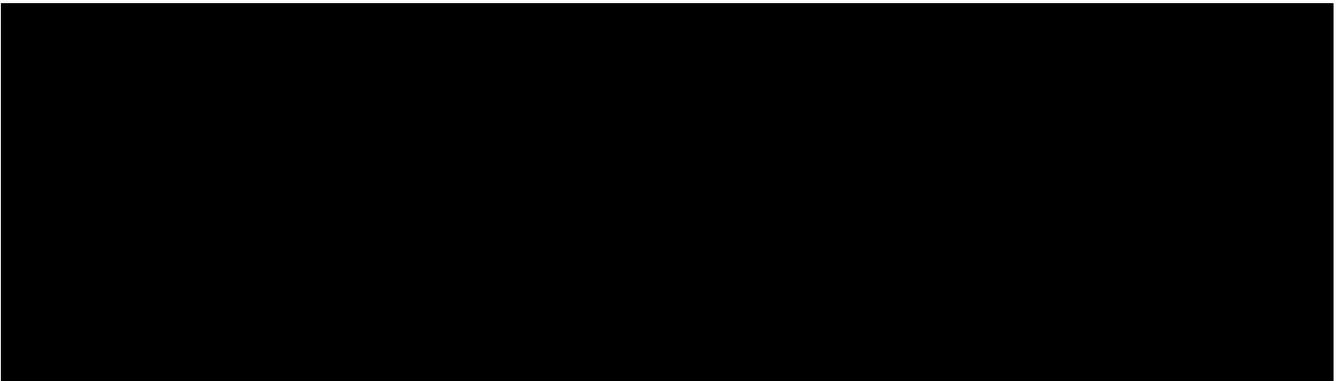
CONFIDENTIAL CONTACT DETAILS

These details will not be made available to the public.

9. Applicant:



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



Should all correspondence be sent to the above address? (Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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11. Owner Details (if the applicant above is not the legal owner):

<i>Name(s)</i>	
<i>Address</i>	

12. ADDITIONAL CONTACT DETAILS

The provision of additional contact information such as email addresses or phone numbers is voluntary and will only be used by the Planning Authority to contact you should it be deemed necessary for the purposes of administering the application.

Tel. No. _____

Mobile No. _____

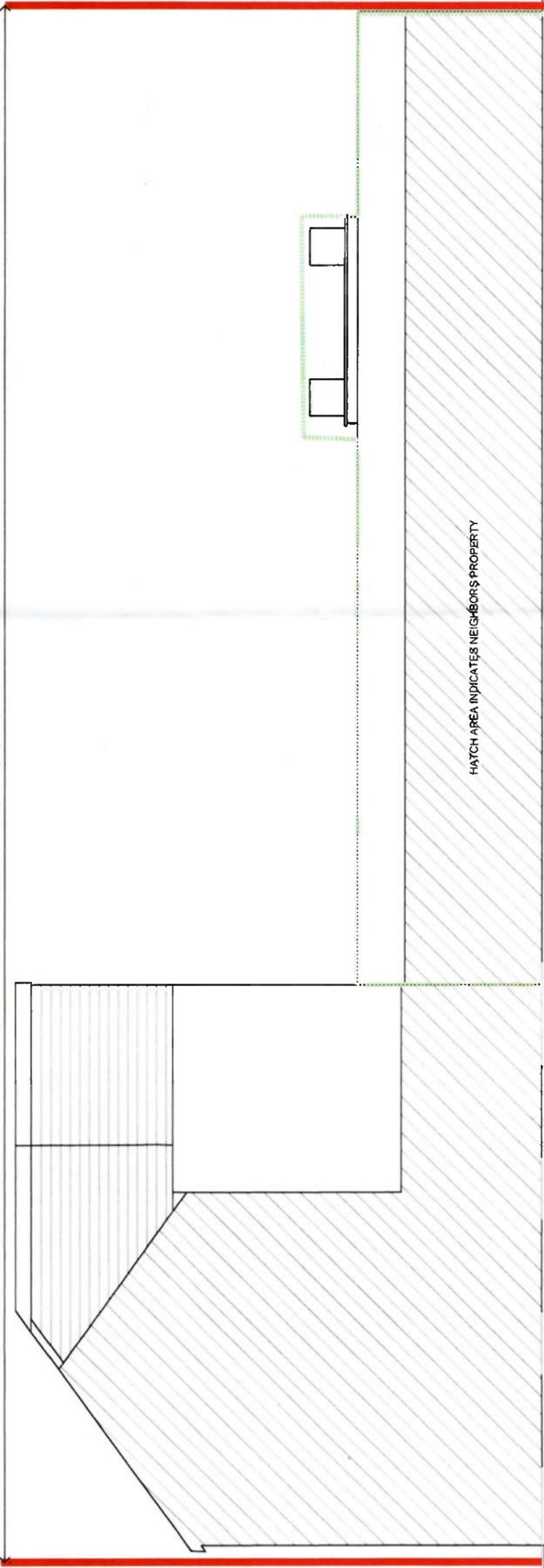
Email Address: _____

For Office Use Only: File Ref. No. _____

Drawing Register:

Drawing Number	Drawing Description	Drawing Status	Paper Size	Scale
	Ordinance Survey Map		A4	1/1000
AR-100	Plan Ground Floor Level	As Built	A3	1/100
AR-101	Plan First Floor Level	As Built	A3	1/100
AR-102	Plan Second Floor Level	As Built	A3	1/100
AR-103	Plan Third Floor Level	As Built	A3	1/100
AR-110	Plan Ground Floor Level	Existing	A3	1/100
AR-111	Plan First Floor Level	Existing	A3	1/100
AR-112	Plan Second Floor Level	Existing	A3	1/100
AR-113	Plan Third Floor Level	Existing	A3	1/100
AR-200	Section AA	As Built	A3	1/100
AR-201	Section AA	Existing	A3	1/100
AR-300	Elevations North & South	As Built	A3	1/100
AR-301	Elevations East & West	As Built	A3	1/100
AR-302	Elevations North & South	Existing	A3	1/100
AR-303	Elevations East & West	Existing	A3	1/100

30783



WEST ELEVATION_AS BUILT
SCALE - 1:100

30783



EAST ELEVATION_AS BUILT
SCALE - 1:100

LEGEND

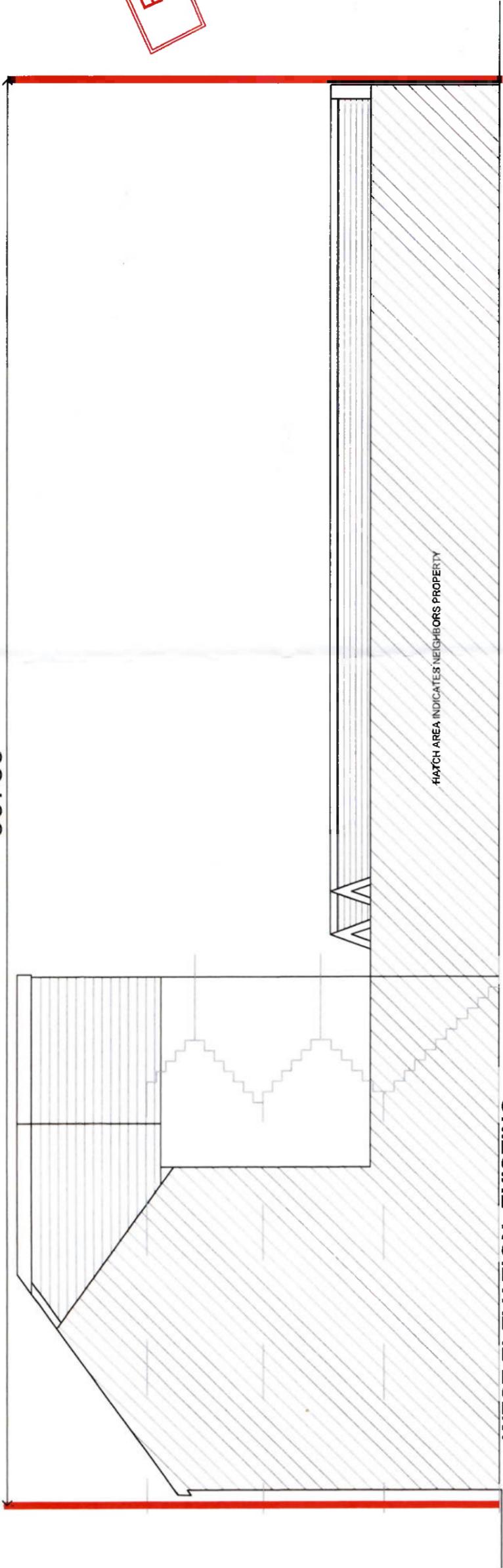
- RED LINE OUTLINES THE SITE TO THE EXEMPTION CONDITION
- BLUE LINE OUTLINES AREAS OF LAND WHICH IS UNDER THE CONTROL OF THE PERSON WHO OWNS THE LANDS.
- ORANGE DOTTED LINE OUTLINES AREAS SUBJECT TO THE SECTION 5 DECLARATION OF EXEMPTION
- GREEN DOTTED LINE OUTLINES AREAS SUBJECT TO S.175

- 1 THIS DRAWING IS COPYRIGHT.
- 2 THIS DRAWING MUST NOT BE SCALED.

Planning Drawing
 14.10.2025

Thomas J. O'Brien & Associates Consulting Engineers		Client: PAT RYAN
Tel: (021) 4705760 E-Mail: info@tjobrien.ie		Project: 25063 PLANNING
Discovery House, Unit 22 Airport East Business Park, Farmers Cross, Cork		Address: 65 THOMAS DAHS STREET, BLACKPOOL, CORK
Title: WEST & EAST ELEVATIONS AS BUILT		Scale: 1:100
REV. NO.	BY	DATE
	REVISION	
	CHKD. BY	
Surveyed: MH		Drawn: MH
Checked: T.OB		Date: SEP '14
		Dwg. No: AR-301

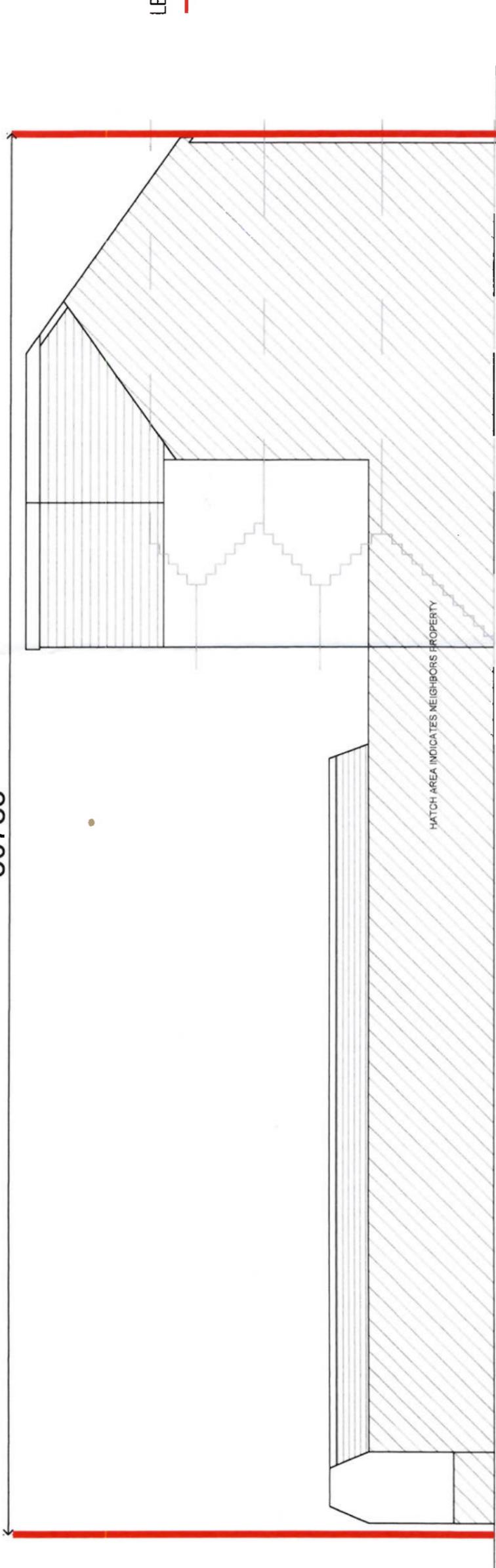
30783



WEST ELEVATION_EXISTING

SCALE - 1:100

30783



EAST ELEVATION_EXISTING

SCALE - 1:100

LEGEND

— RED LINE OUTLINES
THE SITE TO THE PLANNING
APPLICATION

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Planning Drawing
 14.10.2023

Client:	PAT RYAN
Project:	25083 PLANNING
Address:	65 THOMAS DAVIS STREET, BLACKPOOL, CORK
Title:	WEST & EAST ELEVATIONS EXISTING
Scale:	1:100
Surveyed:	MH
Drawn:	MH
Checked:	TJOB
Date:	SEP '14
Dwg. No.:	AR-301

**Thomas J. O'Brien
& Associates**
Consulting Engineers

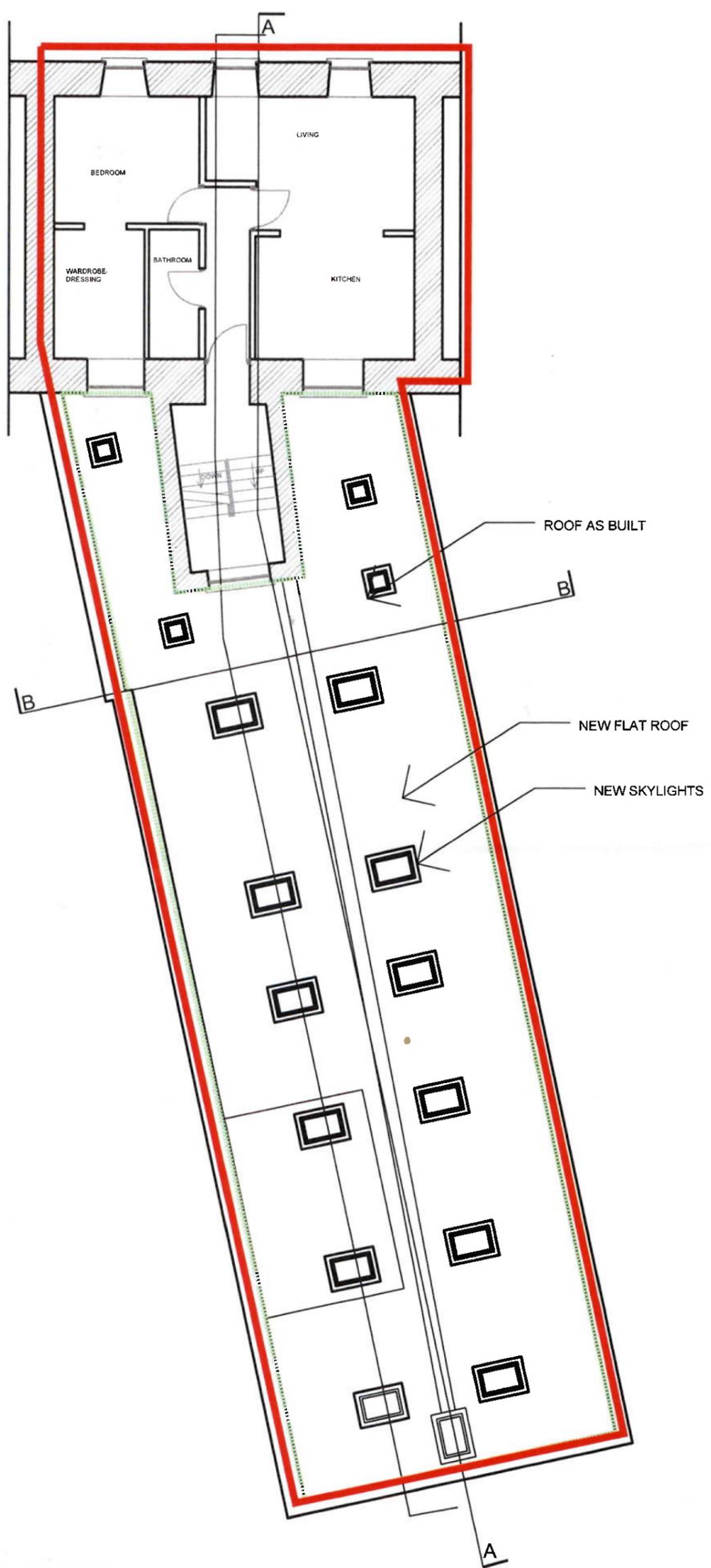
Discovery House,
Unit 22
Airport East Business Park,
Farmers Cross, Cork.

Tel: (071) 4705750
E-Mail: info@tjobrien.ie

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- LEGEND**
- RED LINE OUTLINES THE SITE TO THE EXEMPTION CONDITION
 - BLUE LINE OUTLINES AREAS OF LAND WHICH IS UNDER THE CONTROL OF THE PERSON WHO OWNS THE LANDS.
 - - - - - ORANGE DOTTED LINE OUTLINES AREAS SUBJECT TO THE SECTION 5 DECLARATION OF EXEMPTION
 - - - - - GREEN DOTTED LINE OUTLINES AREAS SUBJECT TO S.175

FIRST FLOOR PLAN AS BUILT
 SCALE - 1:100

REV. NO.	BY:	DATE:	REVISION	CHKD. BY:

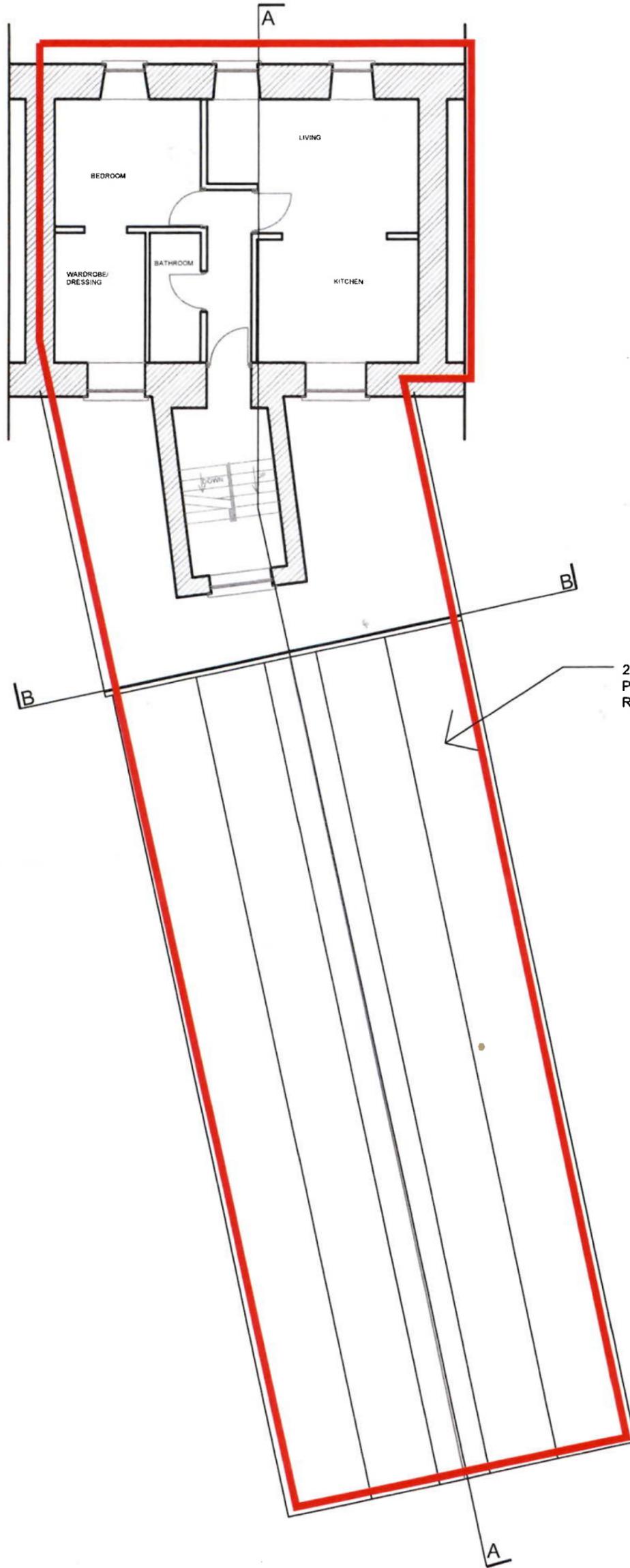
Thomas J. O'Brien & Associates
 Consulting Engineers

Discovery House,
 Unit 22,
 Airport East Business Park,
 Farmers Cross, Cork.

Tel: (021) 4705750
 E-Mail: info@tjobrien.ie

Client: PAT RYAN			
Project: 25093 - PLANNING			
Address: 65 THOMAS DAVIS STREET, BLACKPOOL, CORK			
Title: FIRST FLOOR PLAN AS BUILT			
Scales: 1:100	Surveyed: MH	Drawn: MH	Checked: TJOB
Date: SEP '14	Drg. No: AR-101		

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LEGEND
 RED LINE OUTLINES THE SITE TO THE EXEMPTION

26 DEGREE PITCHED ROOF

FIRST FLOOR PLAN EXISTING
 SCALE - 1:100

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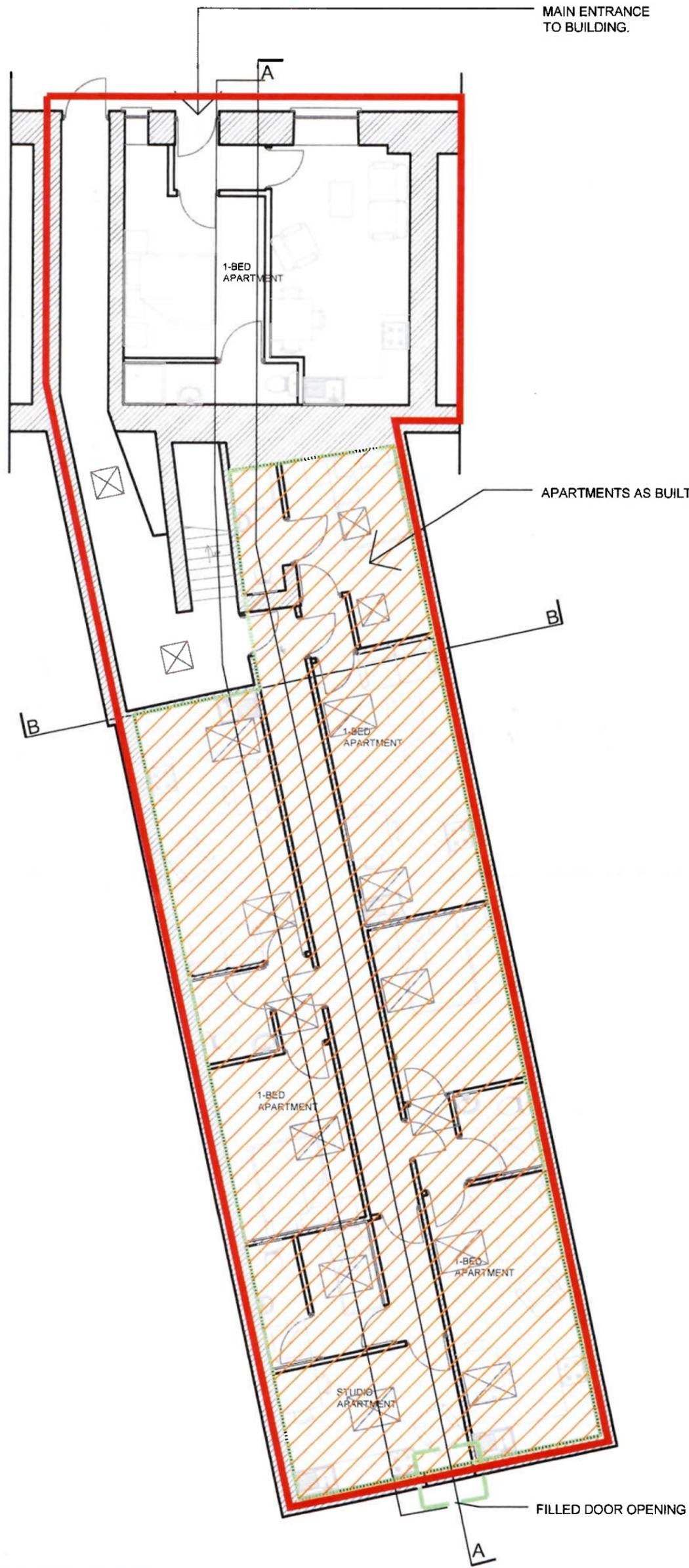
Thomas J. O'Brien & Associates
 Consulting Engineers

Tel: (021) 4705750
 E-Mail: info@tjobrien.ie

Discovery House,
 Unit 22,
 Airport East Business Park,
 Farmers Cross, Cork.

Client:	PAT RYAN		
Project:	25093 - PLANNING		
Address:	65 THOMAS DAVIS STREET, BLACKPOOL, CORK		
Title:	FIRST FLOOR PLAN EXISTING		
Scales:	1:100	Surveyed: MH	Drawn: MH
Date:	SEP '14	Checked: TJOB	Dwg. No: AR-111

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- - - - - GREEN DOTTED LINE OUTLINES AREAS SUBJECT TO S.175

GROUND FLOOR PLAN AS BUILT
 SCALE - 1:100

REV. NO.	BY:	DATE:	REVISION	CHKD. BY:

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 Consulting Engineers

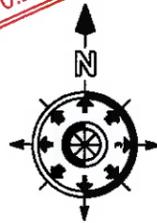
Discovery House,
 Unit 22,
 Airport East Business Park,
 Farmers Cross, Cork.

Tel: (021) 4705750
 E-Mail: info@tjobrien.ie

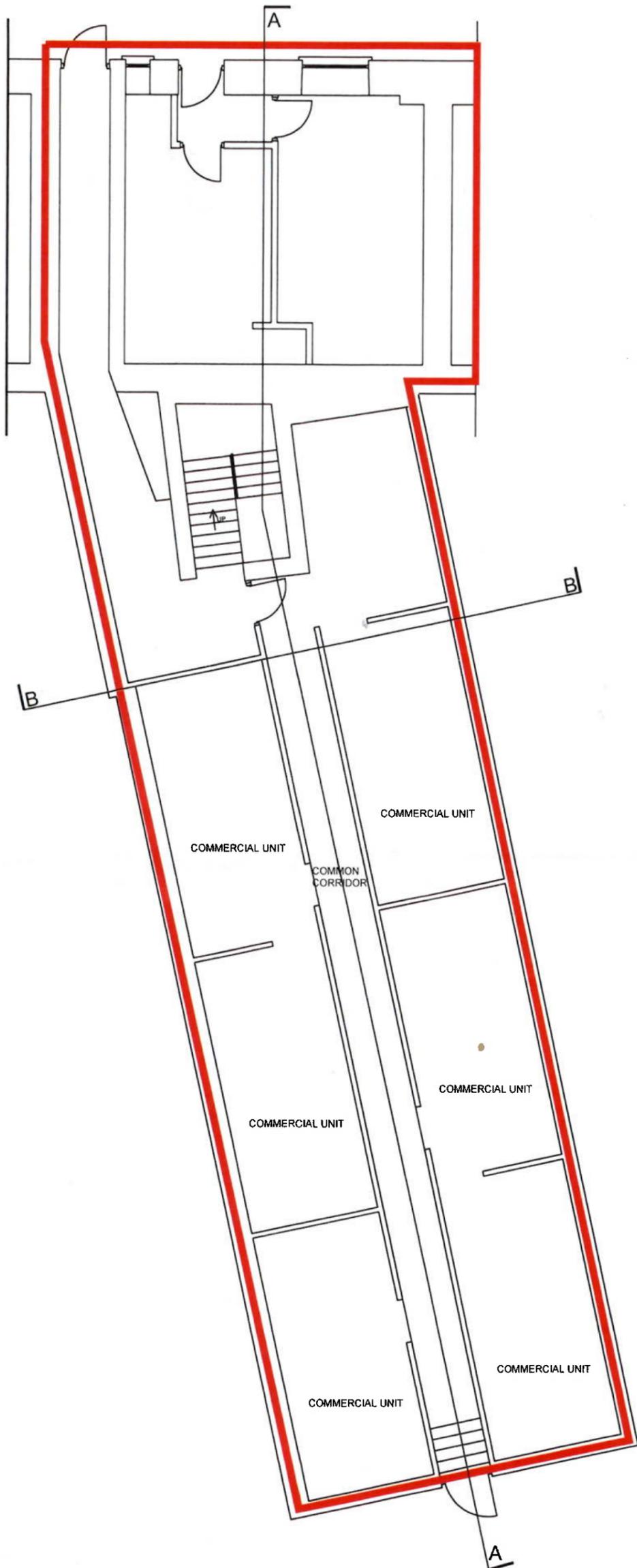
Client: PAT RYAN			
Project: 25093 - PLANNING			
Address: 65 THOMAS DAVIS STREET, BLACKPOOL, CORK			
Title: GROUND FLOOR PLAN			
Scales: 1:100	Surveyed: MH	Drawn: MH	Checked: TJOB
Date: SEP '14	Drg. No: AR-100		

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LEGEND
 ——— RED LINE OUTLINES THE SITE TO THE EXEMPTION



GROUND FLOOR PLAN EXISTING
 SCALE - 1:100

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Thomas J. O'Brien & Associates Consulting Engineers				Client: PAT RYAN			
				Project: 25093 - PLANNING			
Discovery House, Unit 22, Airport East Business Park, Farmers Cross, Cork.				Address: 65 THOMAS DAVIS STREET, BLACKPOOL, CORK			
				Title: GROUND FLOOR PLAN EXISTING			
Scale: 1:100	Surveyed: MH	Drawn: MH	Checked: TJOB	Date: SEP '14		Drg. No: AR-110	

Land Registry Compliant Map

Surveyed 1974
Revised 2014
Levelled 1983



567587

573562

ITM CENTRE PT. COORDS

567470, 573476

DESCRIPTION

MAP SHEETS

1:1000
6337-25



Produced by National Map Services,
Unit 7, South Ring Business Park,
Keshale Road
Co. Cork
On behalf of Ordnance Survey Ireland,
Phoenix Park, Dublin 6.

Stairamán atá á páirceáil neamhdúchúil an eapóirt.
Stairamán atá á páirceáil neamhdúchúil an eapóirt.

Gach cead comasáil, ní ceadúidh an chuid
den bhíodóir seo a chloicail, a eagrú nó
a fheiceáil ar son fógraí nó ar son tionscail gien
cuid a scriobh nó a úsáid ar an eapóirt.
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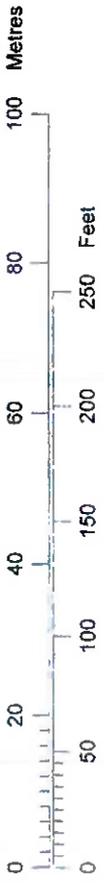
573390

567587



Land Registry Use Only

Plot Ref. No. 25231615_5_2
Plot Date 11-JUN-2015



Scale: 1:1,000
Scala: 1:1,000

567354

3562

3390

567354

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Planning Drawing
 14.010.2023



LEGEND
 RED LINE OUTLINES
 THE SITE TO THE PLANNING
 APPLICATION

NORTH ELEVATION_EXISTING
 SCALE - 1:100

SOUTH ELEVATION_EXISTING
 SCALE - 1:100

Thomas J. O'Brien & Associates Consulting Engineers		Client: PAT RYAN
Discovery House, Unit 22 Airport East Business Park, Farmers Cross, Cork		Project: 25083 PLANNING
Tel: (021) 4705750 E-Mail: info@tjobrien.ie		Address: 65 THOMAS DAMS STREET, BLACKPOOL, CORK
Title: NORTH & SOUTH ELEVATIONS EXISTING		Scale: 1:100
REV. NO. BY: DATE: REVISION		Date: SEP '14
CHD. BY:		Checked: TAOB
REVISION		Drawn: MH
DATE:		Drg. No: AR-302

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Planning Drawing
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- GREEN DOTTED LINE OUTLINES AREAS SUBJECT TO S.I75

NORTH ELEVATION_AS BUILT
 SCALE - 1:100

SOUTH ELEVATION_AS BUILT
 SCALE - 1:100

Thomas J. O'Brien & Associates Consulting Engineers		Discovery House, Unit 22, Airport East Business Park, Farmers Cross, Cork.
Tel: (021) 476750 E-Mail: info@tjobrien.ie		
Client: PAT RYAN	Project: 25083 PLANNING	Checked: TJOB
Address: 65 THOMAS DAVIS STREET, BLACKPOOL, CORK	Title: NORTH & SOUTH ELEVATIONS AS BUILT	Drawn: MH
Scale: 1:100	Surveyed: MH	Dwg. No: AR-300
Date: SEP '14		

REV. NO.	BY:	DATE:	REVISION	CHKD. BY:

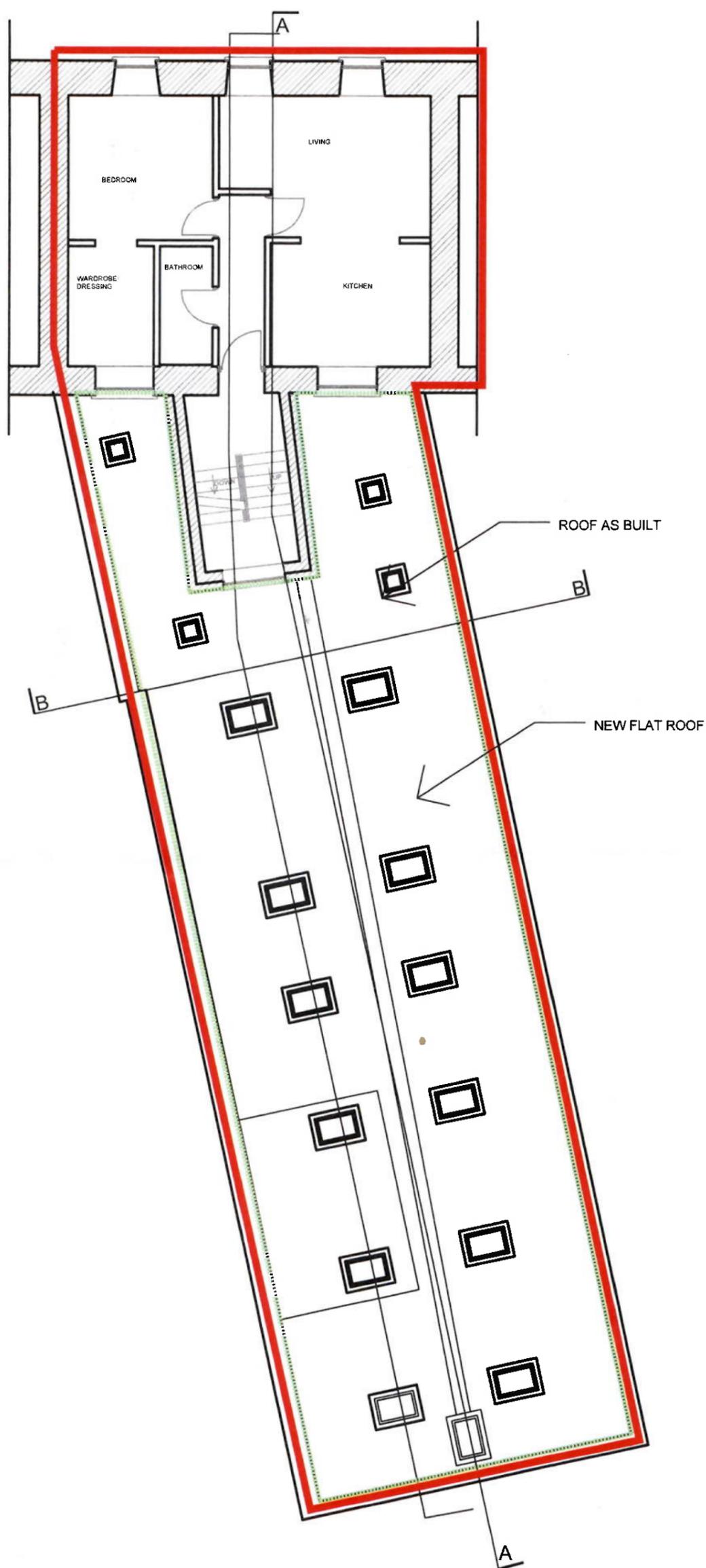
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SECOND FLOOR PLAN AS BUILT
 SCALE - 1:100

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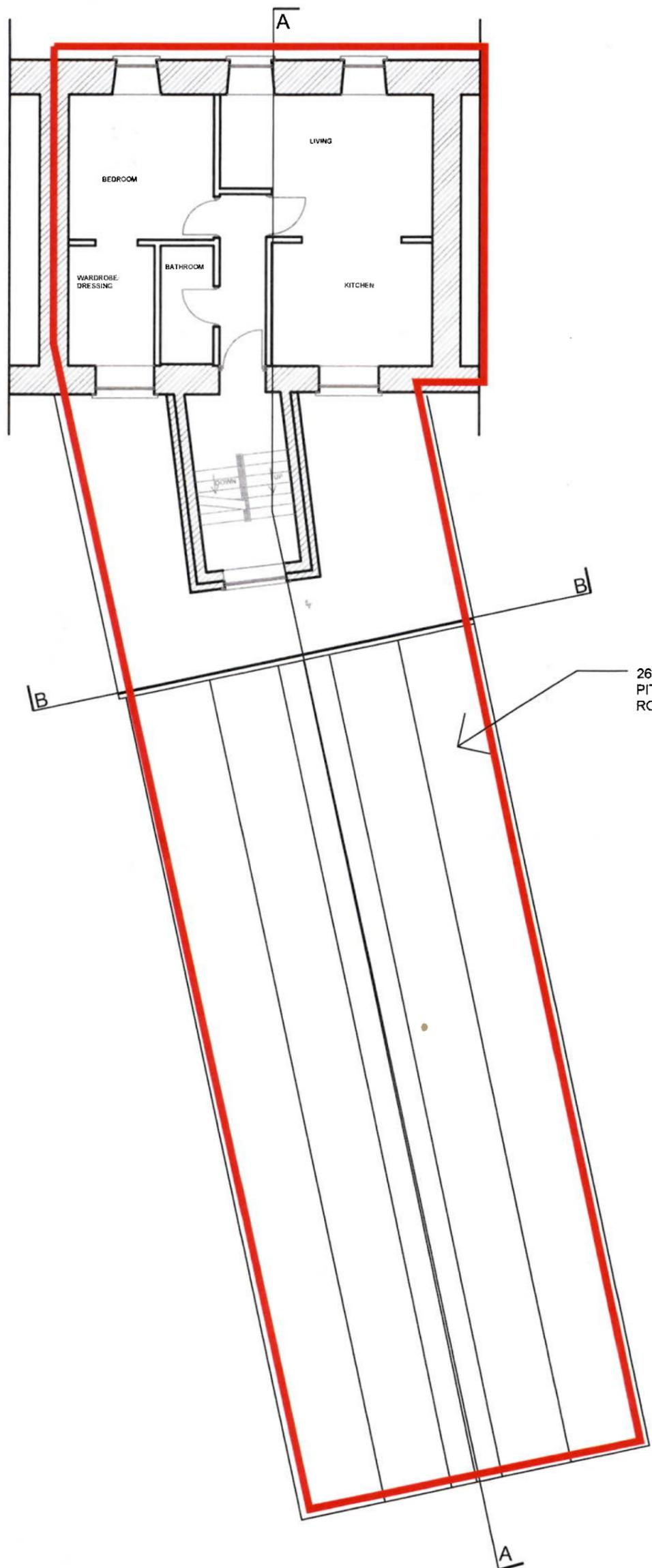
Tel: (021) 4705750
 E-Mail: info@tjobrien.ie

Discovery House,
 Unit 22,
 Airport East Business Park,
 Farmers Cross, Cork.

Client: PAT RYAN
 Project: 25093 - PLANNING
 Address: 65 THOMAS DAVIS STREET, BLACKPOOL, CORK

Title: SECOND FLOOR PLAN AS BUILT
 Scales: 1:100 Surveyed: MH Drawn: MH Checked: TJOB
 Date: SEP '14 Drg. No: AR-102

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LEGEND
 — RED LINE OUTLINES THE SITE TO THE EXEMPTION

26 DEGREE PITCHED ROOF

SECOND FLOOR PLAN EXISTING
 SCALE - 1:100

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 Consulting Engineers

Tel: (021) 4705750
 E-Mail: info@tjobrien.ie

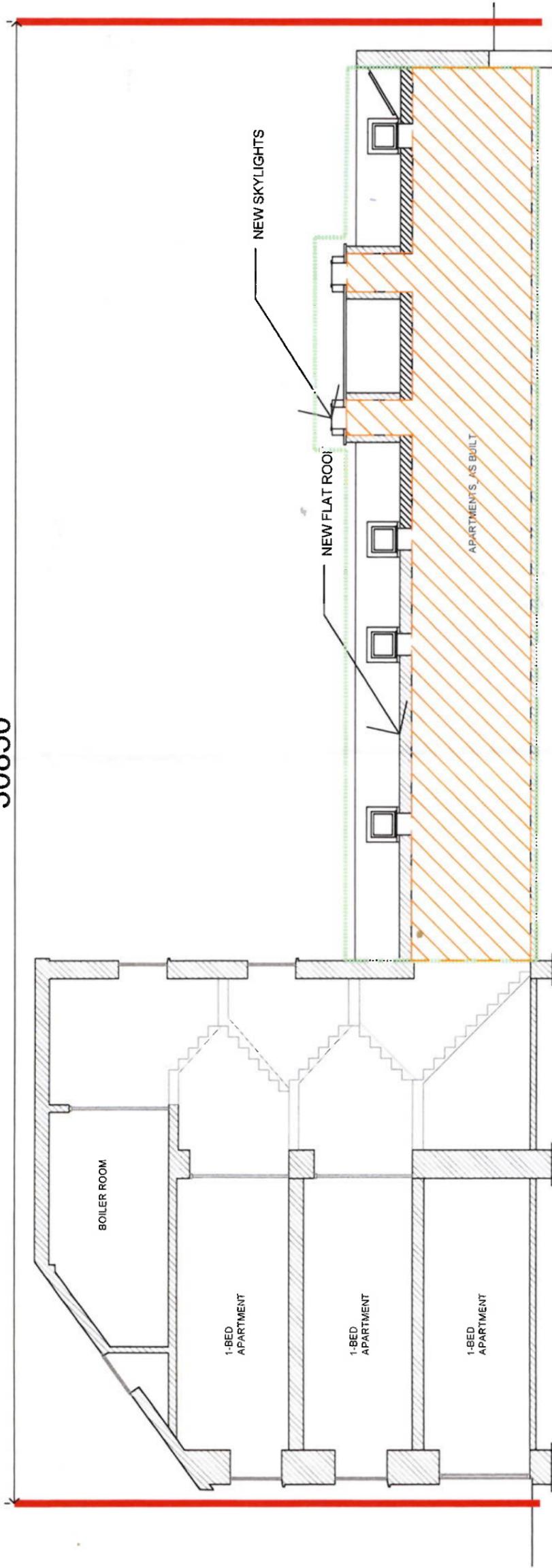
Discovery House,
 Unit 22
 Airport East Business Park,
 Farmers Cross, Cork.

Client:	PAT RYAN		
Project:	25093 - PLANNING		
Address:	65 THOMAS DAVIS STREET, BLACKPOOL, CORK		
Title:	SECOND FLOOR PLAN EXISTING		
Scales:	1:100	Surveyed: MH	Drawn: MH
Date:	SEP '14	Checked: TJOB	Org. No: AR-112

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Planning Drawing
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30850



LEGEND

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SECTION AS BUILT A-A
SCALE - 1:100

Client:	PAT RYAN
Project:	25083 PLANNING
Address:	65 THOMAS DAMS STREET, BLACKPOOL, CORK
Title:	SECTION AS BUILT
Scale:	1:100
Surveyed:	MH
Drawn:	MH
Checked:	TJOB
Date:	SEP '14
Dwg. No.:	AR-200

Thomas J. O'Brien & Associates
 Consulting Engineers

Discovery House, Unit 22
 Airport East Business Park,
 Farmers Cross, Cork.
 Tel: (021) 4705750
 E-Mail: info@tjobrien.ie

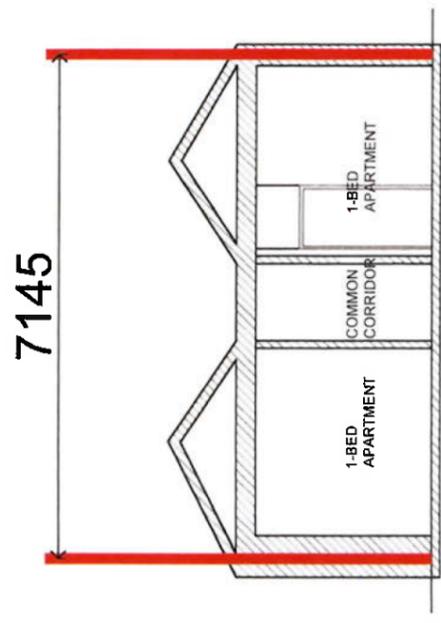
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LEGEND

— RED LINE OUTLINES THE SITE TO THE PLANNING APPLICATION



SECTION_EXISTING B-B
SCALE - 1:100

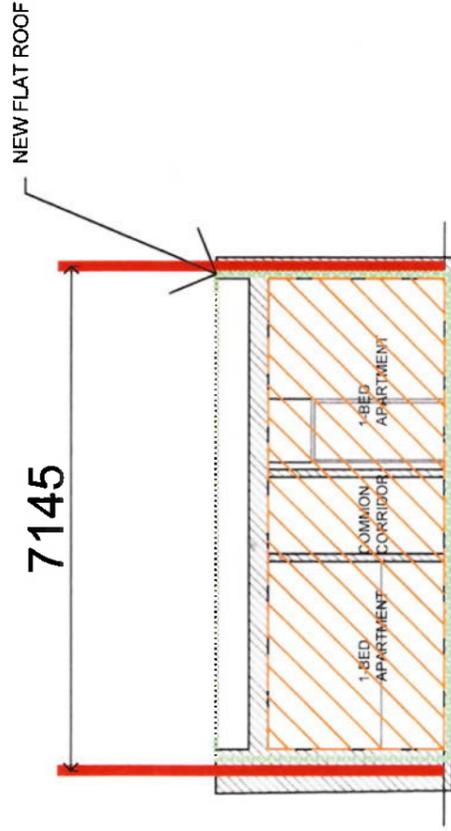
LEGEND

— RED LINE OUTLINES THE SITE TO THE EXEMPTION CONDITION

— BLUE LINE OUTLINES AREAS OF LAND WHICH IS UNDER THE CONTROL OF THE PERSON WHO OWNS THE LANDS.

— ORANGE DOTTED LINE OUTLINES AREAS SUBJECT TO THE SECTION 5 DECLARATION OF EXEMPTION

— GREEN DOTTED LINE OUTLINES AREAS SUBJECT TO S.I/75



SECTION_AS BUILT B-B
SCALE - 1:100

Client:	PAT RYAN		
Project:	25083 PLANNING		
Address:	65 THOMAS DAVIS STREET, BLACKPOOL, CORK		
Title:	SECTION EXISTING AND AS BUILT		
Scale:	1:100	Surveyed:	MH
Date:	SEP '14	Drawn:	MH
		Checked:	TAOB
		Drg. No:	AR-202

Thomas J. O'Brien & Associates
Consulting Engineers

Discovery House,
Unit 22
Airport East Business Park
Farmers Cross, Cork.

Tel: (021) 4705750
E-Mail: info@tjobrien.ie

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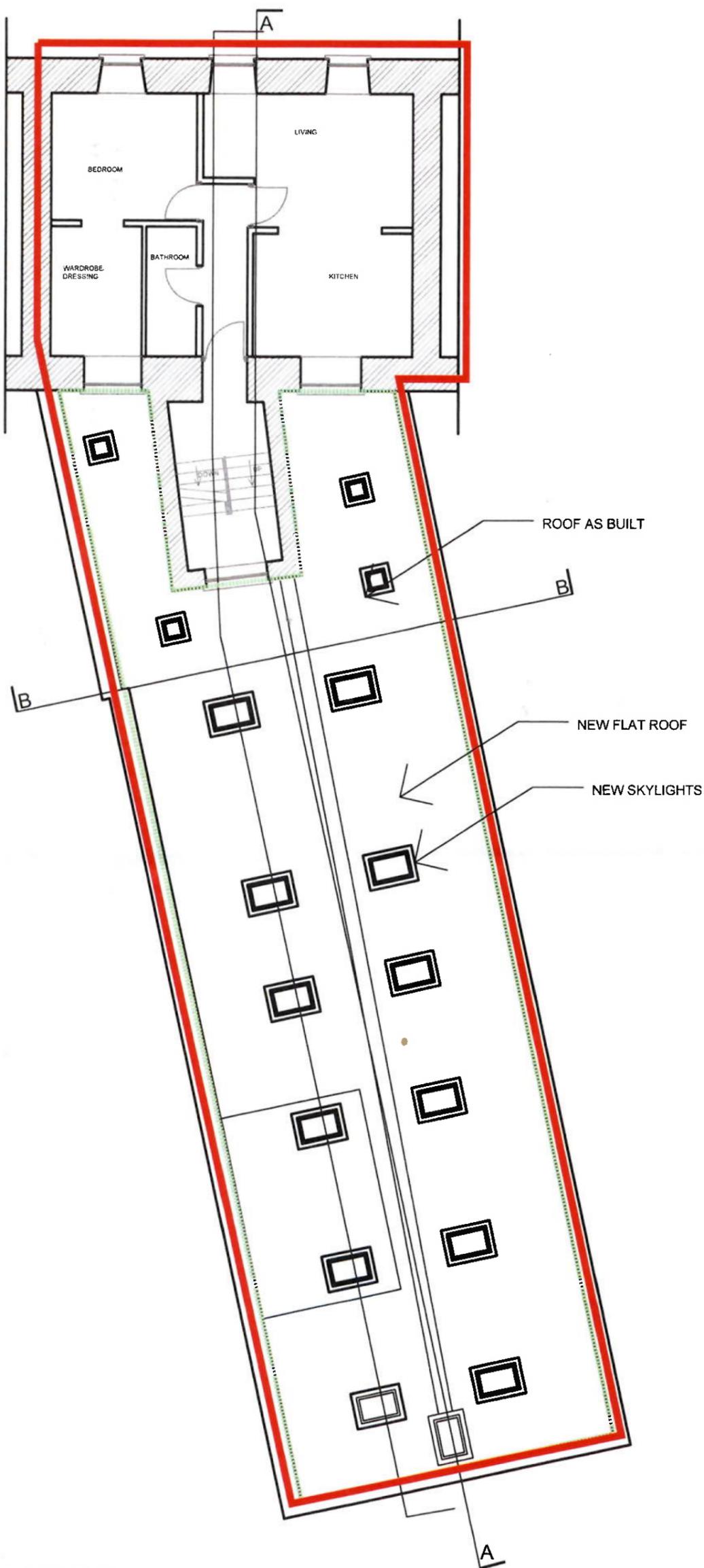
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THIRD FLOOR PLAN AS BUILT
 SCALE - 1:100

REV. NO.	BY:	DATE:	REVISION	CHKD. BY:

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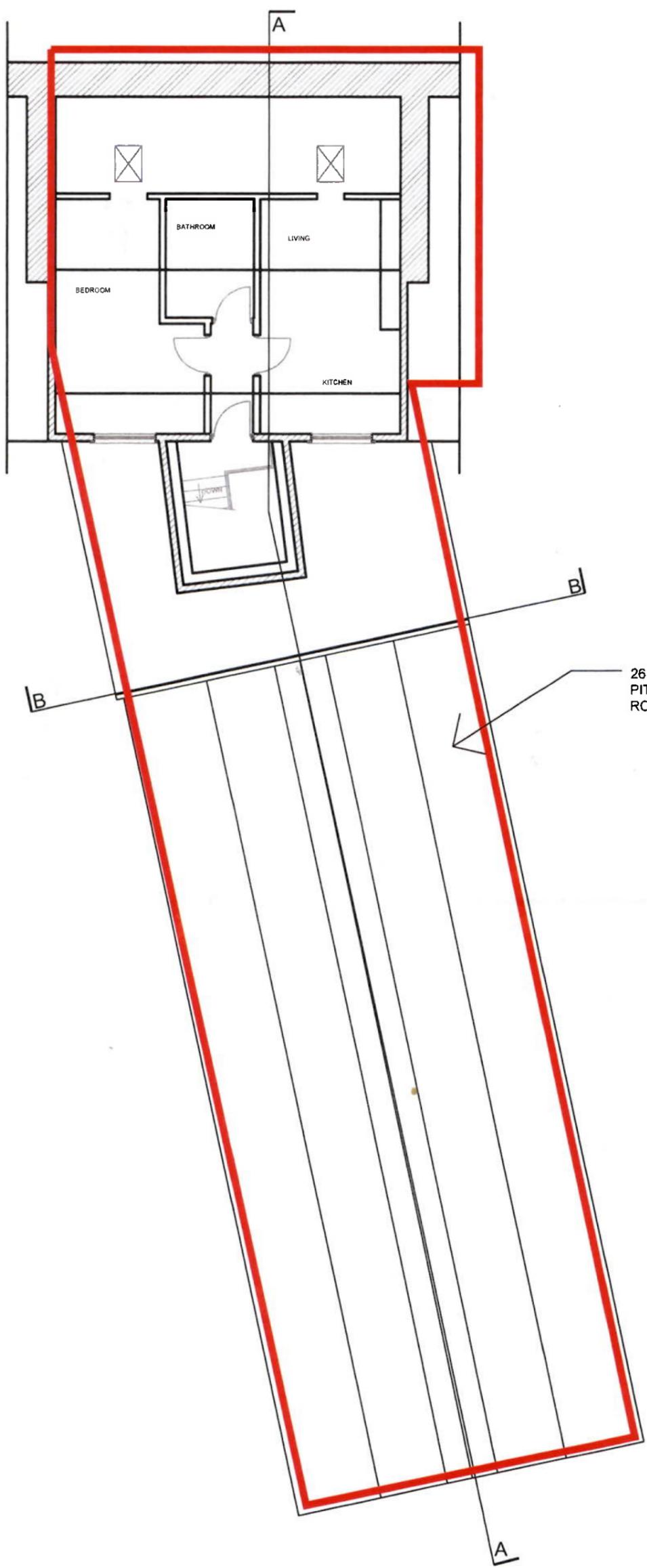
Tel: (021) 4705750
 E-Mail: info@tjobrien.ie

Discovery House,
 Unit 22
 Airport East Business Park,
 Farmers Cross, Cork.

Client: PAT RYAN
 Project: PLANNING
 Address: 65 THOMAS DAVIS STREET, BLACKPOOL, CORK

Title: THIRD FLOOR PLAN AS BUILT
 Scales: 1:100 Surveyed: MH Drawn: MH Checked: TJOB
 Date: SEP '14 Drg. No: AR-103

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 14.10.2025



LEGEND
 — RED LINE OUTLINES THE SITE TO THE PLANNING APPLICATION

26 DEGREE PITCHED ROOF

THIRD FLOOR PLAN EXISTING
 SCALE - 1:100

REV. NO.	BY:	DATE:	REVISION	CHKD. BY:

Thomas J. O'Brien & Associates
 Consulting Engineers

Tel: (021) 4705750
 E-Mail: info@tjobrien.ie

Discovery House,
 Unit 22,
 Airport East Business Park,
 Farmers Cross, Cork.

Client:	PAT RYAN		
Project:	25093 - PLANNING		
Address:	65 THOMAS DAVIS STREET, BLACKPOOL, CORK		
Title:	THIRD FLOOR PLAN EXISTING		
Scales:	1:100	Surveyed: MH	Drawn: MH
Date:	SEP '14	Checked: TJOB	Drg. No: AR-113