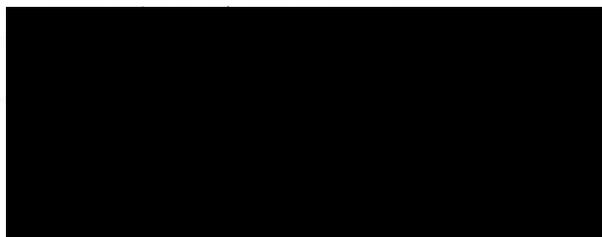


# Comhairle Cathrach Chorcaí Cork City Council

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



20/01/2026

RE: **Section 5 Declaration R989/25 105-107, St Patrick's Street, Centre, Cork. T12 P718**

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 02<sup>nd</sup> of October 2025.

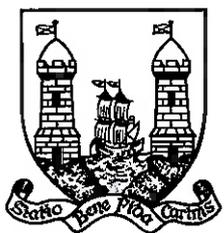
The Question before the Planning Authority was whether “Whether the fitout of part of the third floor of the Dunnes Stores department store as a restaurant (café) for the consumption of food on and off the premises is or is not development and if it is whether it is exempt development.”

Having regard to —

- The plans and particulars submitted on 03/10/2025 and 18/12/2025,
- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended),
- The definition of a shop provided under Article 5 (1) of the Planning and Development Regulations 2001 (as amended),
- The planning history and established use of the overall premises and
- The scale of the café floor space relative to the overall retail floorspace



**We are Cork.**



# Comhairle Cathrach Chorcaí

## Cork City Council

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

it is considered that the *fitout of part of the third floor of the Dunnes Stores department store as a restaurant (café) for the consumption of food on and off the premises IS DEVELOPMENT and IS EXEMPTED DEVELOPMENT.*

Is mise le meas,

*Anthony Angelini*

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



**We are Cork.**

PLANNER'S REPORT Ref. R989/25	
<b>Application type</b>	Section 5 Declaration
<b>Description</b>	<i>“Whether the fitout of part of the third floor of the Dunnes Stores department store as a restaurant (café) for the consumption of food on and off the premises is or is not development and if it is whether it is exempt development”.</i>
<b>Location</b>	105-107 St. Patrick’s Street: “Dunnes Sores”
<b>Applicant</b>	Better Value Unlimited Company
<b>Date</b>	20/01/2026
<b>Recommendation</b>	<i>Is Development and Is Exempted Development</i>

To be read in conjunction with previous report dated 23/10/2025 which requested the following further information:

**1. The following Further Information was requested:**

The applicant is requested to submit the following:

- 1) It is noted that there is an existing café on the 3<sup>rd</sup> Floor. This appears to be newly refurbished with a revised layout. There are also construction works occurring behind sheeting/hoarding. The question presented refers to “the fitout of part of the 3<sup>rd</sup> Floor as a restaurant/café”. You are requested to clarify if this in writing and with a floor plan clearly showing if this Section 5 declaration relates to this existing café and whether any further additional floor area (behind the hoarding/sheeting and undergoing works) is also intended to be fitted out as a restaurant/café.
- 2) (i) Please clarify what works are ongoing behind the sheeting at the 3<sup>rd</sup> floor level and what use is proposed for this area. Please submit a corresponding 3<sup>rd</sup> floor plan detailing same and if this area is included in the Section 5 declaration.  
(ii) Please submit a full floor plan for the 3<sup>rd</sup> floor café including the outdoor terrace area and if this space is to be included in the change of use.
- 3) Please clarify the net floor area of the following:
  - a) The existing and proposed café at the 3<sup>rd</sup> floor including the outdoor terrace seating area;
  - b) The existing food hall which provides seating for the consumption of both hot and cold food on and off the premises at basement level;
  - c) The existing café at the ground floor area “Café Sol”
  - d) The net floor area of the remaining retail uses on each floor.

**2. Response from Applicant:**

The applicant submitted details on the 18/12/2025.

For item 1 the applicant states that the works referred to as “existing café” are as laid out on drawing PDA plan DS82-WD-001. The works behind the sheeting/hoarding relate to a back-of-house butchery preparation area only. The applicant clarifies that this does not form part of the Section 5 and does not form part of the café.

For items 2 (i) and (ii) the applicant clarifies that the works behind the sheeting/hoarding relate to a butchery preparation area only and does not form part of the Section 5 and does not form part of the café. It is also stated by the applicant that Plan DS82-WD-001 outlines the area of the café in question in red. The terrace is not included in the change of use.

For items 3 (a-d) the applicant states that the net area of the café plus its ancillary back-of-house (prep and storage areas) is 414.7sq.m. The seating area at Basement level is given as 54.5sq.m net. The existing café at ground floor level, Café Sol, is 145.7sq.m net. The net floor area of the remaining retail uses are listed as extracted below from Page 3 of the cover letter from the applicant:

Table 1: Floor	Net Retail Sales Area (sqms)
Basement	1533.19
Ground	1546.63
First	1704.79
Second	1713.63
Third	n/a
<b>TOTAL</b>	<b>6498.24</b>

### 3. The Question before the Planning Authority

In framing the question to the planning authority, the applicant states in Q2 of the application form: *“Whether the fitout of part of the third floor of the Dunnes Stores department store as a restaurant (café) for the consumption of food on and off the premises is or is not development and if it is whether it is exempt development.”*

### 4. ASSESSMENT

The previous assessment found the proposal constituted works and therefore development. The remaining issue for consideration is whether or not the development is exempted development.

I note the definition of a shop as outlined in Article 5(1) of the Planning and Development Regulations: *“... ‘shop’ means a structure used for any or all of the following purposes, where the sale, display or service is principally to visiting members of the public –*

- (a) for the retail sale of goods,*
- (b) as a post office,*
- (c) for the sale of tickets or as a travel agency,*
- (d) for the sale of sandwiches or other food or of wine for consumption off the premises, where the sale of such food or wine is subsidiary to the main retail use, and “wine” is defined as any intoxicating liquor which may be sold under a wine retailer’s off-licence (within the meaning of the Finance (1909-1910) Act, 1910), 10 Edw. 7. & 1 Geo. 5, c.8,*
- (e) for hairdressing,*
- (f) for the display of goods for sale,*
- (g) for the hiring out of domestic or personal goods or articles,*
- (h) as a launderette or dry cleaners,*
- (i) for the reception of goods to be washed, cleaned or repaired,*

*but does not include any use associated with the provision of funeral services or as a funeral home, or as a hotel, a restaurant or a public house, or for the sale of hot food or intoxicating liquor for*

*consumption off the premises except under paragraph (d), or any use to which class 2 or 3 of Part 4 of Schedule 2 applies;”*

I note a number of Section 5 references to An Bord Pleanála where a partial change of use to a coffee shop within a retail area was considered to be a subsidiary use to the main retail use and as such were not considered to be development. Some examples are as follows:

**RL06S.303153:** The change of use of a shop for use as a coffee shop at Dunnes Stores, Liffey Valley Shopping Centre Clondalkin (79 sq.m. of a gross floor area of 5,976 sq.m. or 1.3% was determined as not development.

**RL93.RL3444:** The partial change of use of part of a shop as a coffee shop at Pennys 31-37 Barronstrand St, Waterford (120 sq.m. out of a total of circa 5,000 sq.m. i.e. 2.4%) was determined as not development.

In Article 5, of the Planning and Development Regulations 2001 (as amended) there is no planning exemption for change of use from a shop to a restaurant/café. The definition of a shop excludes a restaurant. In this Section 5 declaration request, the “restaurant (café) use for consumption of food on and off the premises” is a partial change of use of one of the floors of this building. The established and primary use of this building is for retail. Having regard to the proportion of café area and the back of house area on the 3<sup>rd</sup> floor (414.7 sqm) and combined with the other café areas on the ground and basement floors (614.58 sqm) which is just under 10% of the stated net retail floorspace of the building (6498.24 sqm), it can be considered as subsidiary to the principal retail use of this premises.

The location and layout of the café space within the building is also a key consideration. The café is located on the 3<sup>rd</sup> floor of this premises and does not have a separate access from the main access points on the ground floor of this retail premises located on St. Patrick’s Street and Drawbridge Street. The operation of a café on the 3<sup>rd</sup> floor of the premises would therefore not open or operate outside of the opening hours of the overall retail store opening hours. Given the scale of the café (and the combined proportion of the other the café floor areas on the ground and basement levels within this building) and its location on the 3<sup>rd</sup> floor without a separate means of access, the café use on this 3<sup>rd</sup> floor is considered as subsidiary to the main retail use, as provided under Article 5 (1) of the Planning and Development Regulations, 2001 (as amended) as set out above.

## 5. Conclusion

The question has been asked *“Whether the fitout of part of the third floor of the Dunnes Stores department store as a restaurant (café) for the consumption of food on and off the premises is or is not development and if it is whether it is exempt development.”*

Having considered the particulars submitted with the application and the relevant legislation as set out above, it is considered that the fit out of part of the third floor of the Dunnes Stores department store as a restaurant (Café) for the consumption of food on and off the premises is development and is exempted development.

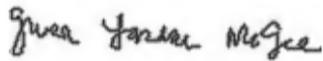
## 6. RECOMMENDATION

In view of the above and having regard to —

- The plans and particulars submitted on 03/10/2025 and 18/12/2025,

- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended),
- The definition of a shop provided under Article 5 (1) of the Planning and Development Regulations 2001 (as amended),
- The planning history and established use of the overall premises and
- The scale of the café floor space relative to the overall retail floorspace

it is considered that the *fitout of part of the third floor of the Dunnes Stores department store as a restaurant (café) for the consumption of food on and off the premises* **Is Development** and is **Exempted Development**.



---

Gwen Jordan McGee  
Senior Executive Planner

**Job Number: 24086**  
**Letter Reference: 16 December 2025**  
**Date: 161225**



Planning Department  
Cork City Council  
City Hall  
Anglesea Street  
Cork  
T12 T997

Dear Sir/Madam

**Re: Application for Declaration under Section 5 of the Planning and Development Act 2000 Act (as amended) – Response to Request for Further Information.**

**Applicant:** Better Value Unlimited Company, 46-50 South Great George's Street, Dublin 2, Dublin D02 RX86.

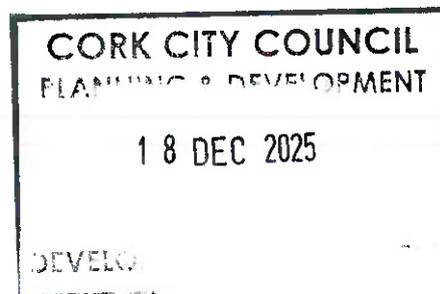
**Original Declaration sought:**

*(1) Whether the fitout of part of the third floor of the Dunnes Stores department store as a restaurant (café) for the consumption of food on and off the premises is or is not development and if it is whether it is exempt development.*

**Attachments:**

PDA Floor Plans:

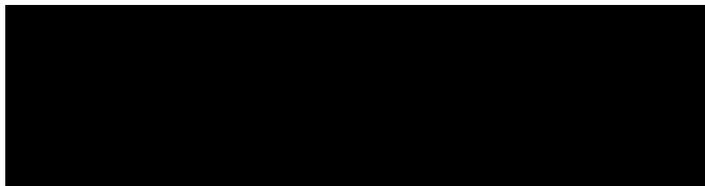
- B07\* Basement
- G07\* Ground
- 107\* First
- 207\* Second
- 307\* Third



**Response to Request for Further Information**

**Item 1**

It is noted that there is an existing cafe on the 3rd Floor. This appears to be newly refurbished with a revised layout. There are also construction works occurring behind sheeting/hoarding. The question presented refers to "the fitout of part of the 3rd Floor as a restaurant/cafe". You are requested to clarify if this in writing and with a floor plan clearly showing if this Section 5 declaration relates to this existing cafe and whether any further additional floor area (behind the existing hoarding/sheeting and undergoing works on this floor) is also intended to be fitted out as a restaurant/cafe.

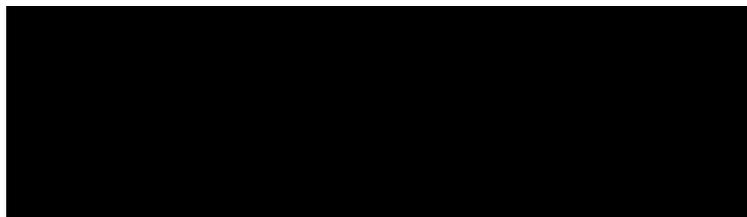


The works referred to above as “existing café” are as laid out in store and presented on PDA plan DS82-WD-001\*. The works that were behind “sheeting/hoarding” relate to a butchery preparation area, part of the Dunnes Stores owned “James Whelan Butchers”. This is only a preparation area ancillary to the foodhall.

Meat is taken in and prepared for sale within that space. Customers can see into the space, but it is only accessible to Dunnes Stores/James Whelan staff. This area does not form part of the Section 5 and does not form part of the café.



Figure 1a and 1b: photos of James Whelan's preparation area.



Item 2:

(i) Please clarify what works are ongoing behind the sheeting at the 3rd floor level and what use is proposed for this area. Please submit a corresponding 3rd floor plan detailing same and if this area is included in the Section 5 declaration.

Refer to item 1 and item 2(ii).

(ii) Please submit a full floor plan for the 3rd floor cafe including the outdoor terrace area and if this space is to be included in the change of use.

Please see attached Plan DS82-WD-001\*. The area included in the section 5 is outlined in red and measures 414.73sqms. The terrace is not included in the change of use.

Item 3:

Please clarify the net floor area of the following:

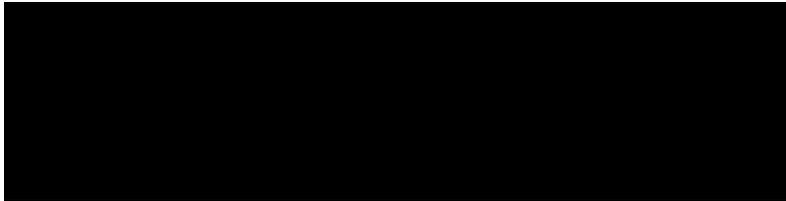
- (a) The existing and proposed café at the 3<sup>rd</sup> floor including the outdoor terrace seating area.  
The net area of the *existing* café plus its ancillary Back of House ("BOH") is 414.73sqms.
- (b) The existing food hall which provides seating for the consumption of both hot and cold food on and off the premises at basement level  
The seating area is 54.48sqms net.
- (c) The existing cafe at the ground floor area "Cafe Sol"  
Café Sol is 145.7sqms net.
- (d) The net floor area of the remaining retail uses on each floor.  
Please refer to Table 1 that sets out the net retail area on each floor. The wider plans provide full details of the layout on each floor including the smaller areas listed above in items a-c.

Table 1: Floor	Net Retail Sales Area (sqms)
Basement	1533.19
Ground	1546.63
First	1704.79
Second	1713.63
Third	n/a
<b>TOTAL</b>	<b>6498.24</b>

Yours faithfully

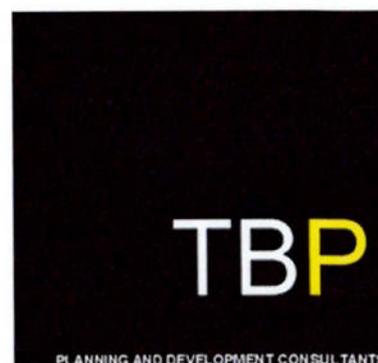


**Tony Bamford**



TBP: 24086  
Date: 25 Sept 2025  
Ref: 250925

Planning Department  
Cork City Council  
City Hall  
Anglesea Street  
Cork  
T12 T997



Dear Sir/madam

**Re: Application for Declaration under Section 5 of the Planning and Development Act 2000 Act (as amended)**

**Applicant:** Better Value Unlimited Company

Declaration sought:

*(1) Whether the fitout of part of the third floor of the Dunnes Stores department store as a restaurant (café) for the consumption of food on and off the premises is or is not development and if it is whether it is exempt development.*

Attachments:

- Fee included: €80
- Site Location Plan
- Site Layout Plan
- Third Floor Plan

## Introduction

This application is made under Section 5 of the Planning and Development Act 2000 (as amended) and has regard to the relevant Planning and Development Regulations 2001 (as amended). It seeks to confirm that the proposed change of use of the premises as alleged in the Planning Authority's Warning Letter (date: 8 September 2025) from retail (or a "shop") to a café/restaurant is not development as it does not constitute a material change of use and does not therefore constitute development.

A 'shop' is defined in the Planning and Development Regulations 2001 (as amended) as:

*"means a structure used for any or all of the following purposes, where the sale, display or service is principally to visiting members of the public –  
(a) for the retail sale of goods,*

(b) as a post office,  
(c) for the sale of tickets or as a travel agency,  
(d) for the sale of sandwiches or other food or of wine for consumption off the premises, where the sale of such food or wine is subsidiary to the main retail use, and "wine" is defined as any intoxicating liquor which may be sold under a wine retailer's off-licence (within the meaning of the Finance (1909-1910) Act, 1910),  
(e) for hairdressing,  
(f) for the display of goods for sale,  
(g) for the hiring out of domestic or personal goods or articles,  
(h) as a launderette or dry cleaners,  
(i) for the reception of goods to be washed, cleaned or repaired,  
but does not include any use associated with the provision of funeral services or as a funeral home, or as a hotel, a restaurant or a public house, or for the sale of hot food or intoxicating liquor for consumption off the premises except under paragraph (d), or any use to which class 2 or 3 of Part 4 of Schedule 2 applies;"<sup>1</sup>

Taking account of this definition and the approach taken by An Commission Pleanala ("ACP") and also the Planning Authority's approach in the case of Dunnes Stores, Merchant's Quay, we submit the Dunne Stores Café, whilst a change of use, is not a material change of use.

## Planning History

The relevant planning permission relating to third floor is Pa ref: 05/30139. The Development area of the project is stated as 13,863sqms and consisted of a multi-storey development over basement.

Of the conditions attached to this permission, none relate to the proposed use of the third floor or in any way seek to restrict the use of the floor from its original intended use as retail.

There were two valid later applications: 08/33460 and 08/33461. The latter application sought permission for

*for amendments to the previously approved permission ref 05/30139. The amendments consist of the following proposed changes: 1. A new glazed conservatory extension to the third floor. 2. A revised building line to William Street at third & fourth floor levels which includes the addition of an enclosed stair to roof level and a new lift machine room at roof level. 3. The installation of canopies to ground floor elevations*

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<sup>1</sup> Article 5(1) of the Planning and Development Regulations 2001 (as amended).

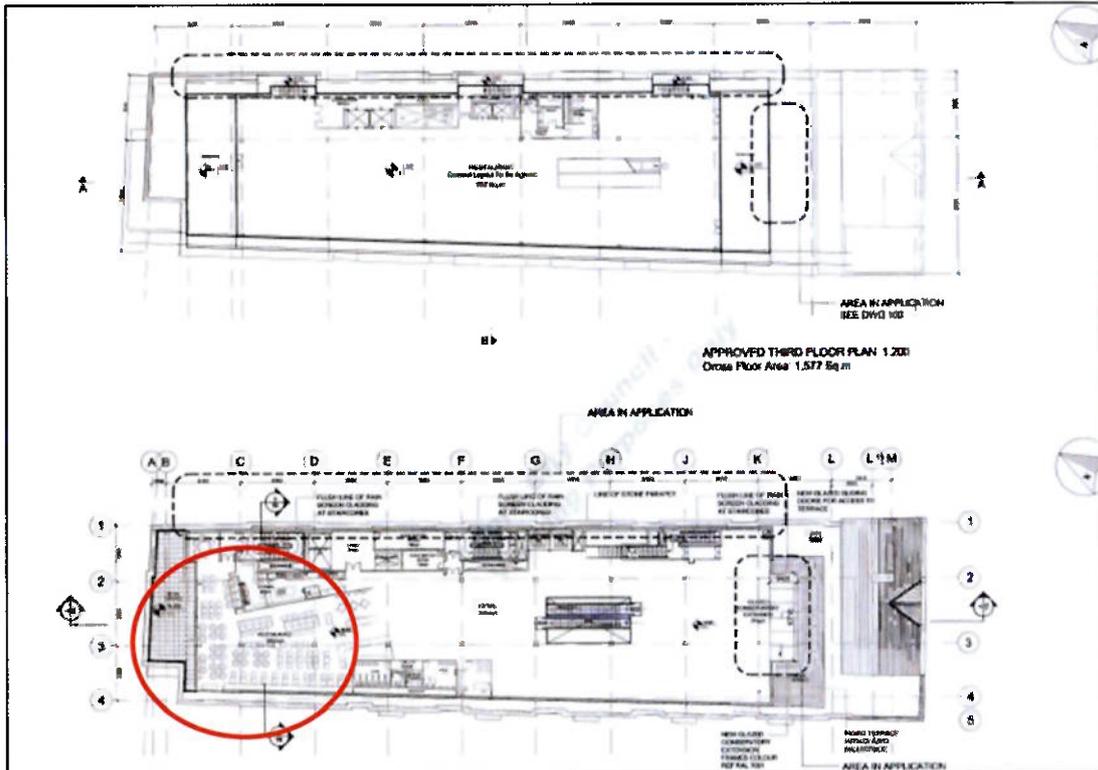


Figure 1.0: Pa Ref 08/33461 – third floor plan including restaurant.

The third floor plan included details of a restaurant on the third floor which evidently was not questioned or queried by the Planning Authority in the Planning Officer’s report.

### Dunnes Stores Café

The Dunnes Stores Café is to be located on the 3<sup>rd</sup> floor of the St Patrick Street store and is presently being fitted out. The Café including seating extends to a floor area of circa 523 sqms.

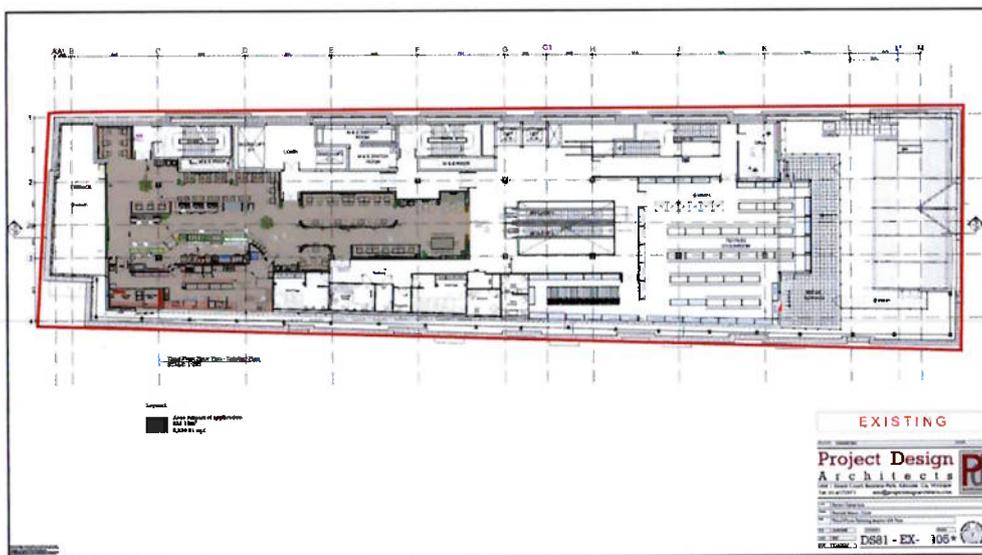


Figure 2.0: General planned layout of the Café at third floor.

1. The Café occupies 3.7% of the retail store's gross floor area.
2. The Café operates the same hours as the rest of the retail operation.
3. The Café does not have an independent access. Access is via the Dunnes Stores mall entrance at GF and then vis internal escalator.
4. There are food preparation areas.
5. The seating area can be used by anyone whether using the Café or not.
6. The Café only operates when the main Dunnes Stores shop is open.
7. The Café does not have a dedicated toilet facility. The adjacent toilets are for users of the entire Dunnes Stores development.
8. There are no material changes to the external appearance of the building.
9. It is not an independent area or new planning unit.

### Existing Permitted Use

Under the plans and particulars of the Pa Ref: 05/30139 The Third floor has permission for retail and ancillary offices. As the offices are ancillary to the retail operation, they are retail or "shop" in terms of their permitted use.

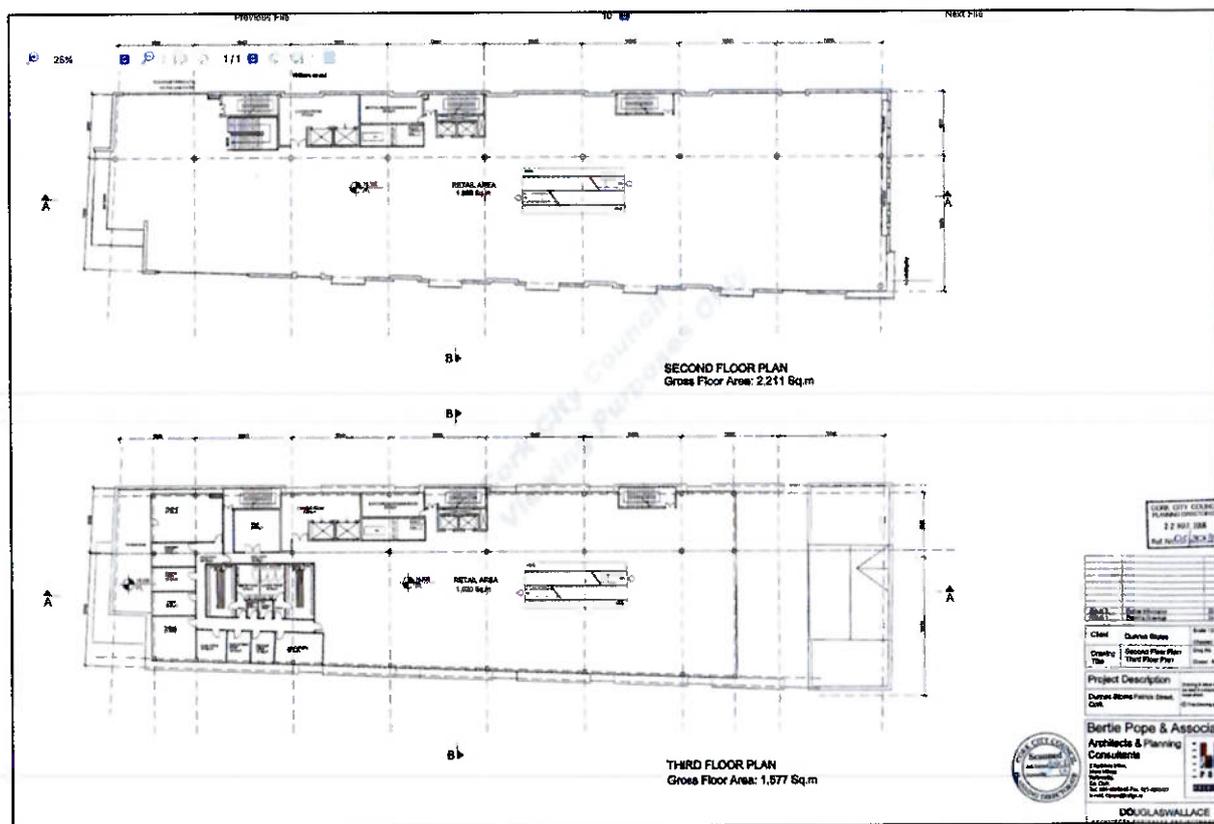


Figure 3.0: Floor Plan as submitted at RFI stage 22 May 2006.

## Example Cases:

### *Penneys 93.RL.3444*

This case the issue related to the use of part of the store as an Insomnia café with an area of 120sqms. The Inspector noted as follows:

*The primary use of the Penny's store premises is a 'shop' and in my opinion, the Insomnia coffee shop it does not come within the scope of a restaurant because it operates similar to a shop or retail outlet. There is no food preparation area, no kitchen, and there is no table service or waiting staff. I note the planning authority stated the level of seating and the provision of toilets was a significant factor in determining a change of use had occurred.*

The Inspector observed:

- The toilets serve patrons of Pennys also and are not exclusively dedicated to Insomnia patrons who must access the premises via the larger Pennys shop. In addition, the toilets would not require planning permission.
- There is no material change to the exterior of the building, and
- internally the coffee shop has to be accessed via Pennys,
- it is not an independent area
- and it is not isolated or enclosed from the main retailing floor area of Pennys.
- In my opinion, the only change of use that has occurred on the premises is that the product sold has changed, but the underlying principle of retailing goods remains the same.
- There is no sale of hot food off the premises only hot drinks. There are sandwiches, bagels, fruit, scones etc that can be purchased for consumption off the premises however this comes within the scope of a 'shop'.
- The seating area is incidental to the main retailing use of the premises, and it is an optional facility or service associated with the coffee shop.

The Board reached a similar, overall conclusion as this Inspector, albeit they concluded the use was a restaurant. In determining that a change of use had occurred it found that:

*the use of part of the shop as a coffee shop is, therefore, a change of use from use as a shop, and is considered to constitute a restaurant use, particularly given the layout, the extent of seating, and the physical separation from the retail area, and*

*having regard to the substantial scale of the overall shop relative to the small scale of the coffee shop, its operation only during the opening hours of and in conjunction with the overall shop, the absence of independent access from the public street, and the absence of potential for use as an independent unit, it is considered that the change of use does not constitute a material change of use and is, therefore, not development:*

### *Dunnes Stores Café: Merchants Quay*

The Merchant's Quay case arose in 2024. The Planning Authority issued a Warning letter Ref No. E8696. The Planning authority alleged an unauthorised change of use of first floor area located at Dunnes Stores Merchant's Quay Shopping Centre, from retail to café/restaurant, with food preparation space and customer toilets.

This office responded to the Warning Letter on 8 July 2024 pointing out the reasons why the Café was a change of use but not a material change of use. In that case the café was 205sqms as against a floor area of 6,264sqms or 3% of the floorspace.

Following consideration of the matter, the Enforcement File was closed on 15 August 2025.

### Concluding Comment

The above cases point to a different treatment applied to food services within large retail floorplates. They are treated as a component of the overall retail offer and are, themselves seen as a complement to and not separate from the wider store.

The Dunnes Stores Café sells food which is consumable on and off premises. Whilst that would suggest a change of use, due to its existence within a substantial retail store, it is considered immaterial. That is a rational and balanced approach, given that such retail arrangements are commonplace, with no external impacts arising.

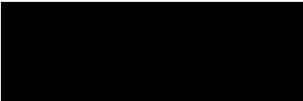
The subject of this section 5 declaration asks:

*Whether the change of use of the premises from retail ("shop") to use as a restaurant/café for the consumption of food on and off the premises is or is not development and if it is whether it is exempt development.*

- (1) the existing use of the entire premises is as a "shop" as defined in Article 5(1) of the Planning and Development Regulations, 2001, as amended by Article 3 of the Planning and Development Regulations, 2005.
- (2) having regard to the substantial scale of the overall shop relative to the small scale of the restaurant, its operation only during the opening hours of and in conjunction with the overall shop, the absence of independent access from the public street, and the absence of potential for use as an independent unit, it is considered that the change of use does not constitute a material change of use and is, therefore, not development.

Lastly, we also draw your attention to the third plan under Pa Ref: 08/33461, which expressly included a restaurant at third floor level. Our client's expectation therefore is that a restaurant/café was legitimately understood by the Planning authority to be part of the wider retail offer at their St Patrick Street store.

Yours sincerely



Tony Bamford



# 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](mailto:planning@corkcity.ie)

Fón/Tel: 021-4924029

Líonra/Web: [www.corkcity.ie](http://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

Better Value Unlimited Company

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

105-107 St Patrick's St, Centre, Cork, T12 P718

### 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?*

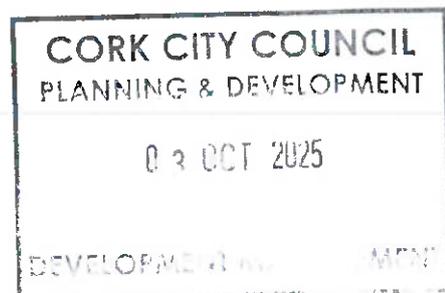
*Note: only works listed and described under this section will be assessed under the section 5 declaration.*

Whether the fitout of part of the third floor of the Dunnes Stores department store as a restaurant (café) for the consumption of food on and off the premises is or is not development and if it is whether it is exempt development.

#### ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:

*(Use additional sheets if required).*

See attached TBP cover letter and plans



4. Are you aware of any enforcement proceedings connected to this site?  
 If so please supply details: \_\_\_\_\_ Yes: Ref: E8895

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?  Yes  
 If so please supply details: \_\_\_\_\_ Please refer to TBP cover letter

**7. APPLICATION DETAILS**

Answer the following if applicable. Note: Floor areas are measured from the inside of the external walls and should be indicated in square meters (sq. M)

(a) Floor area of existing/proposed structure/s	
(b) If a domestic extension, have any previous extensions/structures been erected at this location after 1 <sup>st</sup> October, 1964, (including those for which planning permission has been obtained)?	Yes <input type="checkbox"/> No <input checked="" 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)  Existing Use Retail	Proposed/existing use (please circle)  Proposed Use Dunnes stores Cafe

**7. LEGAL INTEREST**

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

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

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

01 Oct 2023

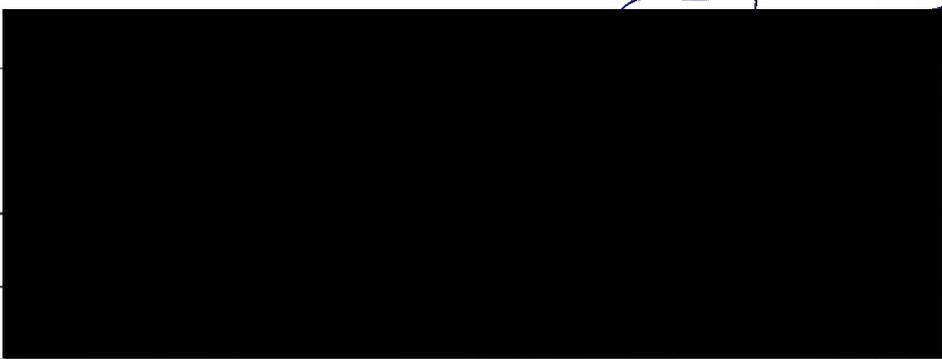
### CONFIDENTIAL CONTACT DETAILS

These details will not be made available to the public.

#### 9. Applicant:

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

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

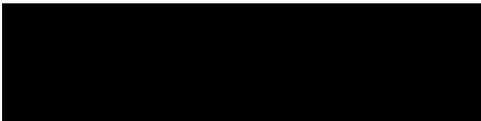
<b>Name(s):</b>	
<b>Address:</b>	
<b>Telephone:</b>	
<b>E-mail address:</b>	
<b>Should all correspondence be sent to the above address?</b> (Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

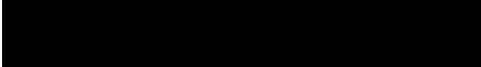
#### 11. Owner Details (if the applicant above is not the legal owner):

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

#### 12. ADDITIONAL CONTACT DETAILS

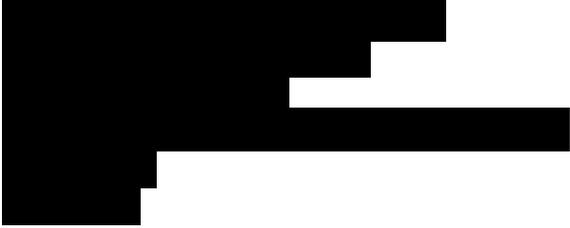
The provision of additional contact information such as email addresses or phone numbers is voluntary and will only be used by the Planning Authority to contact you should it be deemed necessary for the purposes of administering the application.

Mobile No. 

Email Address: 

For Office Use Only:

File Ref. No. \_\_\_\_\_



23/10/2025

**RE: Section 5 Declaration R989/25 105-107, St Patrick's Street,  
Centre, Cork. T12 P718**

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 02<sup>nd</sup> of October 2025.

The Question before the Planning Authority was whether “Whether the fitout of part of the third floor of the Dunnes Stores department store as a restaurant (café) for the consumption of food on and off the premises is or is not development and if it is whether it is exempt development.”

The applicant is requested to submit the following:

- 1) It is noted that there is an existing café on the 3rd Floor. This appears to be newly refurbished with a revised layout. There are also construction works occurring behind sheeting/hoarding. The question presented refers to “the fitout of part of the 3rd Floor as a restaurant/café”. You are requested to clarify if this in writing and with a floor plan clearly showing if this Section 5 declaration relates to this existing café and whether any further additional floor area (behind the existing hoarding/sheeting and undergoing works on this floor) is also intended to be fitted out as a restaurant/café.
- 2) (i) Please clarify what works are ongoing behind the sheeting at the 3rd floor level and what use is proposed for this area. Please submit a corresponding 3rd floor plan detailing same and if this area is included in the Section 5 declaration.
- (ii) Please submit a full floor plan for the 3rd floor café including the outdoor terrace area and if this space is to be included in the change of use.

3) Please clarify the net floor area of the following:

- a) The existing and proposed café at the 3rd floor including the outdoor terrace seating area;
- b) The existing food hall which provides seating for the consumption of both hot and cold food on and off the premises at basement level;
- c) The existing café at the ground floor area “Café Sol”
- d) The net floor area of the remaining retail uses on each floor

It is thus considered that **FURTHER INFORMATION** is required.

Is mise le meas,



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

<b>PLANNER'S REPORT</b> <b>Ref. R989/25</b>		Cork City Council Planning & Integrated Development Directorate,
<b>Application type</b>	Section 5 Declaration	
<b>Description</b>	<i>"Whether the fitout of part of the third floor of the Dunnes Stores department store as a restaurant (café) for the consumption of food on and off the premises is or is not development and if it is whether it is exempt development."</i>	
<b>Location</b>	105-107 St. Patrick's Street: "Dunnes Sores"	
<b>Applicant</b>	Better Value Unlimited Company	
<b>Date</b>	23/10/2025	
<b>Recommendation</b>	<i>Further Information</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:

*"Whether the fitout of part of the third floor of the Dunnes Stores department store as a restaurant (café) for the consumption of food on and off the premises is or is not development and if it is whether it is exempt development."*

### 3. Site Description

The property in question is an existing 4-storey (6 level) detached building between four city streets: St. Partrick's Street to the front, Drawbridge Street to the rear; with Williams Street and Bowling Green Street along the sides.

The subject site is listed on the National Inventory of Architectural Heritage (ref. 20,512,846 & ref. 20,512,845 & ref. 20,512,844) and is located in a Zone of Archaeological Potential.



#### 4. Planning History

TP02/26512: Permission REFUSED for Change of use of first floor retail area to food court/restaurant

TP05/30139: Permission GRANTED for the redevelopment of the site involving the demolition of the existing buildings with the exception of the retained facades and part of the structures to 103 - 105 St. Patrick's street and the construction of a new retail/commercial building of six storeys over a basement comprising retail (convenience) at basement level, an off-licence, retail (comparison) over five levels over basement and a new public restaurant. Permission is being sought for ancillary accommodation (staff area, toilets, plant rooms, stock rooms, circulation etc.) and all associated site development works and signage. The total gross floor area of the proposed area is 13, 863sqm gross floor area. An Environmental Impact Statement is being submitted with this application

TP08/33460: Permission GRANTED for an amendment to previously approved permission ref 05/30139. The amendment consists of a proposed set back at ground floor, at Drawbridge Street to increase pavement width to allow a set down area for a proposed taxi rank.

TP08/33461: Permission GRANTED for amendments to the previously approved permission ref 05/30139. The amendments consist of the following proposed changes: 1. A new glazed conservatory extension to the third floor. 2. A revised building line to William Street at third & fourth floor levels which includes the addition of an enclosed stair to roof level and a new lift machine room at roof level. 3. The installation of canopies to ground floor elevations

TP25/43603: Permission GRANTED Changes to the department store's shop front on Saint Patrick's Street (a) installation of two retractable fabric awnings above the entrance doors (b) installation of three vertical lights (c) placement of three timber planters along the shop front (d) other associated site works and services.

#### 5. Land Use Zoning & Objectives in Cork City Development Plan 2022-2028

##### **ZO 5: City Centre**

**Zoning Objective 5:** *To consolidate and facilitate the development of the central area and to promote its role as a dynamic mixed used centre for community, economic, civic, cultural and residential growth.*

**ZO 5.1** *Cork City is the key driver for economic and population growth in the region and the second city in the State. Cork City Centre is the historic, cultural and commercial heart of Cork and the region and its success is fundamental to the delivery of the National Planning Framework and to the well - being of the local and wider Irish economy. It is essential that the City Centre continues to develop its role as the key economic driver of the region and with stands the threat of vacancy, dereliction and the changing nature of retailing. It is the primary retail centre in the region, and the City Centre has seen significant population growth in recent years.*

**ZO 5.2** *The primary purpose of this zone is to promote the continued economic, civic, cultural and residential growth of the City Centre, and to create a thriving urban community. Uses that complement the primacy and vibrancy of the City Centre are permitted in this zone, while comparison retail uses will be permitted within the Core Retail Area identified in Chapter 10 Key Growth Areas and Neighbourhood Development Sites and Map 02 of Volume 2 Mapped Objectives. Primary uses in this zone include but are not limited to retail, residential uses, community uses, offices, hotels, cultural and leisure facilities, education and healthcare institutions and facilities, and uses that contribute to the vibrancy and diversity of the City Centre.*

**ZO 5.3** *Mixed use developments should achieve a vertical and horizontal mix of uses. Retail and other acceptable active uses will be the predominant use at ground floor level along the primary retail streets.*

**ZO 5.4** *Development proposals in this zone must demonstrate how the proposal would respect, reflect or contribute to the character and vibrancy of the City Centre, commensurate with the nature and scale of the development. Developments must deliver a quality urban environment and public realm with a focus on accessibility and permeability.*

## **6. Legislative Provisions**

### **6.1 The Act**

Section 2(1),

*“works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.*

Section 3(1),

*In this Act, “development” means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or ‘the making of any material change in the use of any structures or other land’*

Section 4(1)(h),

*The following shall be exempted developments for the purposes of this Act-development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;*

Section 4(2),

*Section 4(2) provides that the Minister may, by regulations, provide for any class of development to be exempted development. The principal regulations made under this provision are the Planning and Development Regulations 2001-2013.*

Section 5(1),

*(See section 1 of this report)*

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

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

### **6.2 The Regulations**

Part 2 Exempted Development, Article 5 (1) “Interpretation for this Part”

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

- (a) For the retail sale of goods,*
- (b) As a post office,*
- (c) For the sale of tickets or as a travel agency,*
- (d) For the sale of sandwiches or other food or of wine for consumption off the premises, where the sale of such food or wine is subsidiary to the main retail use, and “wine” is defined as any intoxicating liquor which may be sold under a wine retailer's off-licence (within the meaning of the Finance (1909-1910) Act, 1910), 10 Edw. 7. & 1 Geo. 5, c.8,*
- (e) for hairdressing,*

- (f) for the display of goods for sale,
  - (g) for the hiring out of domestic or personal goods or articles,
  - (h) as a launderette or dry cleaners,
  - (i) for the reception of goods to be washed, cleaned or repaired,
- but does not include any use associated with the provision of funeral services or as a funeral home, or as a hotel, a restaurant or a public house, or for the sale of hot food or intoxicating liquor for consumption off the premises except under paragraph (d), or any use to which class 2 or 3 of Part 4 of Schedule 2 applies;**

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 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

## 7. ASSESSMENT

### 7.1 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.’

From the site visit, there are construction works currently being undertaken behind hoarding. Thus, it is considered that the fitout (which the applicant states is currently in progress) is considered works; and therefore is, by default development.

**7.2 Exempted development**

The next issue for consideration is whether or not the matter at hand is exempted development. The proposed works are not listed within Schedule 2 Part 1 of the Planning and Development regulations 2001 (as amended) which lists Exempted Development.

*Part 2 Exempted Development, Article 5 (1) “Interpretation for this Part”* provides a definition of a shop. This section states that the definition of a shop **does not include any use associated with the provision of a restaurant or for the sale of hot food** except under paragraph (d), or any use to which class 2 or 3 of Part 4 of Schedule 2 applies;

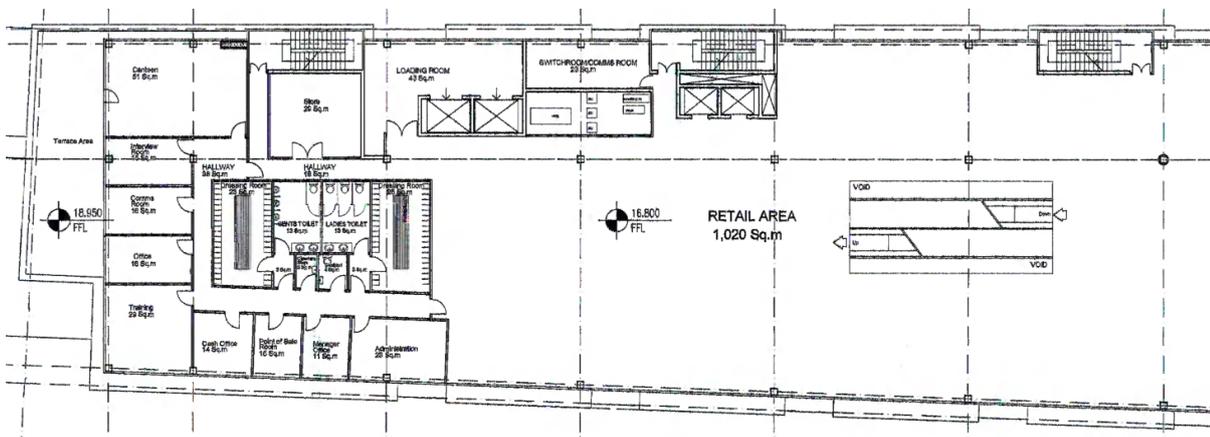
It is noted that there is an existing café on the 3<sup>rd</sup> Floor. This appears to be newly refurbished with a revised layout. There are also construction works occurring behind sheeting/hoarding. The question presented refers to “the fitout of part of the 3<sup>rd</sup> Floor as a restaurant/café”. Applicant shall be requested to clarify if this relates to this existing café and whether any further additional floor area (behind the hoarding/sheeting and undergoing works) is also intended to be fitted out as a restaurant/café.

**7.2.1 Planning History**

The parent permission under which this unit has permission is TP05/30139 (see history above). Following the receipt of further information, this permission granted 2 basement levels and 4 above ground levels. On these plans, the plans submitted for the individual levels and their use are as follows:

<u>Level</u>	<u>Use submitted on plans (ex loading rooms/ESB)</u>	<u>Current Use of Public Areas</u>
<b>Sub Basement</b>	Stockroom (Associated Retail)	Unknown/Not accessible to Public
<b>Basement</b>	Food Hall	Convenience Retailing & Food Market serving hot and cold food on and off the premises.
<b>Ground Floor</b>	Retail	Retail and Café
<b>First Floor</b>	Retail	Retail
<b>Second Floor</b>	Retail	Retail
<b>Third Floor</b>	Retail and Staff Area (Ancillary Offices/Training/Interview Rooms/Staff Changing Areas/Staff Canteen)	Café and construction/refurbishment works being undertaken behind hoarding/sheeting
<b>Fourth Floor</b>	Restaurant.	Unknown/Not accessible to public
<b>Roof Plan</b>	Regenerators/Refrigeration Condenser/4x “AMU” serving 2 floors each.	Same

The corresponding floor plan for floor 3 submitted and received under the further information request on TP05/30139 is as follows:



It is acknowledged that permission for a restaurant was granted under TP05/30139, this was for the 4<sup>th</sup> floor. There is an existing café at the 3<sup>rd</sup> Floor. The 4<sup>th</sup> floor in situ is not accessible to the public.

In addition to the existing café at the 3<sup>rd</sup> floor, there is also another café “Café Sol” at Ground Level; and further to this, recently the basement level which previously was in use entirely as a retail convenience supermarket, has recently undergone renovation works and reconfiguration whereby approximately half of the floor area is in use as retail (sale of convenience goods); with the remaining floor space now offering various hot and cold foods for consumption of on and off the premises. Extensive seating portions are provided at this basement level. On Floor 3, there is an external terrace seating area directly accessible from the café. The floor area of all these restaurants/café, including the outdoor seating area at Floor 3 will need to be fully clarified.

The accumulated area which has been given over, and any that is intended to be given over to restaurant/café use is relevant and requires clarification.

Taking Article 5, There does not appear to be any exemptions under the Planning and Development Regulations 2001 (as amended) which provides for change of use from a shop to a restaurant/café. The definition of a shop explicitly excludes a restaurant. The applicant acknowledges on page 2 of the accompanying “Application Summary” submitted that this is a change of use. The applicant considers it is not a material change of use. They further acknowledge on Page 2 that the original use of Floor 3 was as Retail.



Applicant refers to a case decided by An Coimísúin Pleanála “Penneys 93.RL.3444”. This case related to use of part of the store as an “Insomnia Café” with an area of 120sq.m. The points made by the Inspector and submitted by the applicant in this Section 5 application (R989/25) are noted which include:

*The primary use of the Penny’s store premises is a ‘shop’ and in my opinion, the Insomnia coffee shop it does not come within the scope of a restaurant because it operates similar to a shop or retail outlet. There is no food preparation area, no kitchen, and there is no table service or waiting staff. I note the planning authority stated the level of seating and the provision of toilets was a significant factor in determining a change of use had occurred.*

Notwithstanding same, in the making of this decision the Inspector critically noted that while this was indeed a restaurant use (i.e. a change of use), the small scale of the coffee shop (120sq.m) and that only hot drinks and not hot food were available for consumption off premises it was concluded that it did not constitute a material change of use.

From the planning history it requires clarification as to whether the development has firstly been constructed wholly as per its grant of permission given under TP05/30139 i.e. floors, floor uses, public doors. Secondly, the overall floor areas within the structure as a whole that are in use as publicly accessible restaurants and cafes to include the basement Food Hall seating area and deli counters which are serving both hot and cold for the consumption on the premises, the ground floor “Café Sol” and also to detail the exact floor area of the existing café at Floor 3 to include the outdoor terrace seating area.

Note Re TP08/33461

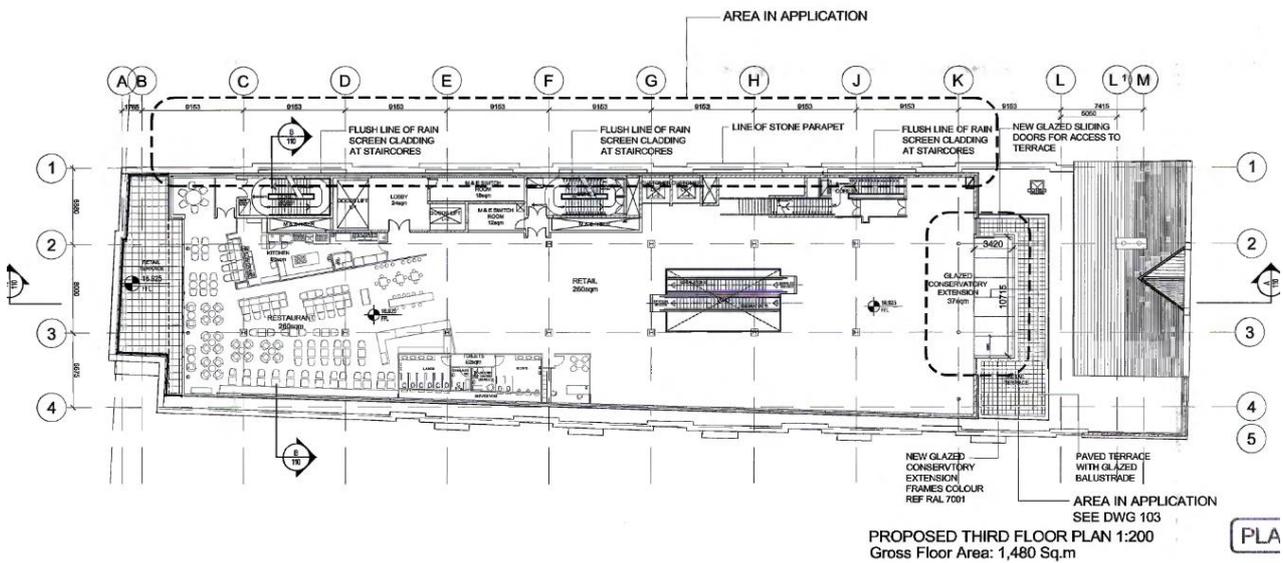
The applicant refers to this historic application which requested an amendment to the parent permission TP05/30139. Under this application, permission was sought for the following:

Permission for amendments to the previously approved permission ref 05/30139. The amendments consist of the following proposed changes: 1. A new glazed conservatory extension to the third floor. 2. A revised building line to William Street at third & fourth floor levels which includes the addition of an enclosed stair to roof level and a new lift machine room at roof level. 3. The installation of canopies to ground floor elevations at Dunnes Stores, 102-105 Patrick St., Cork.

Fees paid related to these 3 elements only. Further to this, the floor plans submitted utilised dashed lines to outline the elements included in this application. This application also included a 4th floor. It is noted that the submitted 3<sup>rd</sup> floor plans included a restaurant area – see figure below.

22. Application Fee

Fee Payable	€539.00
<i>Basis of Calculation</i>	
1. ROOF SET BACK, stairs, lift machine room AREA 68M <sup>2</sup> x €3.60 = 324.00	
2. GLAZED EXTENSION - 37M <sup>2</sup> x €3.60 = 134.00	
3. Canopies to Bowling Green St ground floor = €80.00 (class13) Entrances Canopies = €80.00 (class13)	
Total	=€539.00



The subsequent grant of permission relates specifically to the 3 elements sought under the written description and fee paid; and does not infer permission for any other aspects outside of these elements.

## 8. ENVIRONMENTAL ASSESSMENT

### 8.1 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.

### 8.2 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.

## 9. Conclusion

The question has been asked:

*“Whether the fitout of part of the third floor of the Dunnes Stores department store as a restaurant (café) for the consumption of food on and off the premises is or is not development and if it is whether it is exempt development*

Having considered the particulars submitted with the application and the relevant legislation as set out above, it is considered that the following further information be sought:

## 10. CONCLUSION

The parent permission for this overall structure is TP05/301319. Revised plans were submitted under a Further Information request. These plans show a proposed restaurant on the 4<sup>th</sup> floor only. There is, however, an existing café on the 3<sup>rd</sup> floor with accompanying terrace seating space. It is further noted that a number of other restaurants/café’s with hot and cold food for consumption on and off the premises also existing. Of note are the following:

- (approximately half the floor area of the lower ground level (this level corresponds to the floor labelled “Basement Floor Plan” submitted as part of the further information request on TP05/30139);
- A café called “Café Sol” at ground floor level (the level corresponds to the floor labelled “Ground Floor Plan” submitted as part of the further information request on TP05/30139);
- An existing café on the 3<sup>rd</sup> Floor (this level corresponds to the floor labelled “Third Floor Plan” submitted as part of the further information request on TP05/30139);

A 4<sup>th</sup> floor level in situ is not accessible to the public and this level is where the proposed the restaurant under TP05/30139 was to be located.

## 11. RECOMMENDATION

The applicant is requested to submit the following:

- 1) It is noted that there is an existing café on the 3<sup>rd</sup> Floor. This appears to be newly refurbished with a revised layout. There are also construction works occurring behind sheeting/hoarding. The question presented refers to “the fitout of part of the 3<sup>rd</sup> Floor as a restaurant/café”. You are requested to clarify if this in writing and with a floor plan clearly showing if this Section 5 declaration relates to this existing café and whether any further additional floor area (behind the existing hoarding/sheeting and undergoing works on this floor) is also intended to be fitted out as a restaurant/café.
- 2) (i) Please clarify what works are ongoing behind the sheeting at the 3<sup>rd</sup> floor level and what use is proposed for this area. Please submit a corresponding 3rd floor plan detailing same and if this area is included in the Section 5 declaration.  
(ii) Please submit a full floor plan for the 3<sup>rd</sup> floor café including the outdoor terrace area and if this space is to be included in the change of use.
- 3) Please clarify the net floor area of the following:
  - a) The existing and proposed café at the 3<sup>rd</sup> floor including the outdoor terrace seating area;
  - b) The existing food hall which provides seating for the consumption of both hot and cold food on and off the premises at basement level;
  - c) The existing café at the ground floor area “Café Sol”
  - d) The net floor area of the remaining retail uses on each floor.

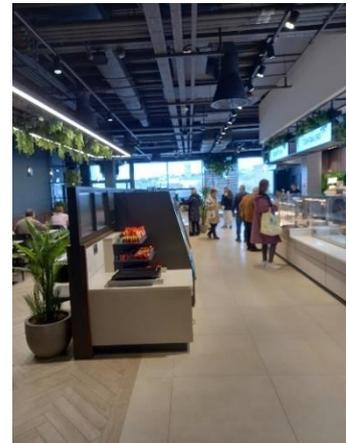
*M Doyle*

Mary Doyle  
Executive Planner

*Gwen Jordan McGee*

Gwen Jordan McGee  
Senior Executive Planner

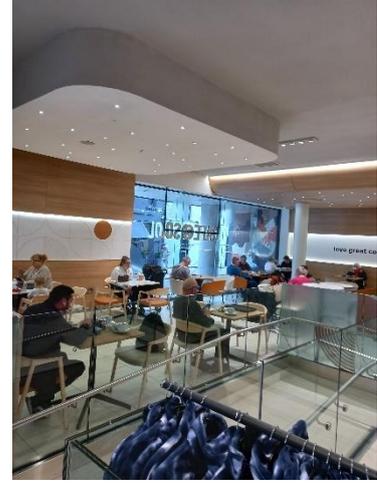
**Appendix A Photograph from Site Visit 21/10/2025**



**Photos 1-3: Existing Café at 3<sup>rd</sup> Floor**



**Photos 4- 6: Advertising for café; Outdoor terrace area with bench seating; & Construction works with roof light over escalator at 3<sup>rd</sup> Floor**



Photos 7-9 Advertising of 5 no. floors with services; and Café Sol on Ground Floor.



Photos 10-12: Lower Ground Floor: Hot and Cold Food for consumption on and off the premises.



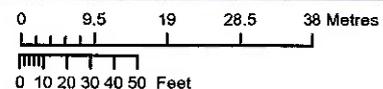
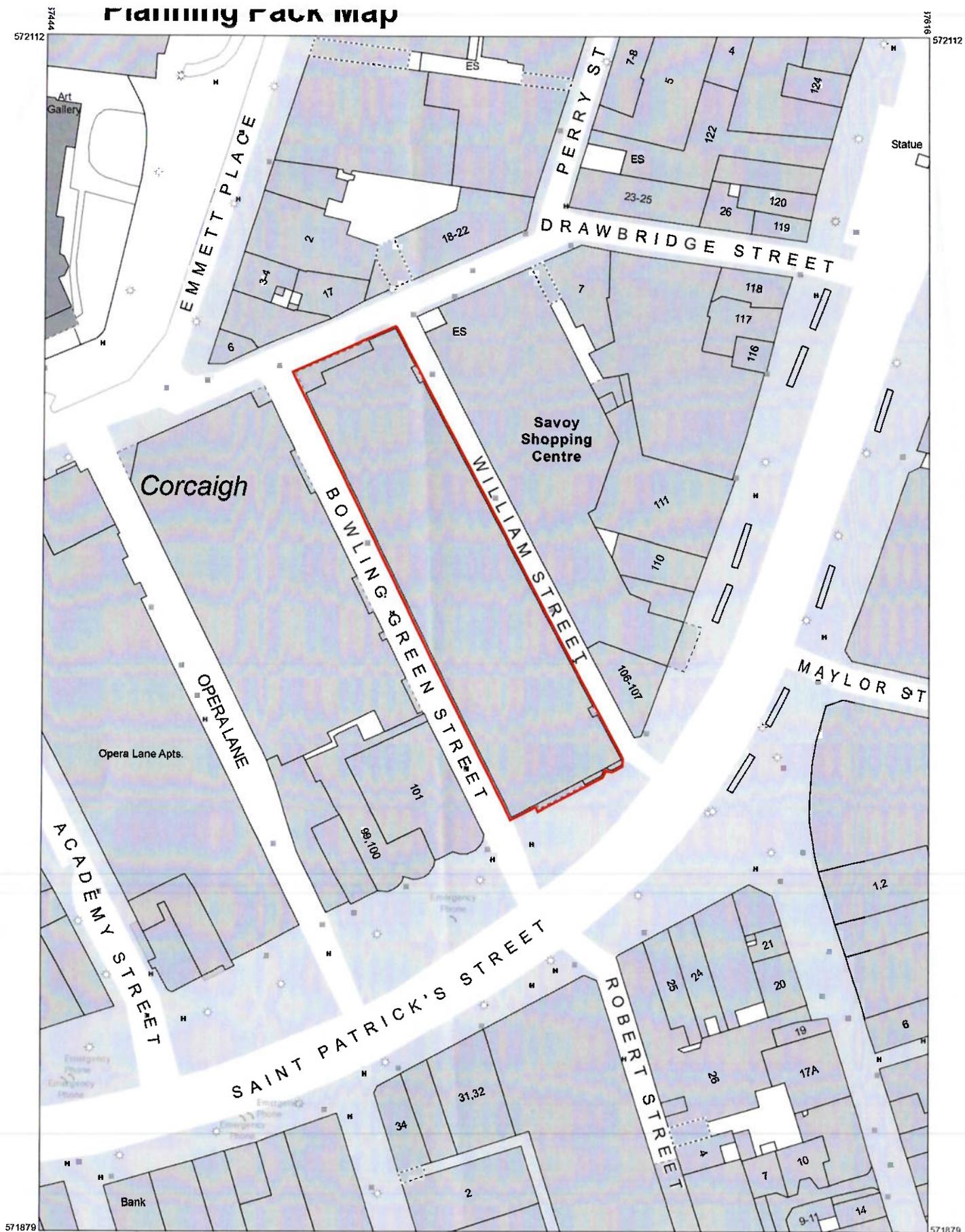
Photos 13-15: Lower Ground Floor: Hot and Cold Food for consumption on and off the premises.



Photos 16-18: Lower Ground Floor: Hot and Cold Food for consumption on and off the premises.



# Planning Pack map



OUTPUT SCALE: 1:1,000



**CENTRE COORDINATES:**  
ITM 567530,571996

**PUBLISHED:** 10/03/2023  
**ORDER NO.:** 50322487\_1  
**MAP SERIES:** 1:1,000  
**MAP SHEETS:** 6382-10

**CAPTURE RESOLUTION:**  
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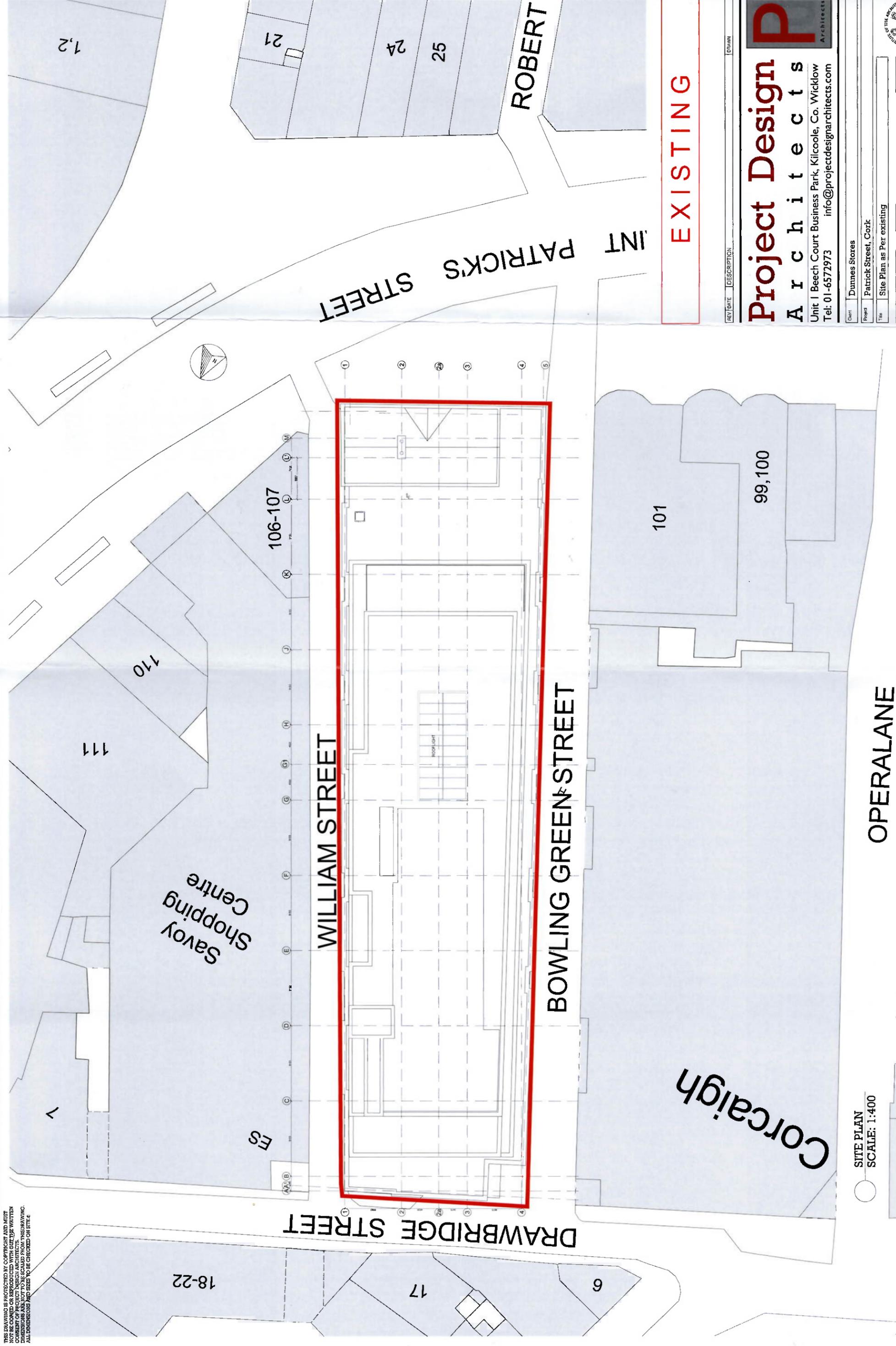
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**EXISTING**

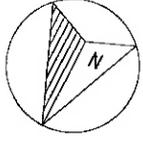
REV	DATE	DESCRIPTION	DRAWN

**Project Design P**  
**A r c h i t e c t s**  
 Unit 1 Beech Court Business Park, Killoole, Co. Wicklow  
 Tel: 01-6572973 info@projectdesignarchitects.com

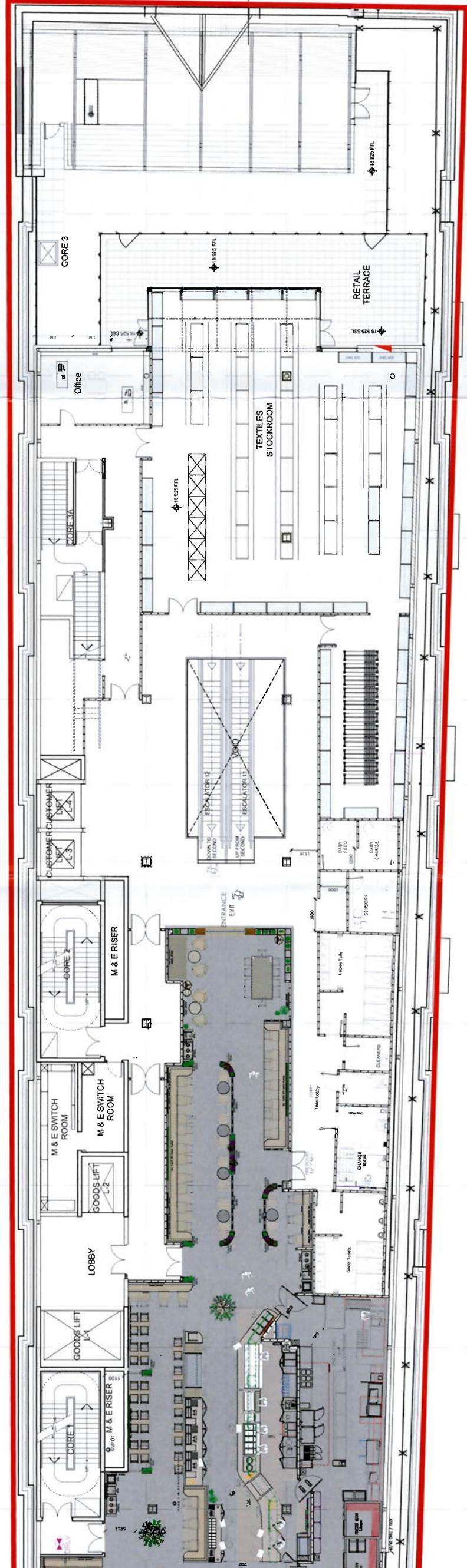
Client: Dunnes Stores  
 Project: Patrick Street, Cork  
 Title: Site Plan as Per existing

○ SITE PLAN  
 SCALE: 1:400

OPERALANE



C 9153 D 9153 E 9153 F 9153 G 433 G 460 H 9153 J 9153 K 9153 L 7415 M 9000



Third Floor Plan - Existing Plan  
SCALE: 1:150

Legend:

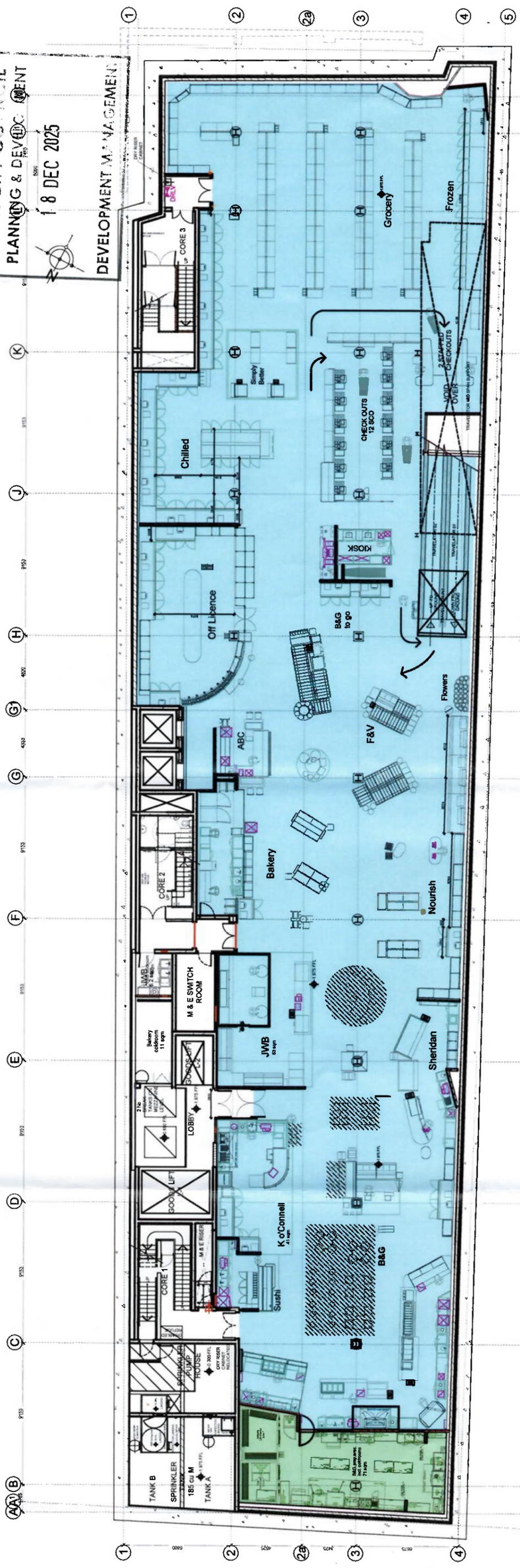
Area subject of application  
523.12m<sup>2</sup>  
5,630.81 sq.f.

EXISTING

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**BAS**

**CORK CITY COUNCIL  
PLANNING & DEVELOPMENT  
18 DEC 2025  
DEVELOPMENT MANAGEMENT**



**PLANNING**

REV	DATE	DESCRIPTION	DRAWN

**Project Design Architects**  
 Unit 1 Beech Court Business Park, Kilcoole, Co. Wicklow  
 Tel: 01-6572973 info@projectdesignarchitects.com

Client: **Dunnes Stores**  
 Project: **Patrick Street, Cork**  
 File: **Basement Plan**

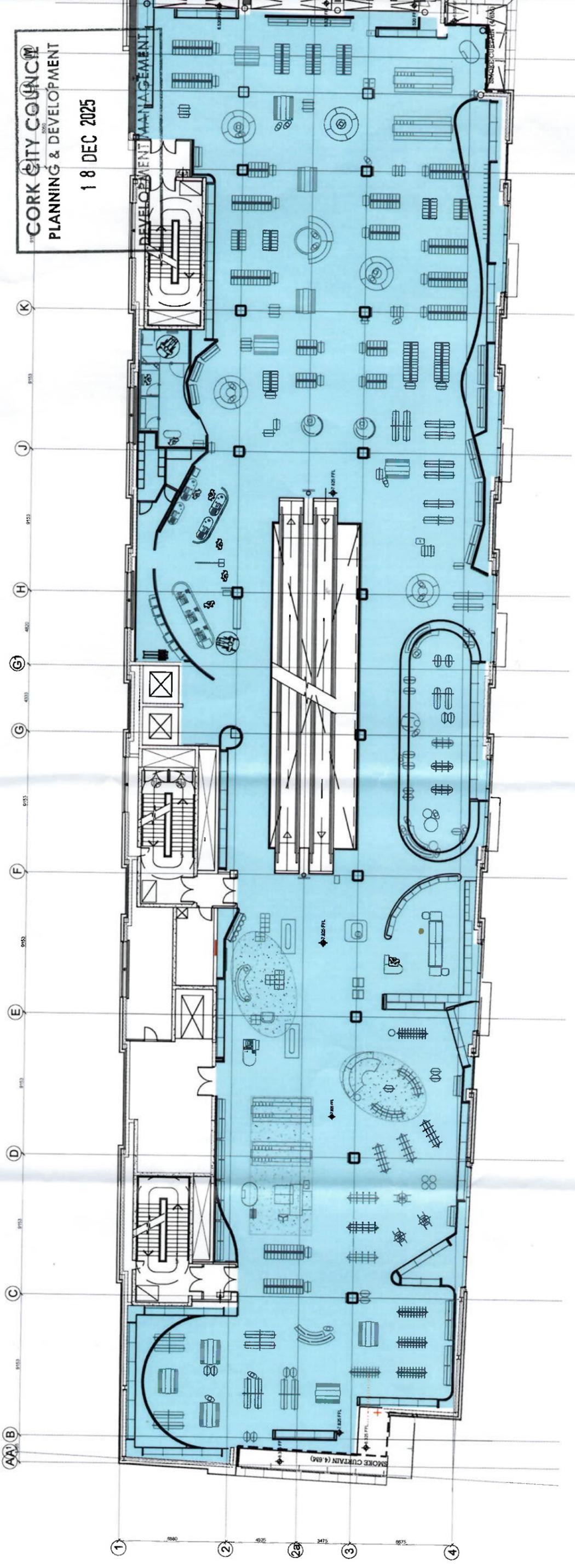
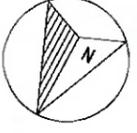
Date: 28/06/2023 Drawing No: **DS75 -WD-B07 \***  
 Drawn: MLE  
 Scale: 1:250 @ A3

- Net Retail Area 1533.19m<sup>2</sup>  
(including seating area)
- Seating Area 54.48m<sup>2</sup>
- BHO 71.17m<sup>2</sup>

**Basement General Arrangement Floor Plan**  
**SCALE: 1:250**



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PLANNING & DEVELOPMENT  
18 DEC 2025

DEVELOPMENT MANAGEMENT

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REV | DATE | DESCRIPTION | DRAWN



**Project Design Architects**  
Unit 1 Beech Court Business Park, Kilcoole, Co. Wicklow  
Tel: 01-6572973 info@projectdesignarchitects.com

Client	Better Value Ltd.
Project	Patrick Street, Cork
Title	First Floor GA Plan
Date	07/02/2024
Drawn	MJE
Scale	1:250 @ A3

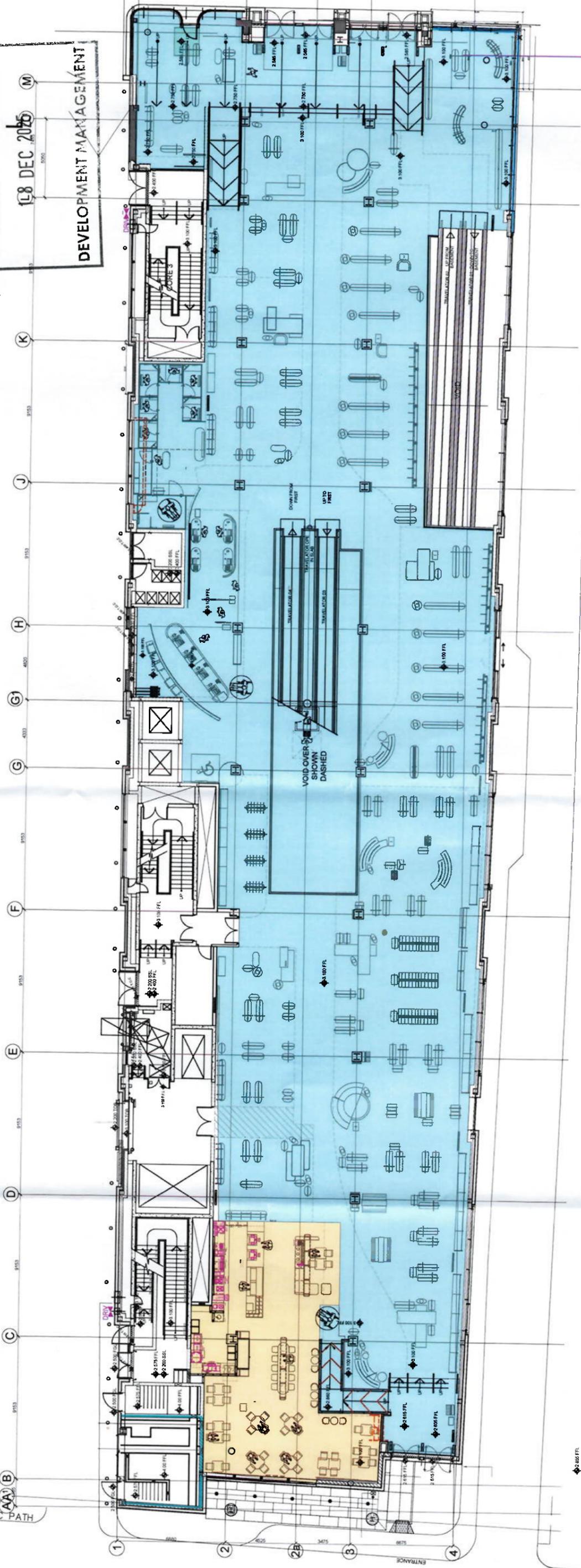
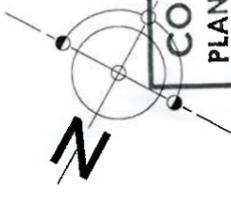


**DS75B-WD-107\***

Net Retail Area 1704.79m<sup>2</sup>

First Floor Existing Floor Plan  
SCALE: 1:250

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PLANNING & DEVELOPMENT  
18 DEC 2025  
DEVELOPMENT MANAGEMENT**



**PLANNING**

REV	DATE	DESCRIPTION	DRAWN

**Project Design Architects**  
 Unit 1 Beech Court Business Park, Kilcoole, Co. Wicklow  
 Tel: 01-6572973 info@projectdesignarchitects.com

Client	Better Value Ltd.
Project	Patrick Street, Cork
Title	Ground Floor Plan GA
Date	07/02/2024
Drawn	NLE
Scale	1:250 @ A13



**DS75 -WD-G07\***

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**Café Sol Area 145.7m<sup>2</sup>**

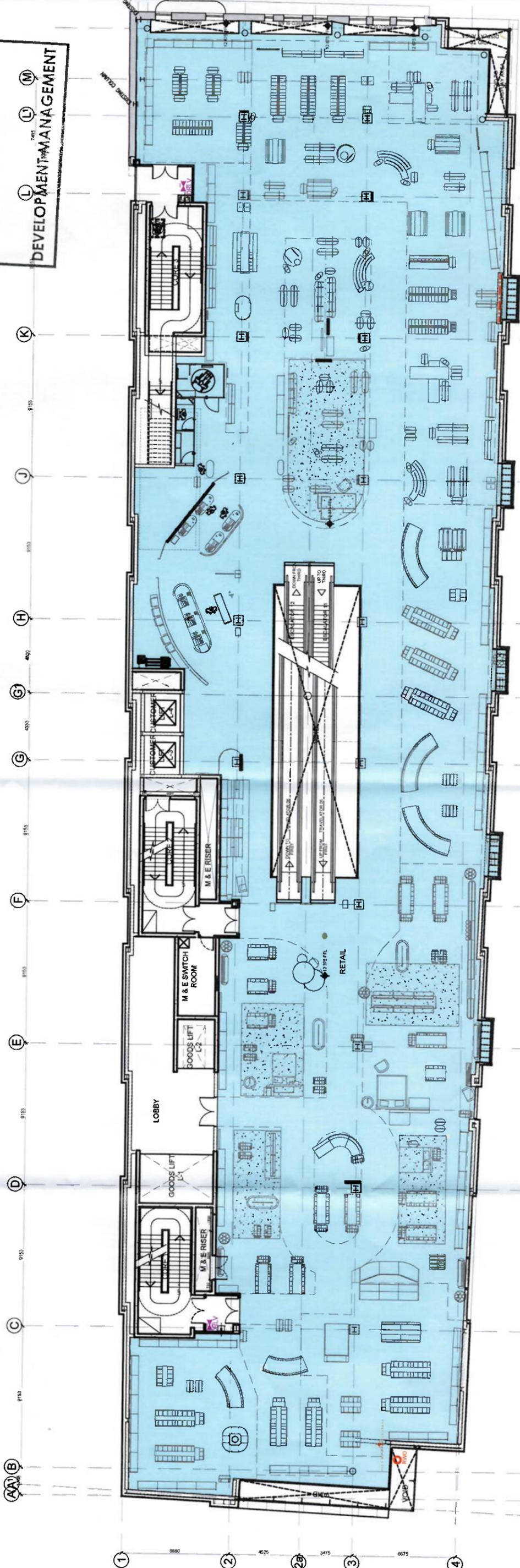
**Net Retail Area 1546.63m<sup>2</sup>**

**Total Area 1692.33m<sup>2</sup>**

**Ground Floor Plan  
SCALE: 1:250**

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 18 DEC 2025  
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**Second Floor Plan**  
**SCALE: 1:250**

Net Retail Area 1713.63m<sup>2</sup>

**PLANNING**

REV | DATE | DESCRIPTION | DRAWN



**Project Design Architects**  
 Unit 1 Beech Court Business Park, Kilcoole, Co. Wicklow  
 Tel: 01-6572973 info@projectdesignarchitects.com

Client	Better Value Ltd.
Project	Patrick Street, Cork
Title	Second Floor GA Plan
Date	03/11/2024
Drawn	MJE
Scale	1:250 @ A3

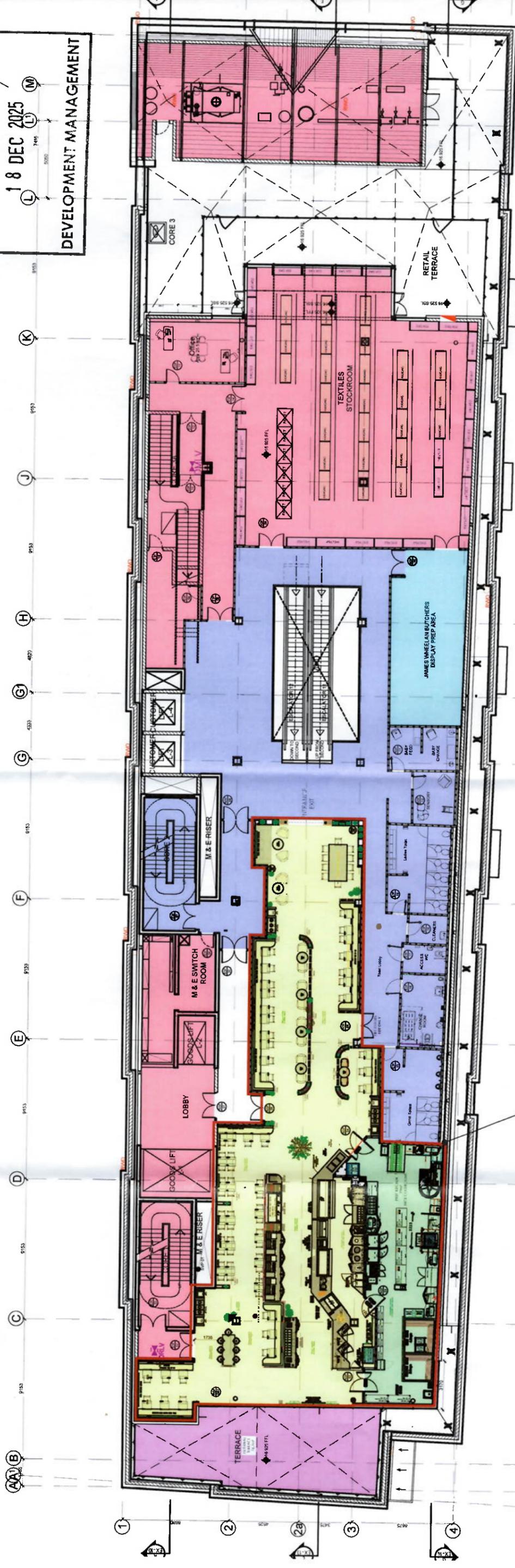


**DS75 -WD-207 \***

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**CORK CITY COUNCIL**  
**PLANNING & DEVELOPMENT**  
 18 DEC 2025  
**DEVELOPMENT MANAGEMENT**



# PLANNING

REV	DATE	DESCRIPTION	DRAWN
<b>Project Design Architects</b> Unit 1 Beech Court Business Park, Kilcoole, Co. Wicklow Tel: 01-6572973 info@projectdesignarchitects.com			
Client	Better Value Ltd.		
Project	Patrick Street, Cork		
Title	Third Floor GA Plan		
Date	03/11/2025	Drawing No.	
Drawn	NUE	Checked	
Scale	1:250 @ A3		

**Mall 338.77m<sup>2</sup>**  
**Service and stock 631.77m<sup>2</sup>**  
**Total 3rd Floor = 1516.34 m<sup>2</sup>**



**JWB prep area 54.36m<sup>2</sup>**  
**Terrace 76.71m<sup>2</sup>**  
**Rest 334.91m<sup>2</sup>**  
**BOH 79.82m<sup>2</sup>**



Red line to indicate restaurant area

Third Floor Floor Plan  
 SCALE: 1:250

**DS82 - WD - 307\***