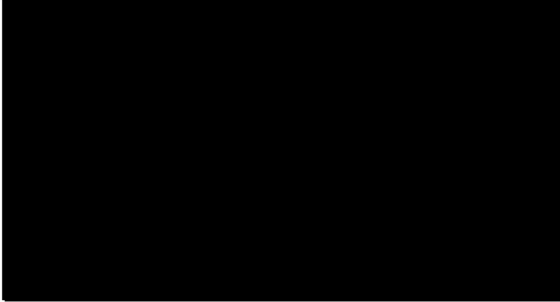




# Comhairle Cathrach Chorcaí Cork City Council

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

Sullivans Funeral Directors Limited,



19/05/2026

**RE: Section 5 Declaration R1039/26 Curragh Road, Turners Cross,  
Cork. T12 Y021**

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 22<sup>nd</sup> of April, 2026.

In framing the question to the planning authority, the applicant has provided a Section 5 Declaration document. Section 1 of this document poses the following questions:

1. Is a change of use at the former First South Credit Union building, Turners Cross, Cork, T12 Y021, from 'financial services' (Class 2) to a 'repository' (Class 5) development and, if it is development, is it exempted development under Part 4 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)?
2. Is internal works at the former First South Credit Union building, Turners Cross, Cork, T12 Y021, development and, if it is development, is it exempted development under Section 4 (1)(h) of the Planning and Development Act 2000 (as amended)?
3. Is external works at the former First South Credit Union building, Turners Cross, Cork, T12 Y021, which does 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 development, is it exempted development under Section 4 (1)(h) of the Planning and Development Act 2000 (as amended)?



**We are Cork.**



The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial data. This includes not only sales and purchases but also expenses and income. The text explains that proper record-keeping is essential for identifying trends, managing cash flow, and preparing for tax obligations.

The second section focuses on the classification of expenses. It provides a detailed breakdown of various cost categories, such as direct materials, labor, and overheads. The author explains how these costs are allocated to different products or services, which is crucial for determining their true cost and profitability. This section also touches upon the importance of using standard costs as a benchmark for performance evaluation.

The third part of the document addresses the issue of inventory management. It discusses the various methods used to value inventory, such as FIFO (First In, First Out) and LIFO (Last In, First Out). The text highlights the impact of these methods on the cost of goods sold and the ending inventory value. It also mentions the importance of regular physical inventory counts to reconcile the book inventory with the actual stock on hand.

The final section discusses the preparation of financial statements. It explains how the data collected from the previous sections is used to generate the income statement, balance sheet, and statement of cash flows. The author emphasizes that these statements provide a comprehensive overview of the company's financial performance and position at a given point in time.

Account	Debit	Credit
Accounts Receivable	1,200	
Inventory	800	
Prepaid Insurance	300	
Equipment	5,000	
Accounts Payable		1,500
Notes Payable		2,000
Common Stock		10,000
Retained Earnings		1,500
<b>Total</b>	<b>7,300</b>	<b>7,300</b>



2020

Dear Sir,

I am pleased to inform you that your application for the position of *Senior Lecturer in Business Administration* has been considered and you have been shortlisted for the position.

You are invited to attend an interview on *Monday, 15th June 2020* at *10.00 AM* in the *Faculty of Business Administration* building.

The interview will be held in the *Faculty of Business Administration* building, *University of Birmingham*, *Edgbaston*, *Birmingham*, *B15 2TT*.

Please bring a copy of your *CV* and *three references* to the interview.

Yours faithfully,

*Dr. [Name]*

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Yours faithfully,

*Dr. [Name]*

<b>PLANNER'S REPORT</b> <b>Ref. R1039/26</b>		Cork City Council Planning and Integrated Development
<b>Application type</b>	Section 5 Declaration	
<b>Description</b>	<p><i>Section 5 Declaration in relation to change of use from 'financial services' to 'repository', and associated internal and external works at the former First South Credit Union building, Curragh Road, Turners Cross, Cork, T12 Y021.</i></p> <p><u>Additional Details Regarding Question</u></p> <p>The applicant has submitted a 14-page Section 5 Declaration document. Section 1 of this document poses the following questions:</p> <ol style="list-style-type: none"> <li>1. <i>Is a change of use at the former First South Credit Union building, Turners Cross, Cork, T12 Y021, from 'financial services' (Class 2) to a 'repository' (Class 5) development and, if it is development, is it exempted development under Part 4 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)?</i></li> <li>2. <i>Is internal works at the former First South Credit Union building, Turners Cross, Cork, T12 Y021, development and, if it is development, is it exempted development under Section 4 (1)(h) of the Planning and Development Act 2000 (as amended)?</i></li> <li>3. <i>Is external works at the former First South Credit Union building, Turners Cross, Cork, T12 Y021, which does 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 development, is it exempted development under Section 4 (1)(h) of the Planning and Development Act 2000 (as amended)?</i></li> </ol>	
<b>Location</b>	Curragh Road, Turners Cross, Cork, T12 Y021.	
<b>Applicant</b>	Sullivans Funeral Directors Limited	
<b>Date</b>	18/05/2026	
<b>Recommendation</b>	<b><i>Is Development and is Not Exempted Development.</i></b>	

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 has provided a Section 5 Declaration document. Section 1 of this document poses the following questions:

1. *Is a change of use at the former First South Credit Union building, Turners Cross, Cork, T12 Y021, from ‘financial services’ (Class 2) to a ‘repository’ (Class 5) development and, if it is development, is it exempted development under Part 4 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)?*
2. *Is internal works at the former First South Credit Union building, Turners Cross, Cork, T12 Y021, development and, if it is development, is it exempted development under Section 4 (1)(h) of the Planning and Development Act 2000 (as amended)?*
3. *Is external works at the former First South Credit Union building, Turners Cross, Cork, T12 Y021, which does 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 development, is it exempted development under Section 4 (1)(h) of the Planning and Development Act 2000 (as amended)?*

The applicant has provided drawings that illustrate existing elevations, proposed elevations and existing and proposed floor plans.

## 3. SITE DESCRIPTION

The subject site is located on southeastern side of Curragh Road, in Turner’s Cross, and comprises a detached two-storey commercial premises. The building has been used as a Credit Union for several decades and contains hardstanding parking areas to the front (northwest) and side (northeast). A mixed use development is located immediately north, with a mechanic / tyre yard located to the rear. Residential dwellings are situated immediately south of the subject site.

## 4. PLANNING HISTORY

*Subject Site*

98/22227: Planning permission was GRANTED by the Planning Authority, subject to conditions to demolish existing credit union building and construct a two storey office premises at Curragh Road.

## 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 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 5 (1)**

“repository” means a structure (excluding any land occupied therewith) where storage is the principal use and where no business is transacted other than business incidental to such storage;

‘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 —... 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;

**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.

**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,

**Article 10 (1)**

Development which consists of a change of use within any one of the classes of use 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 a development where the existing use is an unauthorised use, save where such change of use consists of the resumption of a use which is not unauthorised and which has not been abandoned.

**Part 4 – Article 10**

*Exempted development – Classes of Use*

**CLASS 2 – Use for the provision of –**

- (a) financial services,
  - (b) professional services (other than health or medical services),
  - (c) any other services (including use as a betting office),
- where the services are provided principally to visiting members of the public.

**CLASS 5 – Use as a wholesale warehouse or as a repository**

**6. ASSESSMENT**

The purpose of this report is to assess whether or not the matter in question constitutes development and whether its fall 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.

A Section 5 Declaration Statement, prepared by The Planning Partnership on behalf of the applicant, was submitted along with the application form and drawings detailing aspects of the proposal. It is contended in the Declaration Statement that “a change of use from financial services (Class 2) to a repository (Class 5) would not contravene a condition or be inconsistent with any use specified of included/attached to the Permitted Development under Cork City Council Planning Reg. Ref. No. T.P. 22227/98”. Both the internal works and external works also proposed are claimed to be exempted development.

While it may indeed be the case that the proposed change of use does not contravene any conditions associated with the most recent permitted development at the subject site, it is considered that regardless of said conditions, the fundamental matter for consideration is the change of use itself.

**6.1 Development**

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

‘Development’ as defined in the Act (3)(1) comprises two possible chief components: ‘the carrying out of any works on, in, over or under land’, or ‘the making of any material change in the use of any structures or other land’. In order to ascertain whether or not the subject use is considered to be development as so defined, consideration must first be given to whether any works on, in, over or under land have or will be carried out, and secondly to whether any material change in the use of any structures or other land have or will take place.

‘Works’ is defined in section 2(1) of the Act as *‘the carrying out of any works on, in, over, or under land’* including *‘any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal, and in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.’*

The proposal seeks a change of use from a former Credit Union, which falls under the ‘financial services’ use type, to a repository associated with a funeral home. Internal works to the building layout are also proposed, along with external works such as the demolition of a structure, construction of a lift and changes to the entrance. It is considered that these works would result in *“material change in the use of any structures”* and includes acts of ‘alteration, repair or renewal’ and therefore falls within the definition of ‘development’ and within the definition of ‘works’. Therefore, the proposal constitutes development within the meaning of the Act and I consider the stated works as constituting development.

## **6.2 Exempted development**

The next issue for consideration is whether or not the matter at hand is exempted development.

The following is given consideration in the assessment of the exempted nature of the proposal:

*Section 4(1)(h) states:*

*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;*

*Article 10 (1) of the Regulations state:*

*Development which consists of a change of use within any one of the classes of use 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 a development where the existing use is an unauthorised use, save where such change of use consists of the resumption of a use which is not unauthorised and which has not been abandoned.*

*Part 4 – Article 10 of the Regulations state:*

*Exempted development – Classes of Use*

*CLASS 2 – Use for the provision of –*

*(a) financial services,*

*(b) professional services (other than health or medical services),*

*(c) any other services (including use as a betting office),*

*where the services are provided principally to visiting members of the public.*

*CLASS 5 – Use as a wholesale warehouse or as a repository*

The applicant has posed three questions under their Section 5 declaration. The first relates to the change of use from ‘financial services’ to ‘repository’. The second relates to internal works that will be associated with the change of use. The third relates to external works to the building that are associated with the change of use proposed. Given that the proposed works under questions 2 and 3 can only follow on from the proposed change of works under question 1, the latter is deemed the most significant matter to assess first as it will determine whether there is a need to assess the second and third questions.

For the purposes of this assessment Article 10 (1) of Part 2 and Article 10 of Part 4 of the Regulations are deemed to be the most relevant. As noted by the applicant in their submitted documents, the existing use of the subject building is for a Credit Union, which is defined as a ‘financial services’ use class, while the proposed use is a ‘repository’. The applicant has noted how the former falls under a Class 2 use as per the Regulations, while the latter is a Class 5 use type. Article 10 (1) of the Regulations provides for an exemption for development “*which consists of a change of use **within** any one of the classes of use specified in Part 4 of Schedule 2*”. Emphasis has been added to the word **within** in this quoted text that is of most significance in the assessment of the proposed change of use.

The proposal seeks a change of use from a Class 2 use type (financial services) to a Class 5 use type (repository) and is not, therefore a change of use within a class. Furthermore, the proposed change of use is considered a material change, with a function that is substantially different from the original, existing use type as a financial services institute. Accordingly, I consider the proposed works is development and is not exempted development.

In addition to the above, it should also be noted that I do not consider the applicant as having sufficiently detailed the exact nature of the ‘repository’. Given the nature of the business undertaken by the applicant, which is the operation of a funeral home, assumptions can be made as to the purpose of the repository. However, assuming a use is not sufficient, and a greater level of detail would have been preferred and requested if the change of use had not already been deemed 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. RECOMMENDATION

In view of the above and having regard to —

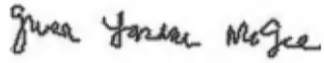
- The planning history of the site, and
- Articles 10 (Part 2) and 10 (Part 4) of the Planning and Development Regulations 2001 (as amended),

It is considered that the change of use from ‘financial services’ (Class 2) to a ‘repository’ (Class 5), at the former First South Credit Union building, Turners Cross, Cork, **Is Development** and is **Not Exempted Development**.



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Robert Farrell  
Executive Planner  
18/05/2026



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Gwen Jordan McGee  
Senior Executive Planner

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

Furthermore, the document highlights the need for regular audits and reconciliations. By comparing the recorded transactions with bank statements and other external records, discrepancies can be identified and corrected promptly. This process helps in maintaining the accuracy of the accounts and prevents errors from accumulating over time.

In addition, the text provides guidance on how to organize and categorize transactions. It recommends using a consistent coding system to group similar items, which facilitates the preparation of financial statements and the analysis of specific areas of the business. The importance of clear labeling and detailed descriptions for each entry is also stressed.

The second part of the document focuses on the practical aspects of managing the accounting system. It outlines the steps for setting up a new account, including the selection of appropriate software and the configuration of initial parameters. The text also discusses the importance of data backup and security measures to protect the financial information from loss or unauthorized access.

Moreover, it provides detailed instructions on how to enter and process transactions. This includes the use of journals and ledgers to record the debits and credits for each transaction. The document explains the flow of data from the initial entry through various processing stages to the final reporting phase. It also covers the methods for generating financial statements such as the balance sheet, income statement, and cash flow statement.

Finally, the text offers advice on how to interpret the results of the financial statements. It discusses key indicators and ratios that can be used to assess the financial health and performance of the business. The document encourages a proactive approach to financial management, where the information derived from the accounting system is used to identify opportunities for growth and areas for improvement.

In conclusion, the document serves as a comprehensive guide for anyone looking to establish or improve their accounting practices. It covers the entire cycle from record-keeping to financial reporting, providing both theoretical insights and practical advice.

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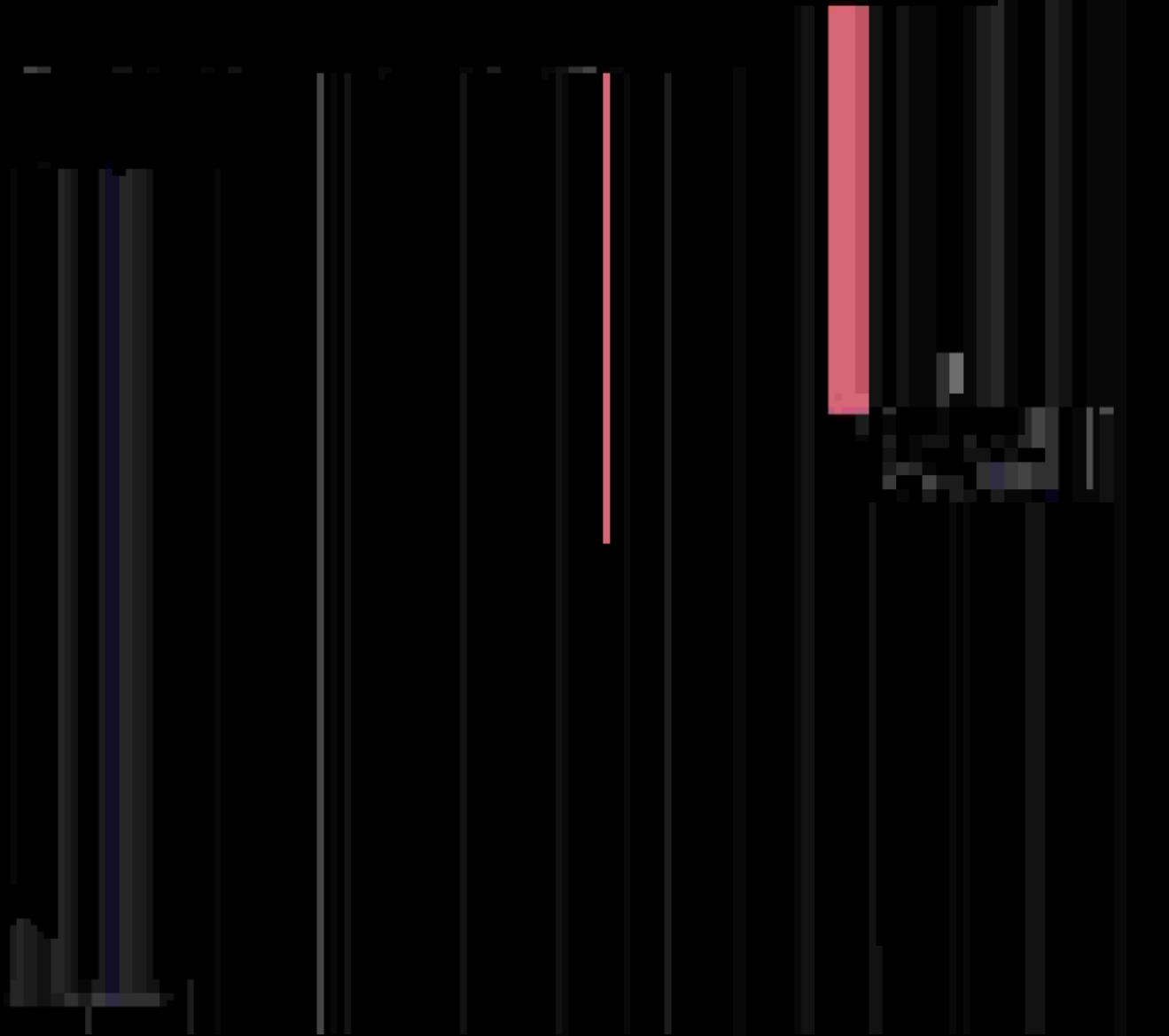
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The following text is extremely faint and largely illegible. It appears to be a list or a series of entries, possibly related to a technical or scientific study. The text is arranged in several lines, with some words being difficult to discern due to the low contrast and resolution of the scan.

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1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that proper record-keeping is essential for transparency and accountability, particularly in the context of public administration and government operations. The text highlights how detailed records can help identify inefficiencies, prevent fraud, and ensure that resources are used effectively.

2. The second part of the document focuses on the role of technology in modern record-keeping. It explores how digital systems and software solutions can streamline the process of data collection, storage, and retrieval. The author notes that while technology offers significant advantages, it also presents challenges such as data security, system integration, and the need for staff training. The document suggests that a balanced approach, combining traditional methods with modern technology, is often the most effective solution.

3. The third part of the document addresses the legal and ethical considerations surrounding record-keeping. It discusses the importance of ensuring that records are maintained in accordance with applicable laws and regulations. The text also touches upon the ethical implications of data collection and storage, particularly regarding privacy and the potential for misuse of information. The author argues that organizations must have clear policies and procedures in place to address these concerns and ensure that they are acting in a responsible and lawful manner.

4. The fourth part of the document provides practical advice for implementing a robust record-keeping system. It suggests that organizations should start by conducting a thorough assessment of their current record-keeping practices and identifying areas for improvement. The text also recommends that organizations should invest in high-quality hardware and software, and that they should ensure that their staff is properly trained and equipped to handle the system. Finally, the author emphasizes the importance of regular audits and reviews to ensure that the system remains effective and up-to-date.

5. The fifth part of the document discusses the future of record-keeping and the potential for further technological advancements. It suggests that as artificial intelligence and machine learning continue to evolve, these technologies may be used to automate the record-keeping process, further reducing the risk of human error and increasing efficiency. The author also notes that the growing emphasis on data privacy and security will likely lead to the development of more sophisticated encryption and access control mechanisms.

6. The sixth part of the document concludes by reiterating the importance of record-keeping and the need for organizations to stay up-to-date on the latest trends and technologies. It encourages organizations to take a proactive approach to record-keeping, rather than reacting to problems as they arise. The author also suggests that organizations should consider the long-term implications of their record-keeping decisions, particularly in terms of data retention and archiving.

7. The final part of the document provides a summary of the key points discussed throughout the text. It emphasizes that record-keeping is a critical component of any organization's operations, and that it requires a combination of sound practices, technology, and legal/ethical considerations. The author concludes by expressing optimism about the future of record-keeping and the potential for continued innovation in this field.





[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

- c. The replacement of permitted timber front feature doors to the front of the overall building with a roller type timber front feature door;

**do not materially affect** the external appearance of the existing building **by rendering the appearance inconsistent with the existing structure or other neighbouring structures**, and we consider the works development but exempted development **not requiring planning permission**

### 6.1 REQUEST FOR A DECLARATION UNDER SECTION 5 OF THE *PLANNING AND DEVELOPMENT ACT 2000* (AS AMENDED)

In accordance with the foregoing, we hereby formally request a Declaration under Section 5 of the *Planning and Development Act 2000* (as amended) confirming as follows:

1. The change of use at the former First South Credit Union Building, Turners Cross, Cork, T12 Y021, from financial services (Class 2) to a repository (Class 5), is development and is exempted development under Part 4 of Schedule 2 of the *Planning and Development Regulations 2001* (as amended).
2. The internal works at the former First South Credit Union Building, Turners Cross, Cork, T12 Y021, that internal works comprising:
  - a. The removal of internal partition walls and features at ground and first floor levels; and
  - b. The construction of new internal partition walls and features at first floor level and the insertion of a new opening in a retained partition wall to permit the use of the space so created for storage (repository use);

is development and is exempted development under *Section 4 (1) (h)* of the *Planning and Development Act 2000* (as amended).

3. The external works at the former First South Credit Union Building, Turners Cross, Cork, T12 Y021, comprising of:
  - a. The demolition of the permitted external Boiler House and Ladies WC (approx. 8 sq.m Floor Area) at the rear of the existing building (south-eastern elevation);
  - b. The construction of plant consisting of an external platform lift and ABS Panel Enclosure (approx. 8 sq.m Floor Area) at the location of the demolished external Boiler House and Ladies WC structure at the rear of the existing building (south-eastern elevation); and
  - c. The replacement of the permitted timber front feature doors to the front of the overall building with a roller type timber front feature door,

would not be material in nature such that it would render the appearance of the building inconsistent with the existing structure or other neighbouring structures, is development and is exempted development under *Section 4 (1) (h)* of the *Planning and Development Act 2000* (as amended).

We trust that we have provided adequate information in this regard and we look forward to an early and favourable determination in respect of the requested Section 5 Declaration to confirm that **planning permission is not required** to carry out potential proposed development as outlined herein at the former First South Credit Union Building, Curragh Road, Turners Cross, Cork, T12 Y021.

Yours sincerely

  
Wessel Vosloo  
Principal  
The Planning Partnership

Encl.

Description:  
Digital Landscape Model (DLM)

Publisher / Source:  
Ordnance Survey Ireland (OSI)

Data Source / Reference:  
PRIME2

File Format:  
Autodesk AutoCAD (DWG\_R2013)

File Name:  
v\_50338324\_1.dwg

Clip Extent / Area of Interest (AOI):  
LLX,LLY= 567763.5,570525.0  
LRX,LRX= 567996.5,570525.0  
ULX,ULY= 567763.5,570697.0  
URX,URY= 567996.5,570697.0

Projection / Spatial Reference:  
Projection= IRENET95\_Irish\_Transverse\_Mercator

Centre Point Coordinates:  
X,Y= 567880.0,570611.0

Reference Index: Map Series | Map Sheets

1:1,000 | 6382-25  
1:1,000 | 6382-20  
1:1,000 | 6383-21  
1:1,000 | 6383-16

Data Extraction Date:  
Date= 02-Jun-2023

Source Data Release:  
DCMLS Release V1.164.115

Product Version:  
Version= 1.4

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Suirbhéireacht Ordanáis Éireann, Páirc an

Fhionnuisce, Baile Átha Cliath 8, Éire.

Sáraíonn atáirgeadh neamhúdaraithe cóipcheart

Suirbhéireacht Ordanáis Éireann agus Rialtas

na hÉireann. Gach cead ar cosnamh. Ní ceadmhach aon

chuid den fhóilseachán seo a chóipeáil, a

atáirgeadh nó a tharchur in aon fhoirm ná ar aon

bhealach gan cead i scríbhinn roimh ré ó úinéirí

an chóipchirt.

Ní hionann bóthar, bealach nó cosán a bheith ar

an léarscáil seo agus fianaise ar chhead sli.

Ní thaispeánann léarscáil de chuid Ordanáis

Suirbhéireacht na hÉireann teorann phoinití dleathúil

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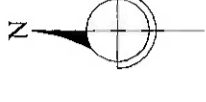
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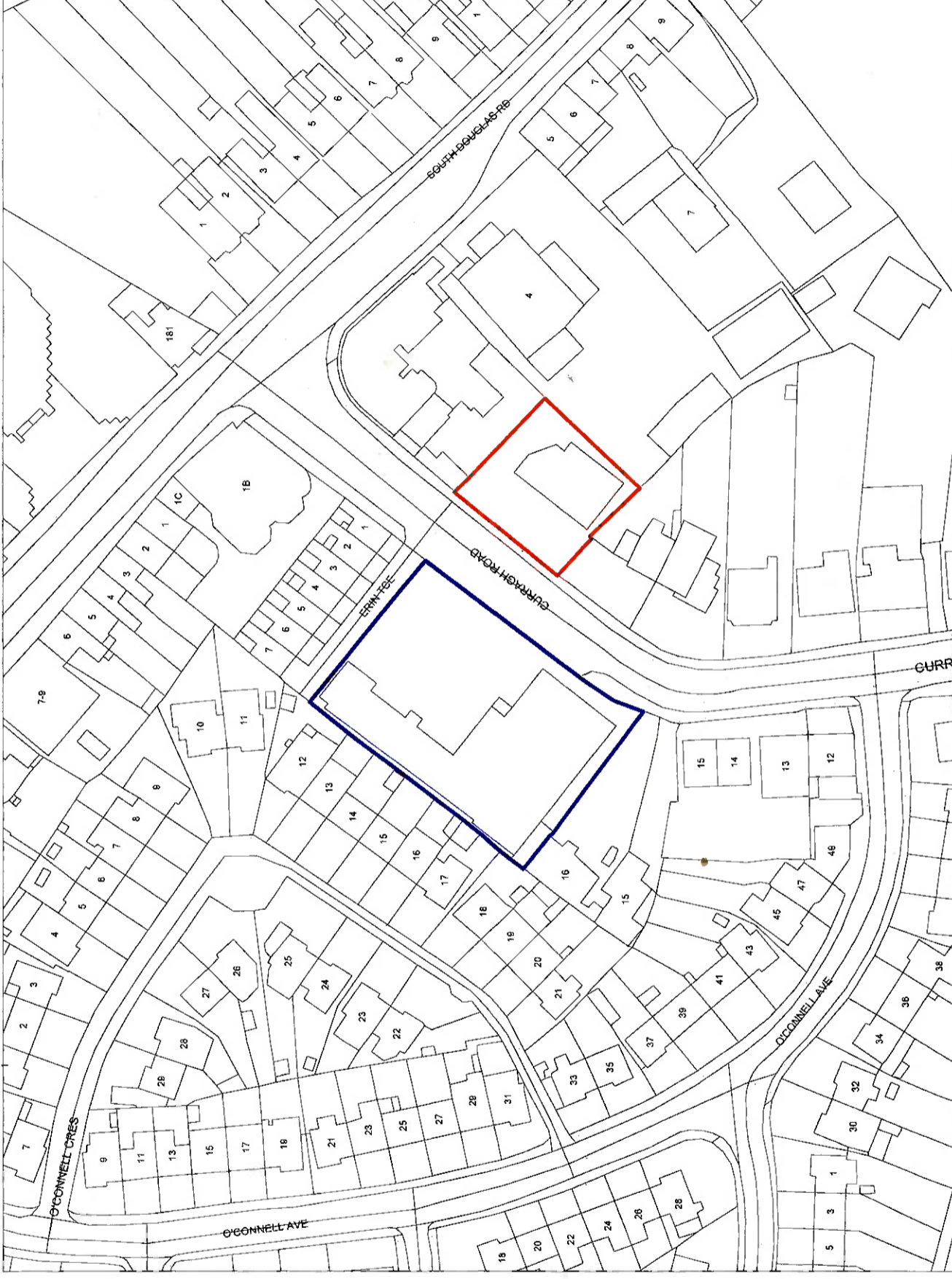


Key:

Development Boundary

Lands in applicant's ownership

Townland: Raheen & Cooleen



## 1 002 Site Location Map

1 : 1000

Rev	Date	Description	Iss. by
4	13/04/2026	Section 5 Application	JK

Revision Schedule

Client:  
Forde's Funeral Homes Ltd.

Project:  
Section 5 Application

Curragh Road, Turners Cross, Cork



A Pembroke House, Pembroke Street, T12 W7YP, Cork, Ireland  
P05510212@0517008.com | 021 494 1111 | www.wma.ie



Drawing:  
Site Location Map

Scale @ A3: Date: Drawing No.:

1 : 1000 June '25 11233-002

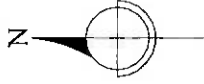
Drawn: Checked: Revision No.:

JK JK 4

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**Key:**  
— Development Boundary  
— Lands in applicant's ownership

Townland: Raheen & Cooleen

Rev	Date	Description	Iss. by	JK
5	13/04/2026	Section 5 Application		

Revision Schedule	

**Client:** Fordes Funeral Homes Ltd.  
**Project:** Section 5 Application  
 Curragh Road, Turners Cross, Cork



A, Pembroke House, Pembroke Street, 112 WYPP, Cork, Ireland  
 T: 021 485 700 F: 021 485 700 W: www.wainmorehead.ie



**Drawing:** Proposed Site Plan

Scale @ A3:	Date:	Drawing No.:
As indicated	22/11/2014	11233-140
Drawn:	Checked:	Revision No.:
UB	JK	5



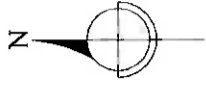
1 140 Proposed Site Plan  
1 : 200

EXISTING TWO STOREY SEMI-DETACHED DWELLINGS

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**Key:**  
— Development Boundary  
— Lands in applicant's ownership  
 Townland: Raheen & Cooleen

Measured survey by Focus Surveys

Rev	Date	Description	Iss. by	JK
5	13/04/2026	Section 5 Application		

Revision Schedule

**Client:** Forde's Funeral Homes Ltd.  
**Project:** Section 5 Application  
 Curragh Road, Turners Cross, Cork

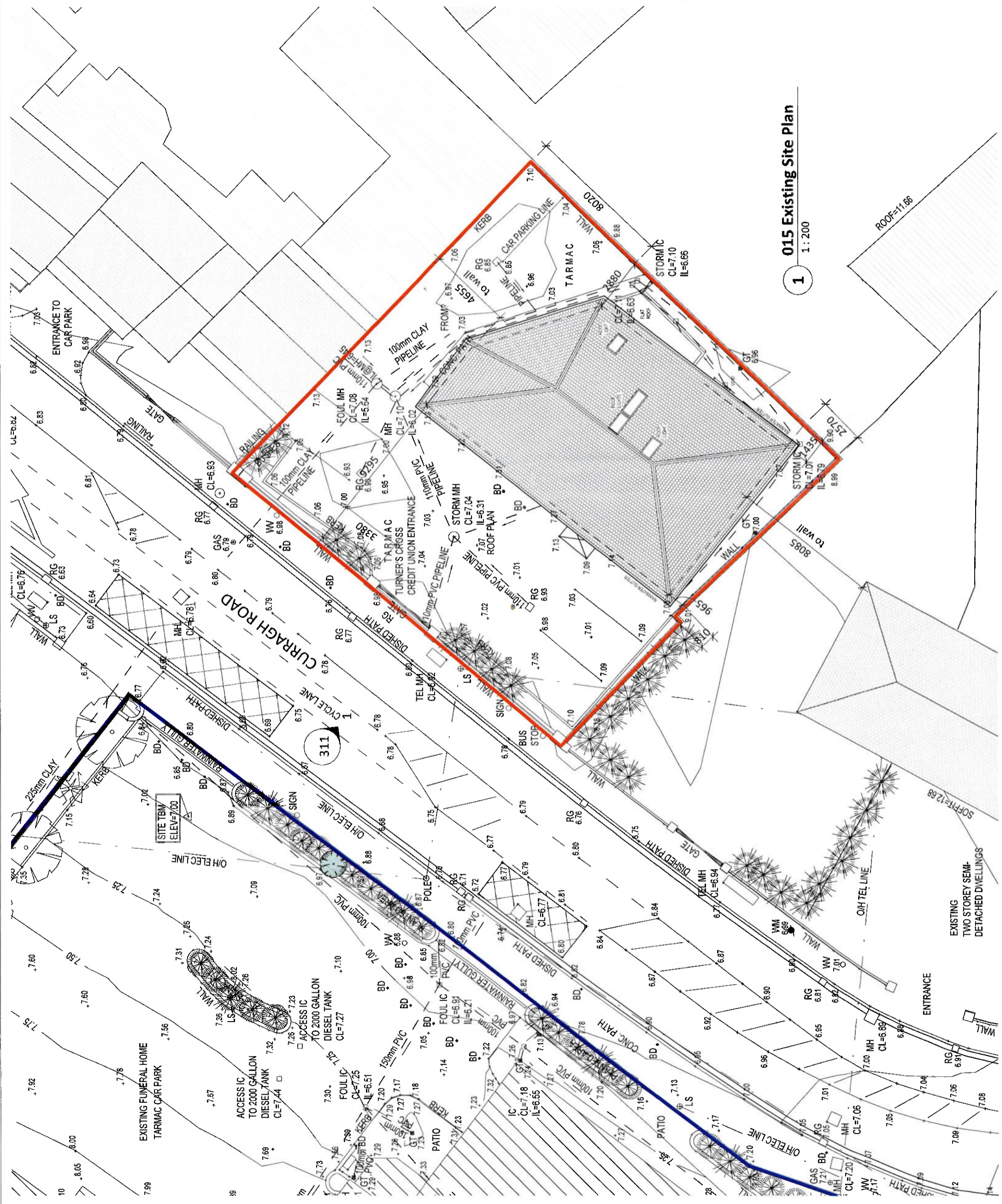


A. Pembroke House, Pembroke Street, 112 WYPP, Cork, Ireland  
 T: 0353 (0) 23 265 700 & 087 430 4000 E: W.D@wma.ie W: www.wma.ie



**Drawing:** Existing Site Plan

Scale @ A3:	Date:	Drawing No.:
As indicated	22/11/2014	11233-015
Drawn:	Checked:	Revision No.:
UB	JK	5



**015 Existing Site Plan**  
1 1:200

EXISTING TWO STOREY SEMI-DETACHED DWELLINGS

ENTRANCE

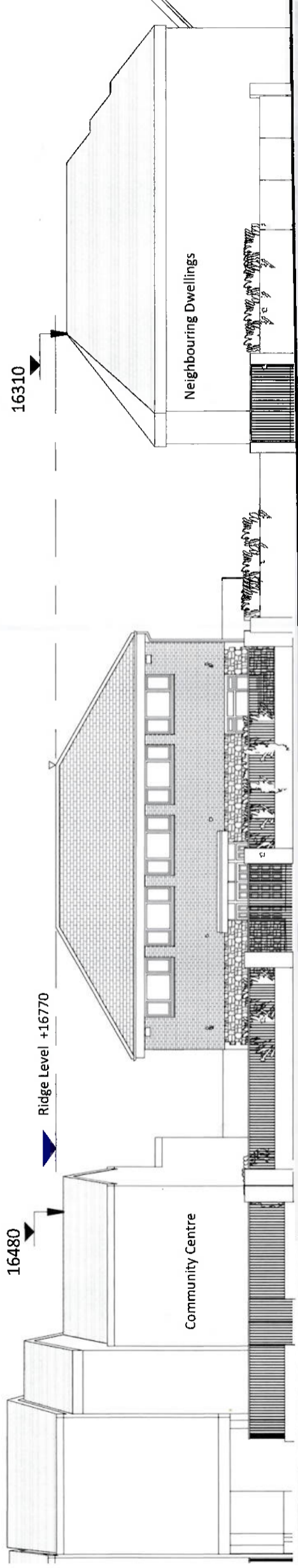
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SOFT=12.88

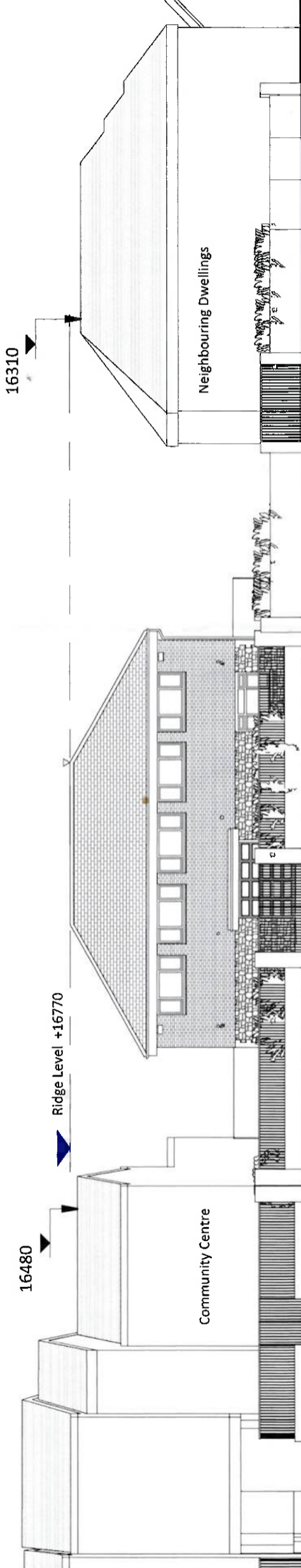
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**1**  
Existing Street Elevation  
1 : 200



**2**  
Proposed Street Elevation  
1 : 200



Example image of the type of proposed timber effect roller shutter door to front of building



Example image of an external lift with ABS panel enclosure

Rev	Date	Description	Iss. by
4	13/04/2026	Section 5 Application	JK

**Revision Schedule**

Client: **Fordes Funeral Homes Ltd.**  
Project: **Section 5 Application**  
**Curragh Road, Turners Cross, Cork**

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Interior Design  
Project Management

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T: 0353 (0) 23 2485 700 E: [info@wainmorehead.com](mailto:info@wainmorehead.com) W: <http://www.wainmorehead.com>

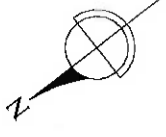
**Drawing: Street Elevations**

Scale @ A3:	Date:	Drawing No.:
1 : 200	June '25	11233-311
Drawn:	Checked:	Revision No.:
SM	JK	4

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Measured survey by Focus Survey

Rev	Date	Description	JK Iss. by
5	13/04/2026	Section 5 Application	JK

**Revision Schedule**

**Client:**  
Forde's Funeral Homes Ltd.

**Project:**  
Section 5 Application  
Curragh Road, Turners Cross, Cork



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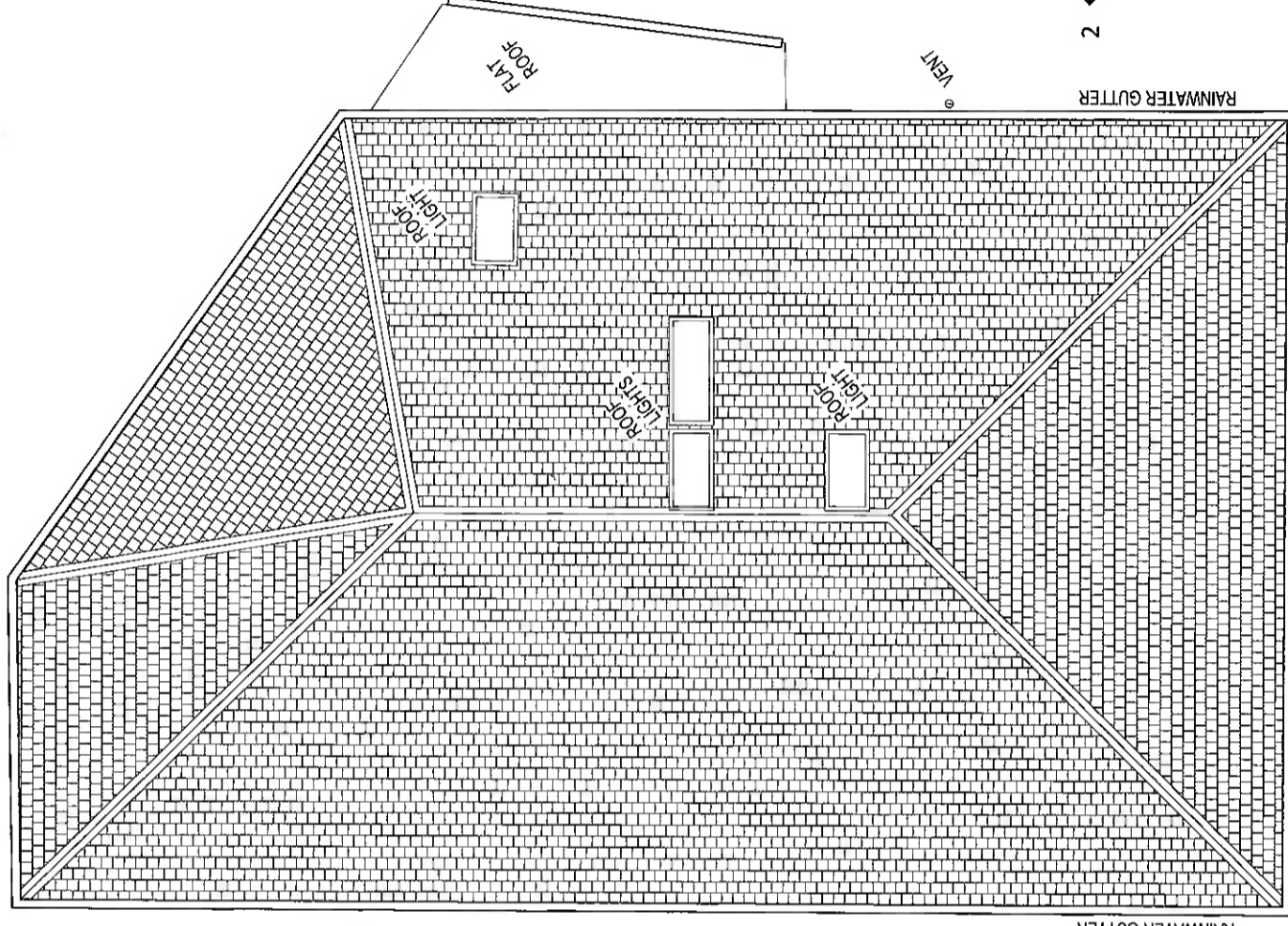


**Drawing:**

Existing First Floor and Roof Plan

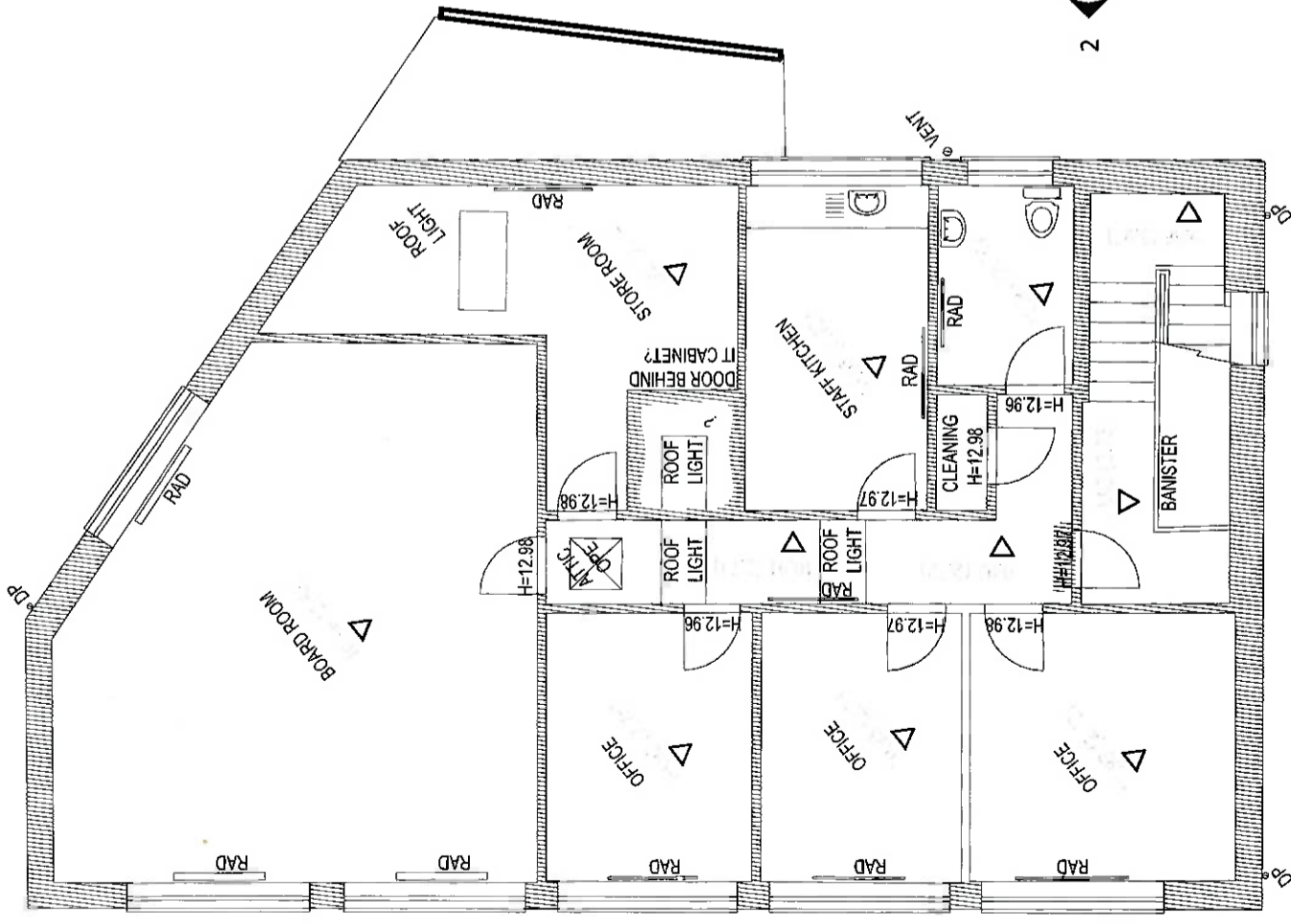
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1 : 100	10/31/23	11233-017
Drawn:	Checked:	Revision No.:
UB	JK	5

026 1



025 1

026 1



025 1

026 2

**017 Existing Roof Plan**  
1 : 100

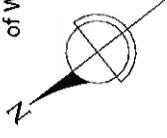
026 2

**017 Existing First Floor Plan**  
1 : 100

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Area Schedule (GIA Existing)	
Name	Area
Ground Floor Level	
GF Boiler Hse	8 m <sup>2</sup>
GF Main big	142 m <sup>2</sup>
GF Main big	150 m <sup>2</sup>
First Floor Level	
1F Main big	143 m <sup>2</sup>
1F Main big	143 m <sup>2</sup>
1F Main big	293 m <sup>2</sup>

Key:	Description
<span style="color: red;">—</span>	Development Boundary
<span style="color: blue;">—</span>	Lands in applicant's ownership

Townland: Raheen & Cooleen

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Rev	Date	Description	Iss. by
5	13/04/2026	Section 5 Application	JK

Client:  
Fordes Funeral Homes Ltd.  
Project:  
Section 5 Application  
Curragh Road, Turners Cross, Cork



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Drawing:	
Existing Ground Floor Plan	
Scale @ A3:	As indicated
Date:	10/31/23
Drawing No.:	11233-016
Checked:	JK
Drawn:	UB
Revision No.:	5



**1** 016 Existing Ground Floor Plan  
1:100

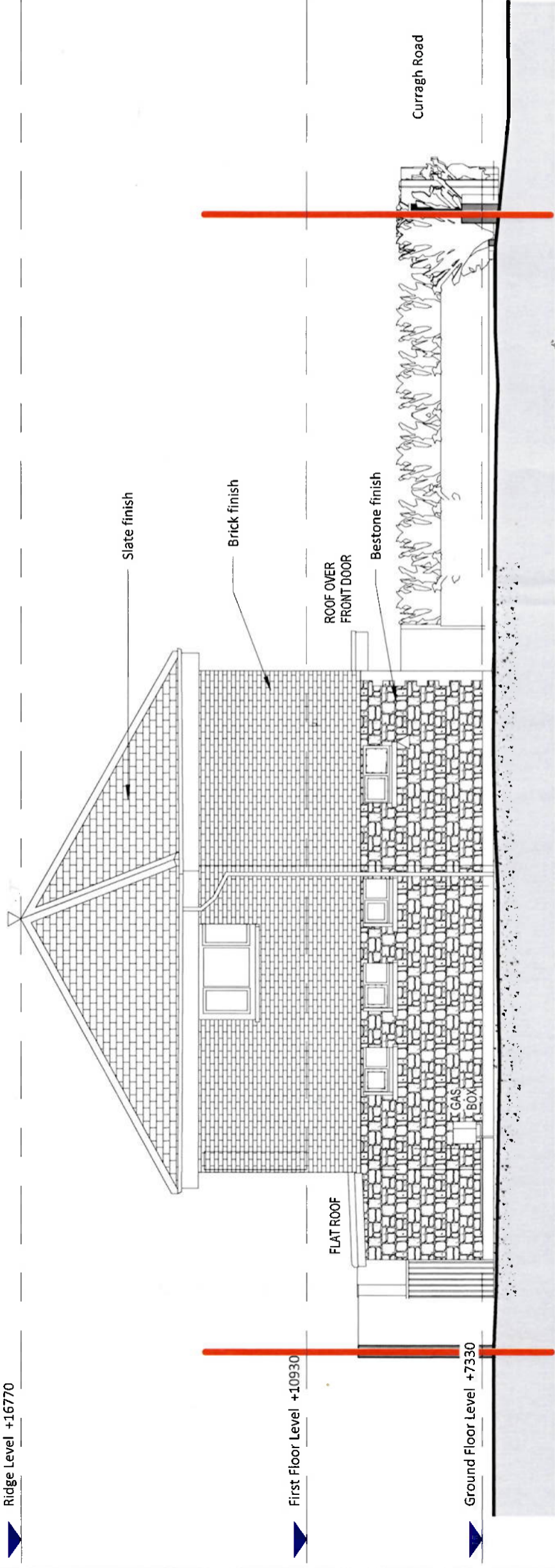
Ridge Level +16770

First Floor Level +10930

Ground Floor Level +7330

### Existing Elevation Northeast

1 : 100



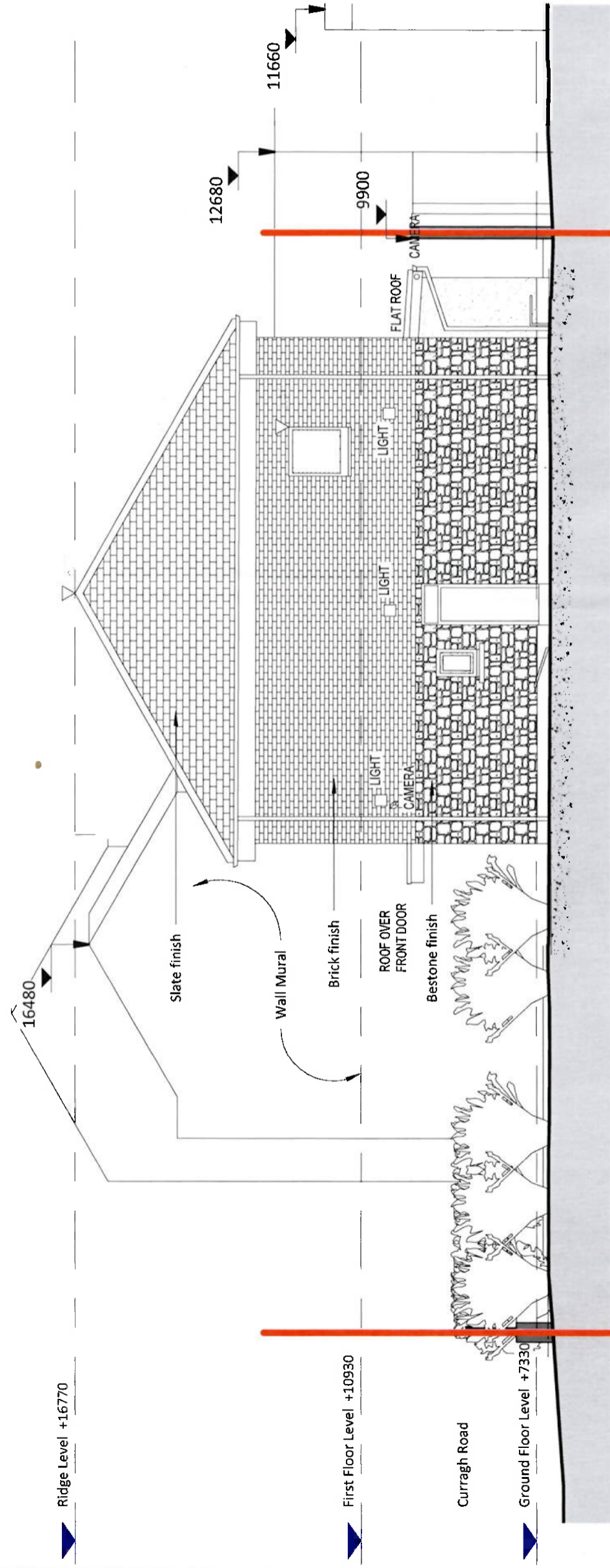
Ridge Level +16770

First Floor Level +10930

Ground Floor Level +7330

### Existing Elevation Southwest

2 : 100



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Rev	Date	Description	Iss. by
5	13/04/2026	Section 5 Application	JK

Revision Schedule	

Client:  
Fordes Funeral Homes Ltd.

Project:  
Section 5 Application  
Curragh Road, Turners Cross, Cork



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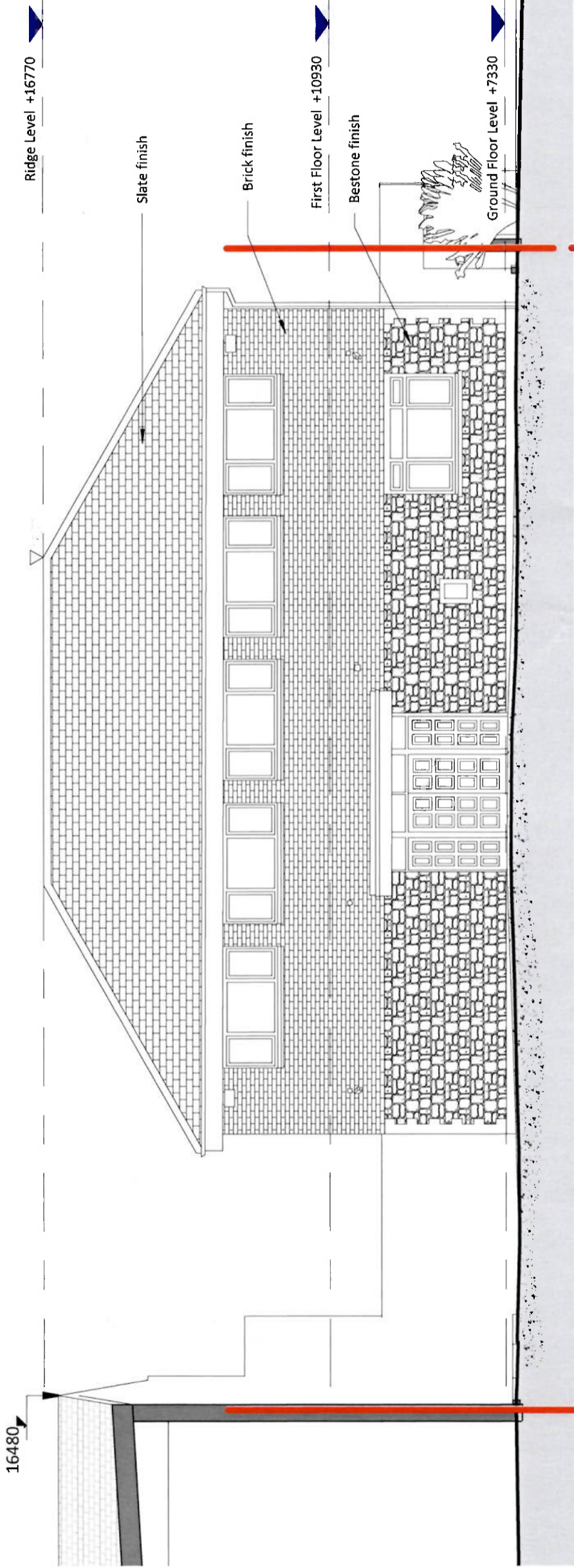
Drawing:  
Existing Elevations

Scale @ A3:	Date:	Drawing No.:
1 : 100	21/11/2024	11233-026
Drawn:	Checked:	Revision No.:
UB	JK	5

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1 Existing Elevation Northwest Entrance

1 : 100

Measured survey by Focus Surveys

Rev	Date	Description	Iss. by
5	13/04/2026	Section 5 Application	JK

Revision Schedule

Client: Fordes Funeral Homes Ltd.  
Project: Section 5 Application  
Curragh Road, Turners Cross, Cork

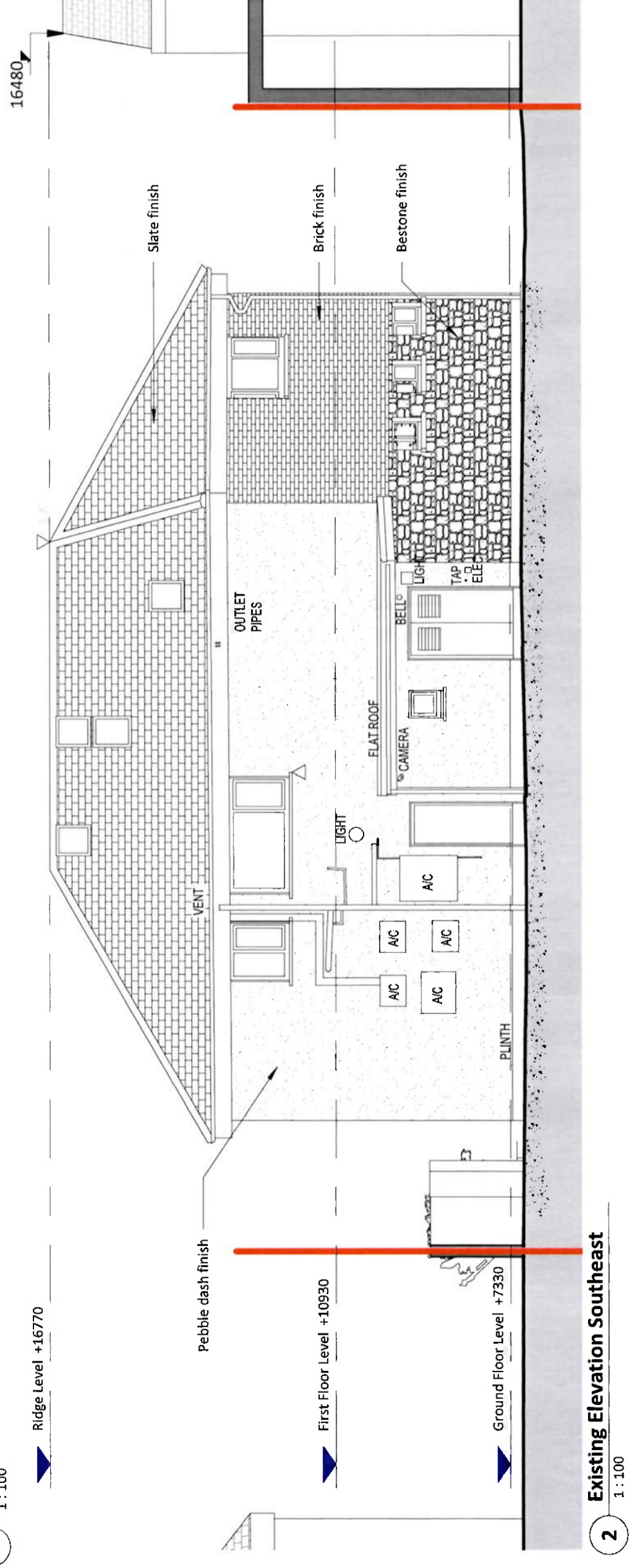


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Project Management



Drawing: Existing Elevations

Scale @ A3:	Date:	Drawing No.:
1 : 100	21/11/2024	11233-025
Drawn:	Checked:	Revision No.:
UB	JK	5



2 Existing Elevation Southeast

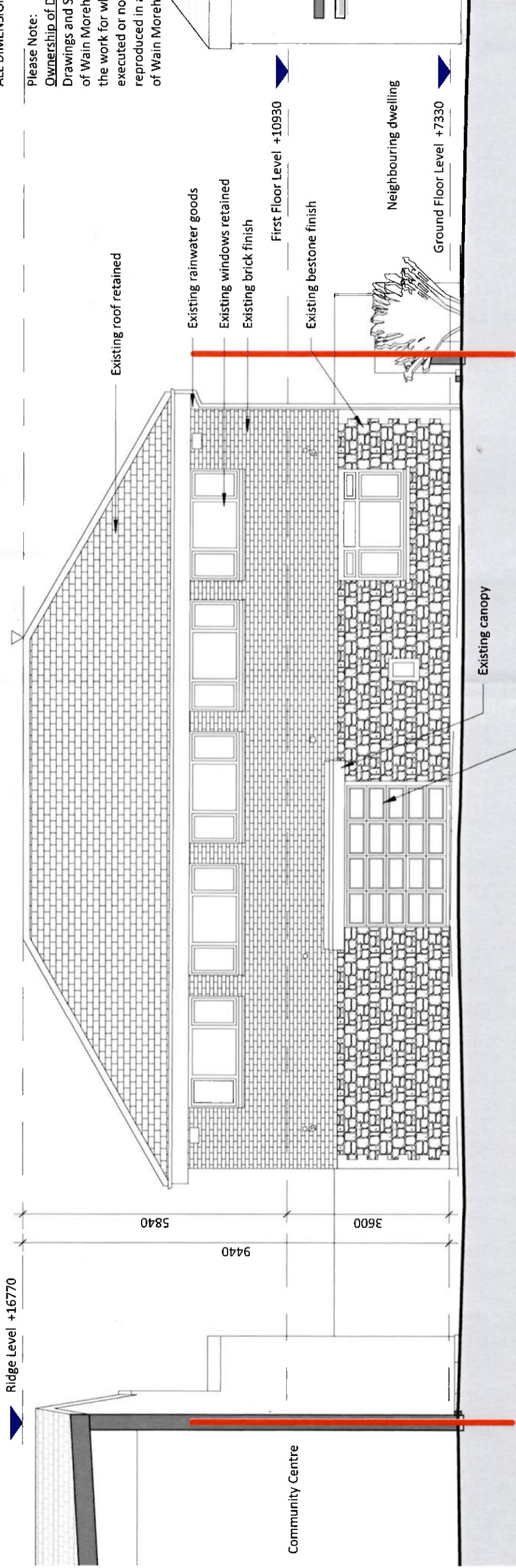
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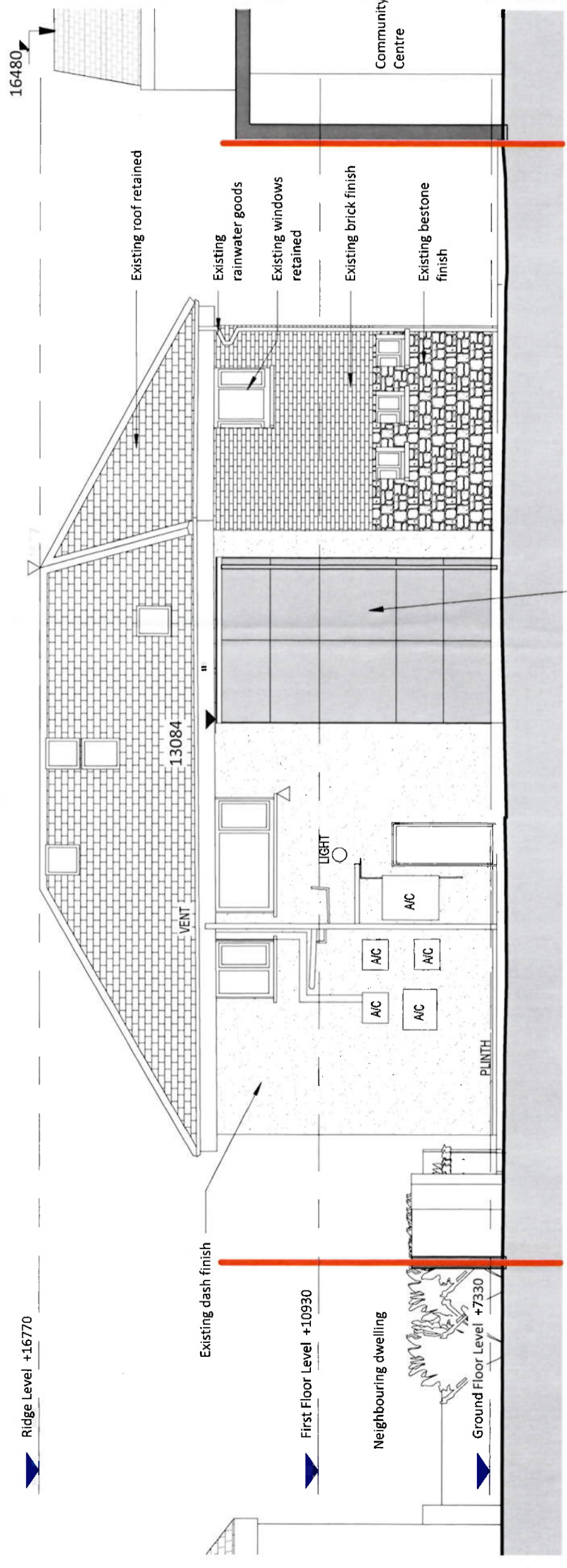
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Existing construction  
Proposed construction



**1 Proposed Elevation Northwest (Entrance)**

1 : 100



**2 Proposed Elevation Southeast**

1 : 100

Rev	Date	Description	Iss. by	JK
4	13/04/2026	Section 5 Application		JK

**Revision Schedule**

Client: **Fordes Funeral Homes Ltd.**  
Project: **Section 5 Application**  
**Curragh Road, Turners Cross, Cork**



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T: 031 201 2655 E: [info@wainmorehead.com](mailto:info@wainmorehead.com) W: [www.wainmorehead.com](http://www.wainmorehead.com)



Drawing:

**Proposed Elevations**

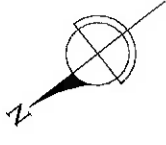
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Drawn:	Checked:	Revision No.:
JK	JK	4



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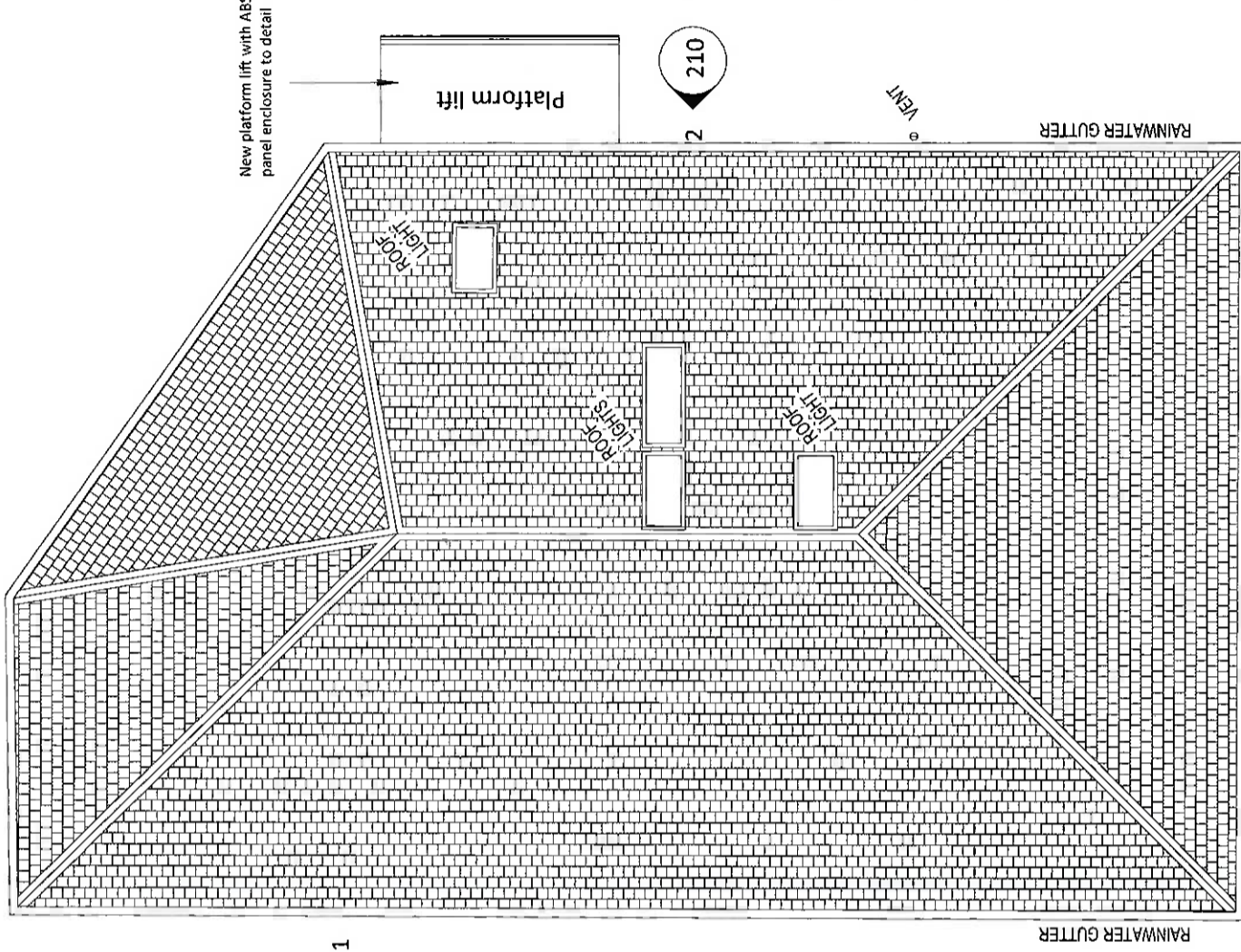
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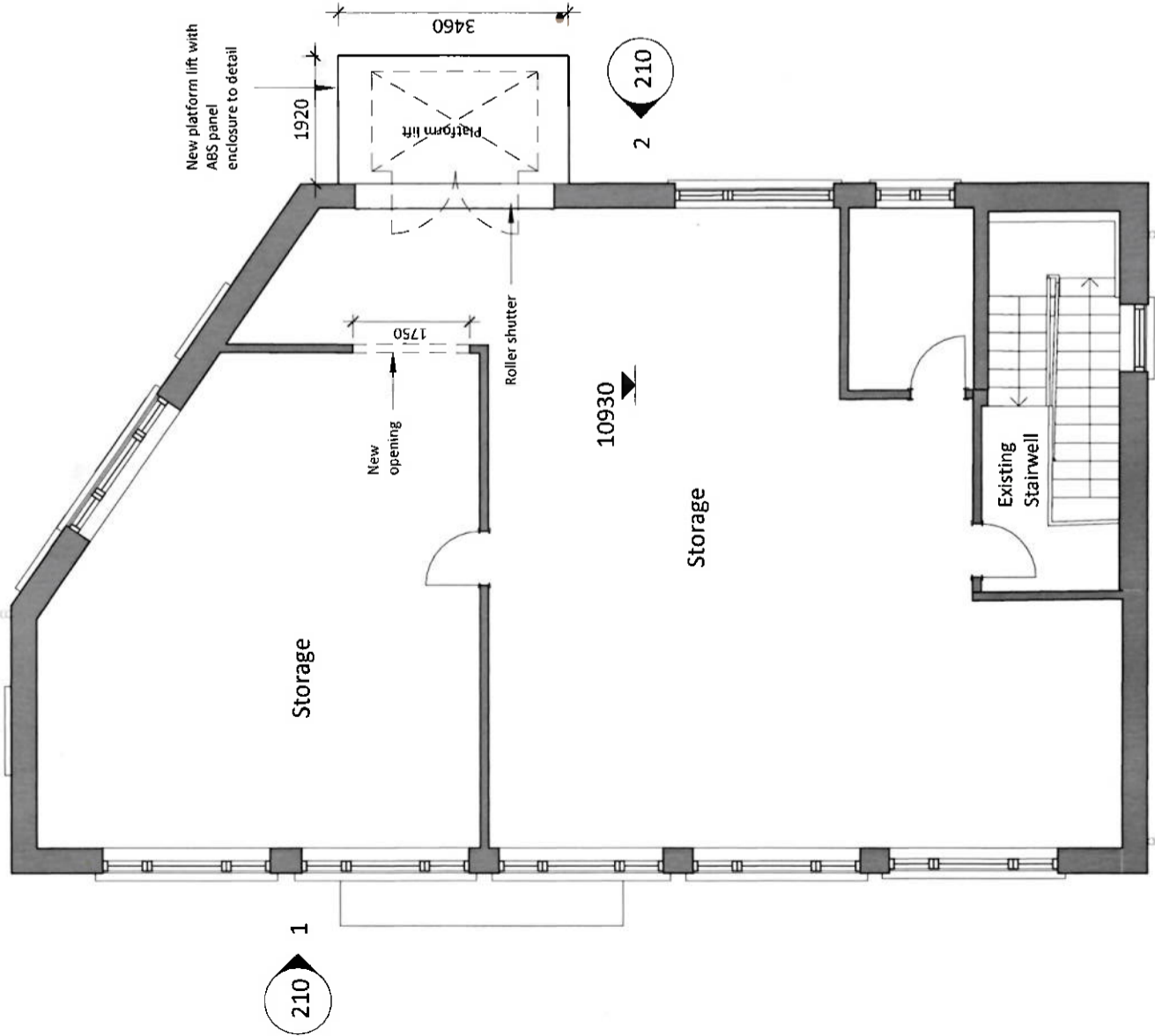
Existing construction  
Proposed construction

211  
1



2  
211

211  
1



2  
211

Rev	Date	Description	Iss. by
8	13/04/2026	Section 5 Application	JK

**Revision Schedule**

Client: **Fordes Funeral Homes Ltd.**  
Project: **Section 5 Application**  
**Curragh Road, Turners Cross, Cork**



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**Drawing:**

**Proposed First Floor and Roof Plan**

Scale @ A3:	Date:	Drawing No.:
1 : 100	22/11/2024	11233-151
Drawn:	Checked:	Revision No.:
JK	JM	8

**151 Proposed Roof Plan**

1 : 100

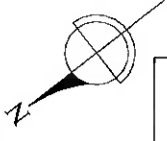
**151 Proposed First Floor Plan**

1 : 100

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Area Schedule (G/A - Proposed)	
Name	Area
Ground Floor Level	
GF Goods lift	8 m <sup>2</sup>
GF Main Bldg	142 m <sup>2</sup>
First Floor Level	
FF Main Bldg	143 m <sup>2</sup>
	293 m <sup>2</sup>

GF Goods lift	8 m <sup>2</sup>
GF Main Bldg	142 m <sup>2</sup>
FF Main Bldg	143 m <sup>2</sup>
	293 m <sup>2</sup>

**Key:**

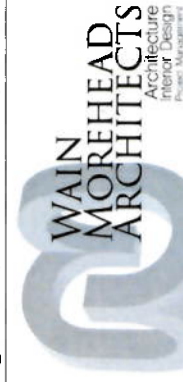
- Development Boundary
- Lands in applicant's ownership

Townland: Raheen & Cooleen

- Existing construction
- Proposed construction

Rev	Date	Description	Iss. by	JK
8	13/04/2026	Section 5 Application		

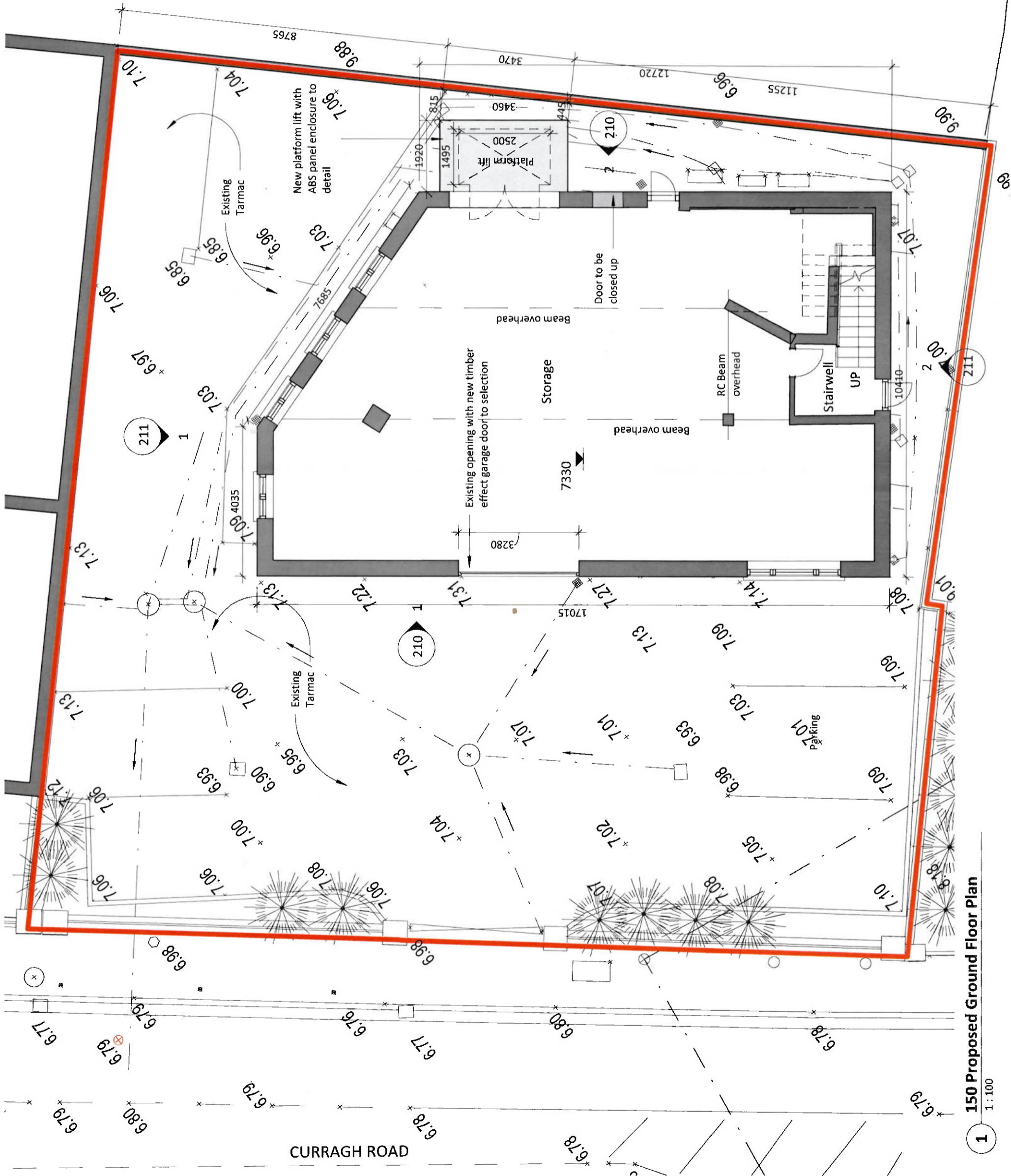
Client:  
Fordes Funeral Homes Ltd.  
Project:  
Section 5 Application  
Curragh Road, Turners Cross, Cork



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T+353 (0)21 265 700 E [info@wainmorehead.com](mailto:info@wainmorehead.com) W [www.wainmorehead.com](http://www.wainmorehead.com)



Drawing:	
Proposed Ground Floor Plan	
Scale @ A3:	As indicated
Date:	10/31/23
Drawing No.:	11233-150
Checked:	JM
Revision No.:	8



**1 150 Proposed Ground Floor Plan**  
1 : 100