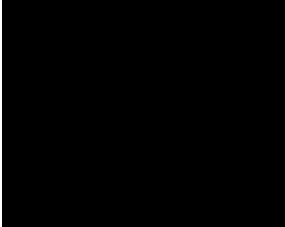




Comhairle Cathrach Chorcaí Cork City Council

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

Dromboy Limited



29/01/2025

**RE: Section 5 Declaration R869/24 No. 14A Washington Street
West, Cork**

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 23rd August 2024 and Further Information received on 09/01/2025, I wish to advise as follows:

The Planning Authority, in view of the above and having regard to —

- The planning history of the site,
- Sections 2, 3, and 4 of the Planning and Development Act 2000 (as amended),
- Articles 6 and 9 and Class 20F as set out in Schedule 2, Part 1, of the Planning and Development Regulations 2001 (as amended)

It is considered that the *the specific question for which a declaration is sought* IS **DEVELOPMENT** and **IS EXEMPTED DEVELOPMENT** at No. 14 Washington Street West, Cork

Under Section 5(3)(a) of the Planning and Development Act, 2000, you may, on payment of the appropriate fee, refer this declaration for review by An Bord Pleanála within 4 weeks of the date it is issued, 29th January, 2025.



We are Cork.

Is mise le meas,

David Foley

David Foley

**Development Management Section
Planning & Integrated Development
Cork City Council**

PLANNER'S REPORT Ref. R 869/24		Cork City Council Culture, Community and Placemaking
Application type	Section 5 Declaration	
Description	<i>Reframed Question before the planning authority:</i> <i>Whether the temporary change of use of 14a Washington Street, Cork, to residential accommodation for International Protection Applicants is or is not exempted development.</i>	
Location	14a Washington Street West, Cork.	
Applicant	Dromboy Limited.	
Date App Form	28/01/2025	
Recommendation	Is Development, Is Exempted Development	

This report should be read in conjunction with the previous report on the file dated 19/09/2024.

1. FURTHER INFORMATION REQUESTED

1. The question submitted for assessment refers to International Protection Applicants. Please clarify if the proposed occupation of the apartments is for Displaced persons from Ukraine or for Accommodation for International Protection Applicants.
 - (i) Please submit, in the form of written confirmation, of approval, or approval in principle, for the use of the property for accommodation for persons seeking international protection, from either the relevant Government Department, or the relevant section of Cork City Council.
2. The 'Shine' mental health recovery facility does not appear to the benefit of planning permission.
 - (i) The submitted Cover Letter considers the 'Shine' mental health recovery facility to be compatible with 'social care', 'office' and 'medical and other health and social care accommodation', as categorised in Class 20F of S.I.376/2023. It is noted 'social centre' is also mentioned, the Planning Authority has concerns regarding the classification of the 'Shine' mental health recovery facility as a 'social centre'. It is noted that the former use on the site was a 'shop'. Once the permitted use on site is established, the applicant shall update details accordingly, this may require the question before the Planning Authority being reframed.
3. It could not be determined from the planning history of the site when the 'Shine' mental health recovery facility was granted planning permission or if any other planning mechanism was utilized to facilitate the use. The applicant is requested to submit details to address this matter to include all necessary supporting documentation.

2. FURTHER INFORMATION PROVIDED AND ASSESSMENT

A response to the further information request was received on 09/01/2025.

A letter from the Department of Children, Equality, Disability, Integration and Youth has been provided and confirms that the Department is currently seeking offers of accommodation which have a full grant of planning permission for use as International Protection accommodation or properties which may avail of the Class 14H or 20F exemptions as per the Planning and Development Regulations. The Department has confirmed that it is interested in utilising the property in question for the accommodation of International Protection applicants. The supporting cover letter submitted by the applicant clearly demonstrate that the question before the planning authority requires the utilisation of Class 20F as the mechanism under which the exemption is being sought.

The applicant has demonstrated to the satisfaction of the planning authority that the permitted use of No. 14a Washington Street West is as a shop (retail). Particular citation is made to planning reference 90/15992 & 91/16569. A 'shop' is categorised in Class 20F of S.I.376/2023, and accordingly the use of the premises for the accommodation of International Protection Applicants can be considered under the exemption. The accompanying cover letter dated 09/01/2025 has reframed the question before the planning authority as follows, '*...Whether the temporary change of use of No. 14a Washington Street, Cork, to residential accommodation for International Protection Applicants is or is not exempted development*' and has removed the reference to the 'Shine' mental health recovery facility, a use that appears to be an unauthorised use.

In view of the above and the previous report on file dated 19/09/2024 and having regard to –

- The planning history of the site,
- Sections 2, 3, and 4 of the Planning and Development Act 2000 (as amended),
- Articles 6 and 9 and Class 20F as set out in Schedule 2, Part 1, of the *Planning and Development Regulations 2001* (as amended),

It is considered that the question before the Planning Authority and additional details submitted thereafter, **Is Development** and **Is Exempted Development**.



Alan Swanwick
Assistant Planner
28/01/2025

Gwen Jordan McGee

Gwen Jordan
Senior Executive Planner

COMHAIRLE CATHRACH CHORCAÍ
CORK CITY COUNCIL

Community, Culture & Placemaking Directorate,
Cork City Council, City Hall, Anglesea Street, Cork.

R-Phost/E-Mail planning@corkcity.ie

Fón/Tel: 021-4924029

Líonra/Web: www.corkcity.ie

SECTION 5 DECLARATION APPLICATION FORM
under Section 5 of the Planning & Development Acts 2000 (as amended)

1. NAME OF PERSON MAKING THE REQUEST

Dromboy Limited

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

No.14a, Washington Street West, Cork

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 temporary change of use of the former 'Shine' mental health recovery facility at 14a Washington Street, Cork, to residential accommodation for International Protection Applicants is or is not exempted development.

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:

(Use additional sheets if required).

See covering letter prepared by HW Planning

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

If so please supply details: N/A

5. Is this a Protected Structure or within the curtilage of a Protected Structure? ☐ No

If yes, has a Declaration under Section 57 of the Planning & Development Act 2000 been requested or issued for the property by the Planning Authority? ☐

6. Was there previous relevant planning application/s on this site? ☐ No.

If so please supply details:

7. APPLICATION DETAILS

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

(a) Floor area of existing/proposed structure/s	292 m2
(b) If a domestic extension, have any previous extensions/structures been erected at this location after 1 st October, 1964, (including those for which planning permission has been obtained)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please 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) the former 'Shine' mental health recovery facility	Proposed/existing use (please circle) temporary residential accommodation for International Protection Applicants

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:

[Redacted Signature]

Date: 21st August 2024

The Development Management Section
Community, Culture & Placemaking Directorate
Cork City Council
City Hall
Anglesea Street
Cork
T12 T997



19 August 2024

HW Planning
5 Joyce House
Barrack Square
Ballincollig,
Cork
P31 KP84

www.hwplanning.ie
info@hwplanning.ie
+353 (0)21 487 3250

Directors:
Harold Walsh
Conor Frehill

Company Reg. No.
486211

Accreditations
ISO 9001:2015
ISO 14001:2015
ISO 45001:2018

Re: Request for Declaration under Section 5 of the Planning and Development Act 2000 on whether the temporary change of use of the former 'Shine' mental health recovery facility at 14a Washington Street, Cork, to residential accommodation for International Protection Applicants is or is not exempted development.

Dear Sir/Madam,

We act on behalf of Dromboy Limited who request a declaration from Cork County Council on whether the temporary change of use of the former 'Shine' mental health recovery facility at 14a Washington Street, Cork, to residential accommodation for International Protection Applicants is or is not exempted development.

The following plans and particulars accompany this request:

- 2 no. copies of completed application form.
- 2 no. copies of site location map prepared by prepared by DOSA Consulting Engineers.
- 2 no. copies of site layout plan prepared by prepared by DOSA Consulting Engineers.
- 2 no. copies of plans, sections and elevations prepared by DOSA Consulting Engineers.
- Statutory fee of €80.

01 Development Context

International Protection Applicants are individuals who have come to Ireland to escape persecution for reasons of race, religion, nationality, membership of a particular social group or political opinion, and cannot seek protection in their own country. Once International Protection Applicants arrive in Ireland they must be allowed to stay in Ireland while the International Protection Office (IPO) assesses their application for International Protection. Under EU and International Law, Ireland is obliged to examine the claim of any person who arrives into the country and claims International Protection.

The International Protection Accommodation Service (IPAS) is a division of the Department of Children, Equality, Disability, Integration and Youth who are responsible for the provision of accommodation and related services to people in the International Protection process. Properties

identified as being suitable for the accommodation of International Protection Applicants enter into tenancy agreements with the Department of Children, Equality, Disability, Integration and Youth (MCEDIY) to specifically accommodate International Protection Applicants while their applications are being processed. An individual's residence at an identified IPAS accommodation property is completely voluntary and residents may leave at any time and source their own accommodation.

No. 14a Washington Street was most recently in the use as the 'Shine' mental health recovery facility which provided individuals and their families with supports and services for people struggling with mental health issues. 'Shine' has since vacated the premises which resulted in the property becoming vacant and the property has been identified as being suitable by the MCEDIY to accommodate designated International Protection Applicants.

02 Legislative Context

Planning and Development Act 2000 (as amended)

Section 3(1) of the Act states 'development' means:

"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 (inserted by section 171 of the Maritime Area Planning Act 2021)"

Section 2 of the Planning and Development Act, 2000 defines 'works' as:

"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

'Planning and Development (Exempted Development) (No. 4) Regulations 2022' (S.I. No. 605/2022)

On 29th November 2022 Minister Darragh O'Brien signed into effect the 'Planning and Development (Exempted Development) (No. 4) Regulations 2022' (S.I. No. 605/2022) in response to the ongoing unprecedented demand for the accommodation of those seeking international protection. These Regulations amended Part 1 of Schedule 2, entitled 'Exempted Development - General', to the Planning and Development Regulations 2001, as amended, to insert a new Class 20F exemption. This new Class 20F permitted the change of use of certain specified structures for the purpose of providing the necessary facilities and accommodation for International Protection Applicants. Those provisions were a temporary time-limited measure and were due to expire on 31st December 2024, with the use of the specified structures ceasing to apply on that date.

Planning and Development (Exempted Development) (No. 4) Regulations 2023' (S.I. 376/2023)

The 'Planning and Development (Exempted Development) (No. 4) Regulations 2023' (S.I. 376/2023) further amends the exemption provided by S.I. 605 of 2022, from 31st December 2024 to 31st December 2028 to allow the Department of Children, Equality, Disability, Integration and Youth greater flexibility in agreeing leases with potential accommodation providers for International Protection Applicants.

Class 20F of S.I. 376/2023 of the Planning and Development Regulations 2001 specifies that the following development for the accommodation of international protection applicants is exempted development.

Description of Development	Conditions and Limitations
<p><u>Class 20F</u></p> <p>Temporary use by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth to accommodate or support displaced persons or persons seeking international protection of any structure or part of a structure used as a school, college, university, training centre, social centre, community centre, non-residential club, art gallery, museum, library, reading room, sports club or stadium, gymnasium, hotel, convention centre, conference centre, shop, office, Defence Forces barracks, light industrial building, airport operational building, wholesale warehouse or repository, local authority administrative office, play centre, medical and other health and social care accommodation, event and exhibition space or any structure or part of structure normally used for public worship or religious instruction.</p>	<ol style="list-style-type: none"> 1. The temporary use shall only be for the purposes of accommodating displaced persons or for the purposes of accommodating persons seeking international protection. 2. Subject to paragraph 4 of this class, the use for the purposes of accommodating displaced persons shall be discontinued when the temporary protection introduced by the Council Implementing Decision (EU) 2022/382 of 4 March 2022 comes to an end in accordance with Article 6 of the Council Directive 2001/55/EC of 20 July 2001. 3. The use for the purposes of accommodating persons seeking international protection shall be discontinued not later than 31st December 2028. 4. Where the obligation to provide temporary protection is discontinued in accordance with paragraph 2 of this class, on a date that is earlier than 31 December 2028, the temporary use of any structure which has been used for the accommodation of displaced persons shall continue for the purposes of accommodating persons seeking international protection in accordance with paragraph 3 of this class. 5. The relevant local authority must be notified of locations where change of use is taking place prior the commencement of development.

6. 'displaced persons', for the purpose of this class, means persons to whom temporary protection applies in accordance with Article 2 of Council Implementing Decision (EU) 2022/382 of 4 March 2022.

7. 'international protection', for the purpose of this class, has the meaning given to it in section 2(1) of the International Protection Act 2015 (No. 66 of 2015).

8. 'temporary protection', for the purpose of this class, has the meaning given to it in Article 2 of Council Directive 2001/55/EC of 20 July 2001.

As confirmed in Circular Letter PL 09/2023 dated 4th August 2023 regarding S.I. 376/2023.

'There is no change to the structures listed from that which was provided by SI 605 of 2022.'

Class 20F of S.I. 376/2023 of the Planning and Development Regulations 2001 specifies that the following development for the accommodation of international protection applicants is exempted development.

- Social centre.
- Offices.
- Medical and other health and social care accommodation.

As referenced previously, No. 14a was most recently in the use as the 'Shine' mental health recovery facility. It is considered that this use is compatible with 'social care', 'office' and 'medical and other health and social care accommodation', uses as categorised in Class 20F of S.I. 376/2023, and accordingly the use of the premises for the accommodation of International Protection Applicants is exempted development.

03 Precedent

Cork City Council Reference R830/24 – 11-15 Bridge Street Cork

On 24th April 2024, Cork City Council issued a Declaration under Section 5 of the Planning and Development Act 2000, specifying that.

'The change of use of the former bank premises at lower ground and ground floor levels (No's 11-13 Bridge Street) & ancillary offices at 1st, 2nd & 3rd floor levels (No's 11-12 Bridge Street) & ancillary offices at 1st, 2nd & 3rd floor levels of existing commercial building (12-15 Bridge Street) for use as temporary accommodation for displaced persons or persons seeking International Protection'

constituted development and was exempted development for the relevant period. Cork City Council Reference R830/24 refers. In their reasoning of their decision the Planning Authority had particular regard to.

- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended), and.
- Articles 6 and 9 and Class 20F as set out in Schedule 2, Part 1 of the Planning and Development Regulations 2001.

04 Conclusion

In summary, the subject premises has been identified as being suitable for the temporary accommodation of designated International Protection Applicants. No. 14a was most recently in the use as the 'Shine' mental health recovery facility, which is compatible with 'social care', 'office' and 'medical and other health and social care accommodation', uses as categorised in Class 20F of S.I. 376/2023.

Accordingly having regard to:

- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended), and.
- Articles 6 and 9 and Class 20F as set out in Schedule 2, Part 1 of the Planning and Development Regulations 2001.

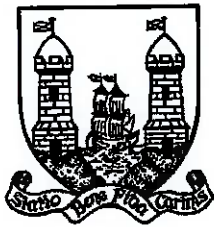
we consider that the change of use of the former 'Shine' mental health recovery facility at 14a Washington Street, Cork, to temporary residential accommodation for International Protection Applicants is development and is exempted development

Please do not hesitate to contact us if you have any queries.

Yours Sincerely



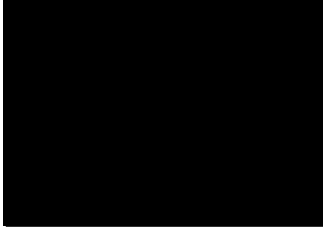
Harry Walsh
HW Planning



Comhairle Cathrach Chorcaí Cork City Council

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

Dromboy Limited



20/09/2024

**RE: Section 5 Declaration R869/24 No. 14A Washington Street West,
Cork City**

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, I wish to advise under the provisions of section 5(2)(b) of the Planning and Development Act 2000, as amended, that the following further information is required in order to properly assess this application:

1. The question submitted for assessment refers to International Protection Applicants. Please clarify if the proposed occupation of the apartments is for Displaced Persons from Ukraine or for Accommodation for International Protection Applicants.
 - (i) Please submit, in the form of written evidence of interest, or approval in principle, for the use of the property for accommodation for persons seeking international protection, from either the relevant Government Department, or the relevant section of Cork City Council.
2. The 'Shine' mental health recovery facility does not appear to have the benefit of planning permission.
 - (i) The submitted Cover Letter considers the former 'Shine' mental health recovery facility to be compatible with 'social centre, 'office' and 'medical and other health and social care accommodation', as categorised in Class 20F of S.I.376/2023. It is noted 'social centre' is also mentioned, the Planning Authority has concerns regarding



We are Cork.

the classification of the 'Shine' mental health recovery facility as a 'social centre'. It is noted that the former use on the site was a 'shop'. Once the permitted use on site is established, the applicant shall update details accordingly which may require the question before the Planning Authority to be reframed.

Is mise le meas,

A handwritten signature in blue ink that reads "David Foley". The signature is written in a cursive style with a large, sweeping 'D' and 'F'.

David Foley
Development Management Section
Community, Culture and Placemaking Directorate
Cork City Council

David Foley,
The Development Management Section
Community, Culture & Placemaking Directorate
Cork City Council
City Hall
Anglesea Street
Cork
T12 T997

7 January 2025



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www.hwplanning.ie
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+353 (0)21 487 3250

Directors:
Harold Walsh
Conor Frehill

Company Reg. No.
486211

Accreditations
ISO 9001:2015
ISO 14001:2015
ISO 45001:2018

**Re: Cork City Council Section 5 Declaration Reference No R869/24.
Request for Declaration under Section 5 of the Planning and Development Act 2000 on whether the temporary change of use of No. 14a Washington Street, Cork, to residential accommodation for International Protection Applicants is or is not exempted development.**

Dear Mr Foley,

We act on behalf of Dromboy Limited, who wish to respond to a Request for Further Information (RFI) dated the 20th of September 2024, regarding the above Request for Declaration under Section 5 of the Planning and Development Act 2000, on whether the temporary change of use of the former 'Shine' mental health recovery facility at 14a Washington Street, Cork, to residential accommodation for International Protection Applicants is or is not exempted development.

In the interest of clarity, we will address each of the matters in the order in which they appeared in the letter dated the 20th of September 2024.

- 1. The question for assessment refers to international Protection Applicants. Please clarify if the proposed occupation of the apartments is for Displaced Persons or for accommodation for International Protection Applicants.**

Please submit in the form of written evidence of interest, or approval in principle, for the use of the property for accommodation for persons seeking international protection, from either the relevant Government Department, or the relevant section of Cork City Council.

As confirmed in the accompanying correspondence from the Department of Children, Equality, Disability, Integration and Youth, the Department is interested in utilising the property at 14a Washington Street West, for the accommodation of International Protection Applicants subject to all planning, change of use, building control, Certificate of Compliance on Completion (CCC), fire and insurance certifications being in place.

2. The 'Shine' mental health recovery does not appear to have the benefit of planning permission.

The submitted cover letter considered the former 'Shine' mental health recovery facility to be compatible with 'social centre', 'office' and medical and other health and social care accommodation as categorised in Class 20F of S.I. 376/2023. It is noted 'social care' is also mentioned, the Planning Authority has concerns regarding the classification of the former 'Shine' mental health recovery facility as a 'social centre'. It is noted that the former use of the site was a 'shop'. One the permitted use of site is established the applicant shall update details accordingly which may require the question before the Planning Authority to be reframed.

We note the Planning Authority's comments relating to the permitted use of No. 14a Washington Street West. In preparation of the RFI Response a review of the planning history of the site was conducted to establish the governing permitted use of the property. From a review of these historic planning files and in particular planning references 90/15992 and 91/18569, it can be concluded that the permitted use of No. 14a Washington Street West is as a shop (retail). As suggested by the Planning Authority in the letter dated the 20th of September 2024, the 'Shine' mental health recovery facility appears to have been an unauthorised use of the subject building. This unauthorised use of No. 14a was prior to our clients purchasing the building, as the building was vacant at the time of Dromboy Limited's acquisition of the property.

A 'shop' is categorised in Class 20F of S.I. 376/2023, and accordingly the use of the premises for the accommodation of International Protection Applicants is exempted development. An overview of the planning history of the premises is provided below.

On the 20th of September 1990, Cork City Council granted permission for the '*Demolition of existing buildings and construction of 18 no. apartments, restaurant and associated site works*' at 13-15 Washington Street West, which included the subject site within the red line boundary. Cork City Council Planning Reference 90/15992 refers. 90/15992 relates to the parent permission for the 'Indigo' mixed-use development. As noted in the permitted plans of 90/15992, No. 14a is noted as being an.

'Existing Retail Outlet (Green Shield Stamps).'

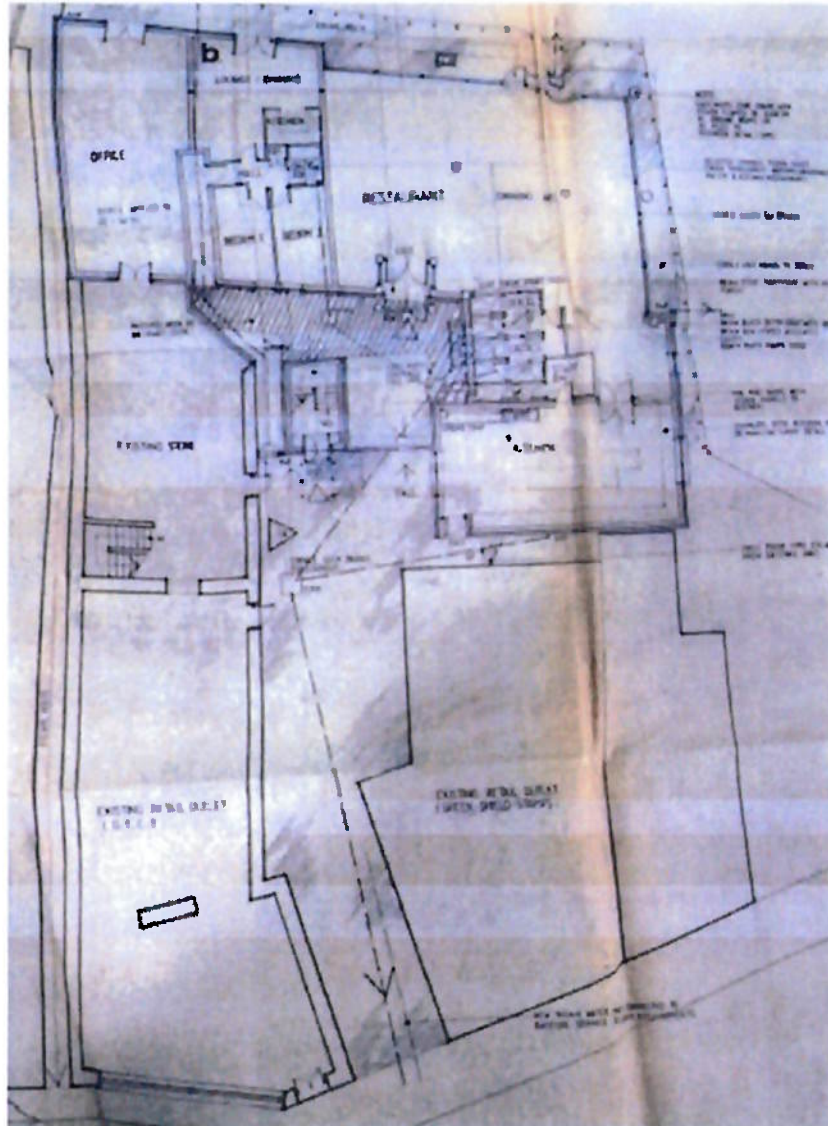


Figure 01 Ref: 90/15992 floor plan – Note No. 14a as 'Existing Retail Outlet (Green Shield Stamps).'

On the 16th of August 1991, Cork City Council granted permission for a development consisting of the 'demolition of existing buildings and the erection of 26 apartments and penthouses with stairway/lift access and roof gardens with ancillary service on site' at 13-15 Washington Street West, Cork City Council Planning Reference 91/16569 refers which relates to the parent permission for the 'Fishermans Wharf' residential development. Although No. 14a was not included within the red line boundary of 91/16569, No. 14a remains noted on the permitted plans as being an.

'Existing Retail Outlet (Green Shield Stamps).'

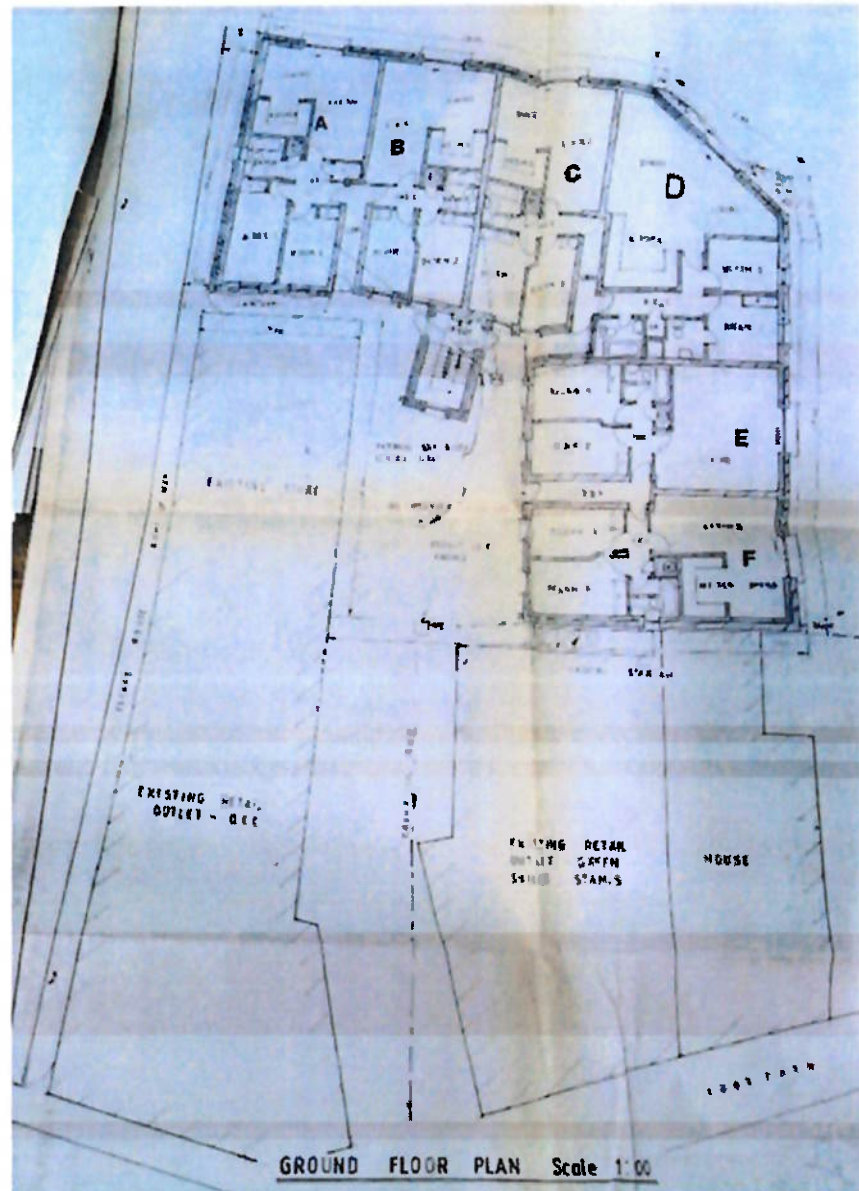


Figure 02 Ref: 91/16589 floor plan – Note No. 14a as 'Existing Retail Outlet (Green Shield Stamps).

Class 20F of S.I. 376/2023 of the Planning and Development Regulations 2001 specifies that the following development for the accommodation of International Protection Applicants is exempted development.

Description of Development	Conditions and Limitations
<p><u>Class 20F</u></p> <p>Temporary use by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth to accommodate or support displaced persons or persons seeking international protection of any structure or part of a structure used as a school, college, university, training centre, social centre, community centre, non-residential club, art gallery, museum, library, reading room, sports club or stadium, gymnasium, hotel, convention centre, conference centre, shop, office, Defence Forces barracks, light industrial building, airport operational building, wholesale warehouse or repository, local authority administrative office, play centre, medical and other health and social care accommodation, event and exhibition space or any structure or part of structure normally used for public worship or religious instruction.</p>	<ol style="list-style-type: none"> 1. The temporary use shall only be for the purposes of accommodating displaced persons or for the purposes of accommodating persons seeking international protection. 2. Subject to paragraph 4 of this class, the use for the purposes of accommodating displaced persons shall be discontinued when the temporary protection introduced by the Council Implementing Decision (EU) 2022/382 of 4 March 2022 comes to an end in accordance with Article 6 of the Council Directive 2001/55/EC of 20 July 2001. 3. The use for the purposes of accommodating persons seeking international protection shall be discontinued not later than 31st December 2028. 4. Where the obligation to provide temporary protection is discontinued in accordance with paragraph 2 of this class, on a date that is earlier than 31 December 2028, the temporary use of any structure which has been used for the accommodation of displaced persons shall continue for the purposes of accommodating persons seeking international protection in accordance with paragraph 3 of this class. 5. The relevant local authority must be notified of locations where change of use is taking place prior the commencement of development. 6. 'displaced persons', for the purpose of this class, means persons to whom temporary protection applies in accordance with Article 2 of Council Implementing Decision (EU) 2022/382 of 4 March 2022. 7 'international protection', for the purpose of this class, has the meaning given to it in section 2(1) of the International Protection Act 2015 (No. 66 of 2015). 8. 'temporary protection', for the purpose of this class, has the meaning given to it in Article 2 of Council Directive 2001/55/EC of 20 July 2001.



h w p l a n n i n g

Class 20F of S.I. 376/2023 of the Planning and Development Regulations 2001 specifies that a 'shop' is exempted development for the accommodation of international protection applicants. As referenced previously, as the permitted use of No. 14a is as a retail (shop) unit, and the previous use of the building as the 'Shine' mental health recovery facility appears to have been an unauthorised use. In accordance with the provisions of Class 20F of S.I. 376/2023 the use of the premises for the accommodation of International Protection Applicants is exempted development.

Please do not hesitate to contact us if you have any queries.

Yours Sincerely



Harry Walsh
HW Planning

An Roinn Leanai, Comhionannais,
Míchumais, Lánpháirtíochta agus Óige
Department of Children, Equality,
Disability, Integration and Youth



Laura Hartnett,
Dromboy Ltd.
21 Academy Street,
Co Cork.



RE: Application for Planning Exemption - Provision of Accommodation for International Protection Applicants at 16 Washington Street West, Cork City, T12 HH7Y and 14A Washington Street West, Cork City, T12 K376

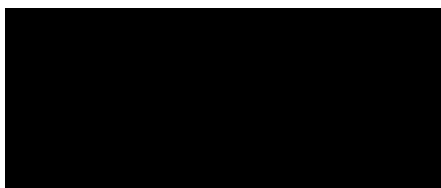
To whom it may concern,

The Department is currently seeking offers of accommodation for properties which have a full grant of planning permission for use as International Protection accommodation or properties which may avail of the Class 14H or 20F exemptions as per the Planning and Development Regulations. The above property has been offered to the Department as temporary emergency accommodation for International Protection applicants subject to grant of a planning exemption. We would therefore request that this correspondence be taken as evidence of engagement with the Department regarding the proposed change of use of the property named above.

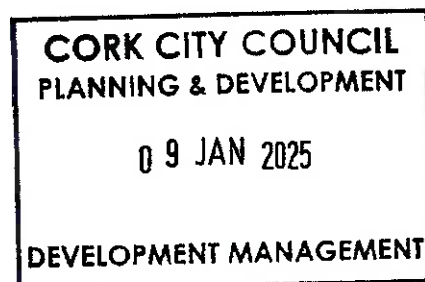
I can confirm that the Department is interested utilising the above property for the accommodation of International Protection applicants subject to all planning, change of use, building control, Certificate of Compliance on Completion (CCC), fire and insurance certifications being in place and subject to contract/contract denied.

If you have any queries regarding the above, please contact me at [REDACTED]

Yours sincerely,

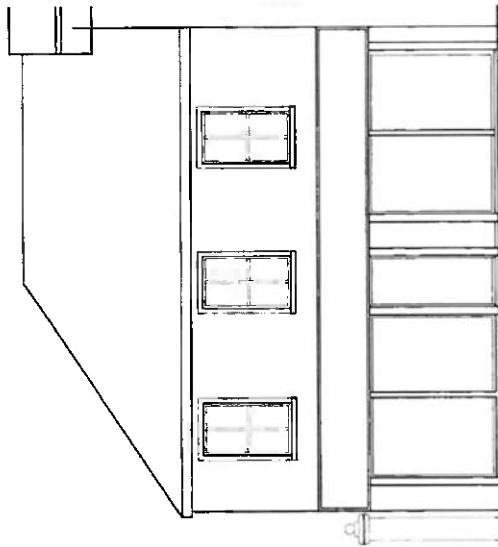


Seán Woods
Higher Executive Officer
International Protection Procurement Services

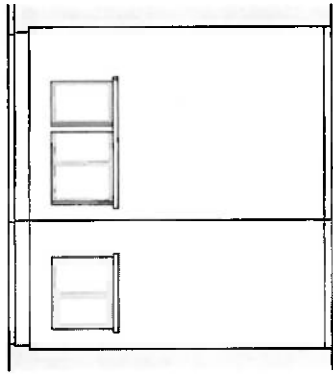


An Roinn Leanai
Comhionannais, Míchumais
Lánpháirtíochta agus Óige
Department of Children
Equality, Disability, Integration
and Youth

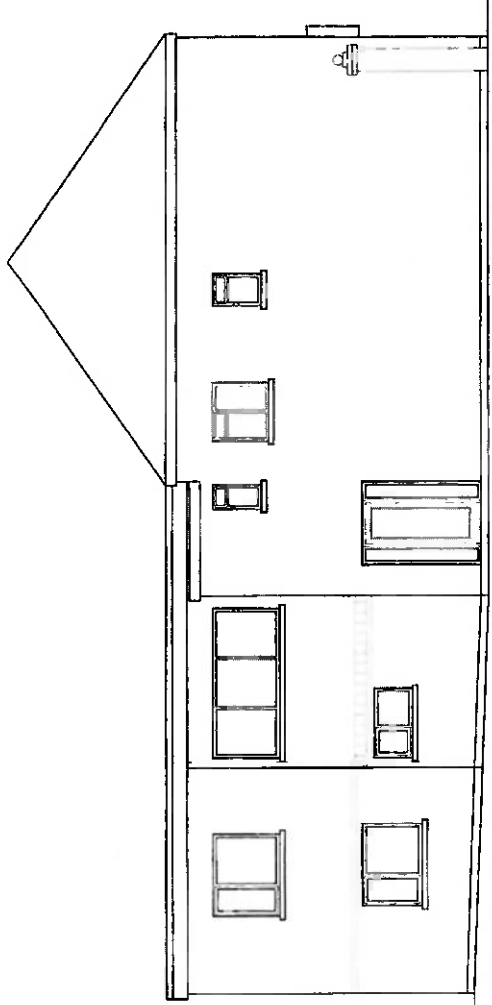
Bloc 1, Plaza Miesach, 50-58 Sráid Bhagóid Íochtarach, Baile Átha Cliath 2. D02 XW14
Block 1, Miesian Plaza, 50-58 Baggot Street Lower, Dublin 2. D02 XW14
T +353 1 647 3000 | contact@equality.gov.ie
www.equality.gov.ie



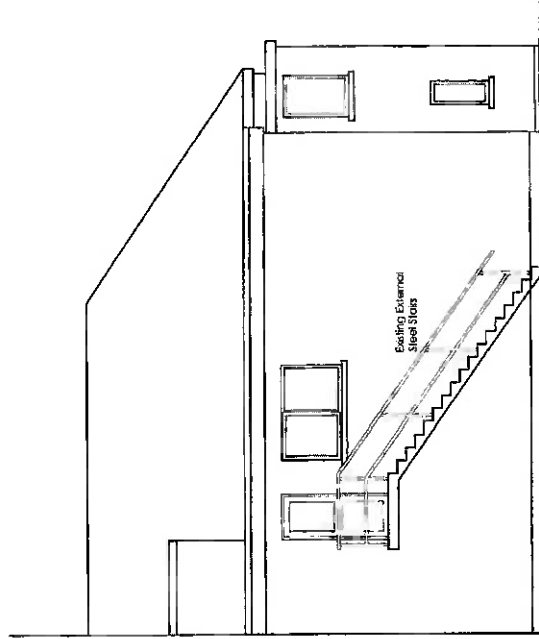
Existing Front Elevation (North)
Scale : 1:100



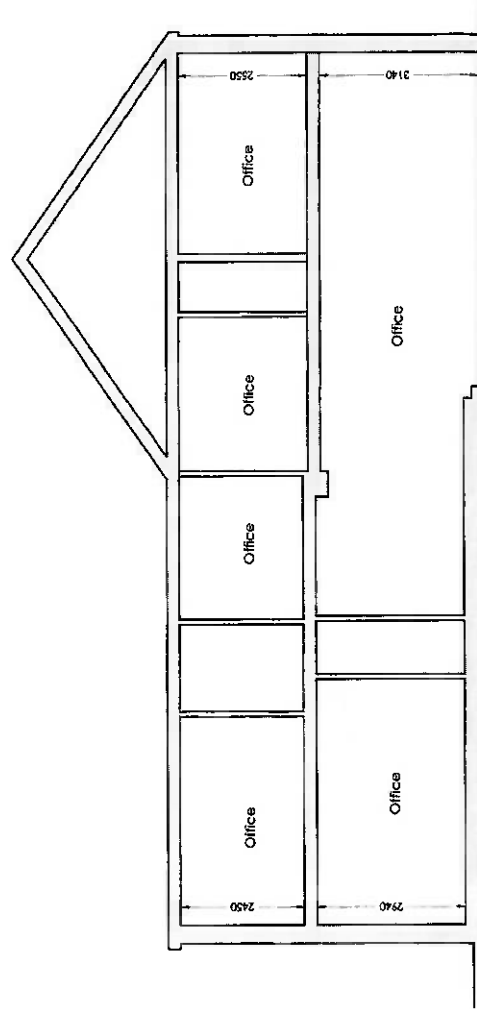
Existing Courtyard Elevation (West)
Scale : 1:100



Existing Side Elevation (East)
Scale : 1:100



Existing Rear Elevation (South)
Scale : 1:100



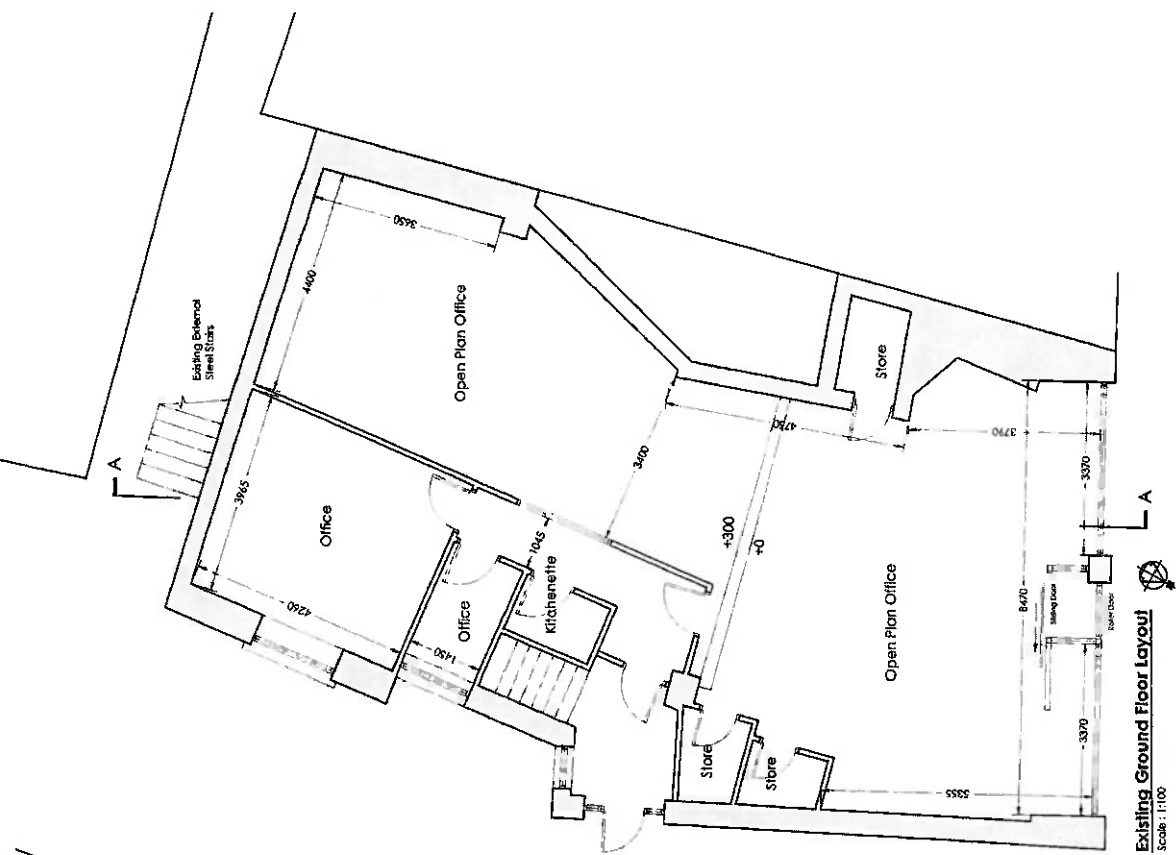
Existing Section A-A
Scale : 1:100

REV	DATE	BY	CHKD	APP'D	DATE
A	21.08.24	G.S.	C.O.S.	C.O.S.	

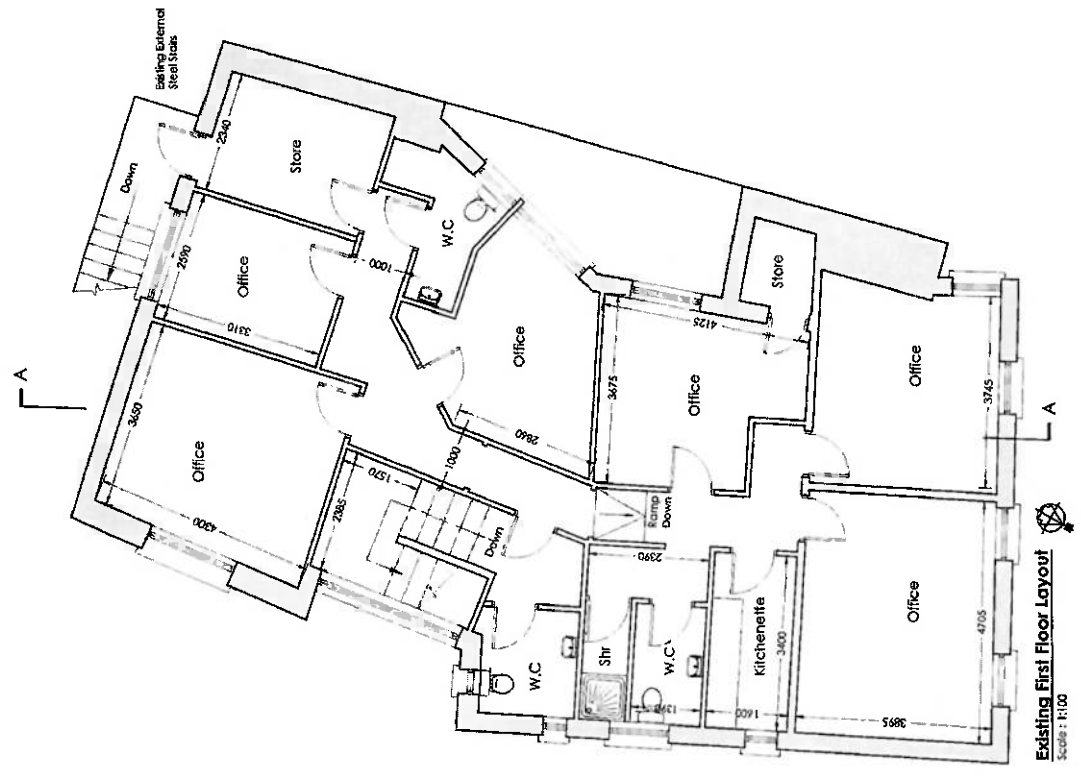
Drumbay Limited
14A Washington Street West, Cork

Existing Ground & First Floor Layouts

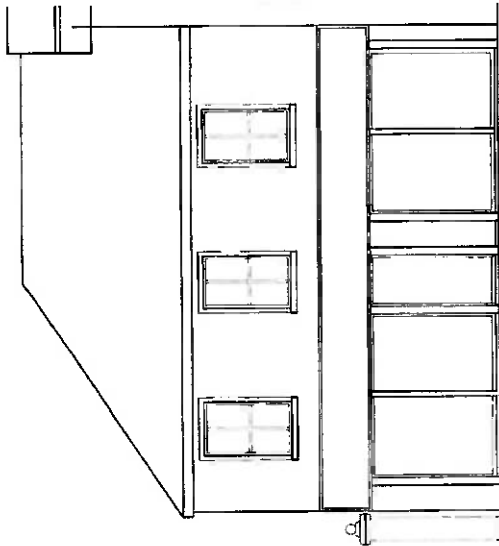
Sheet No: 6771 - 0105 - A



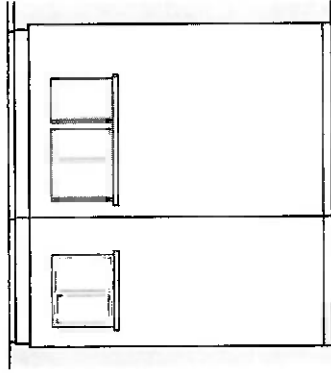
Existing Ground Floor Layout
Scale: 1:100



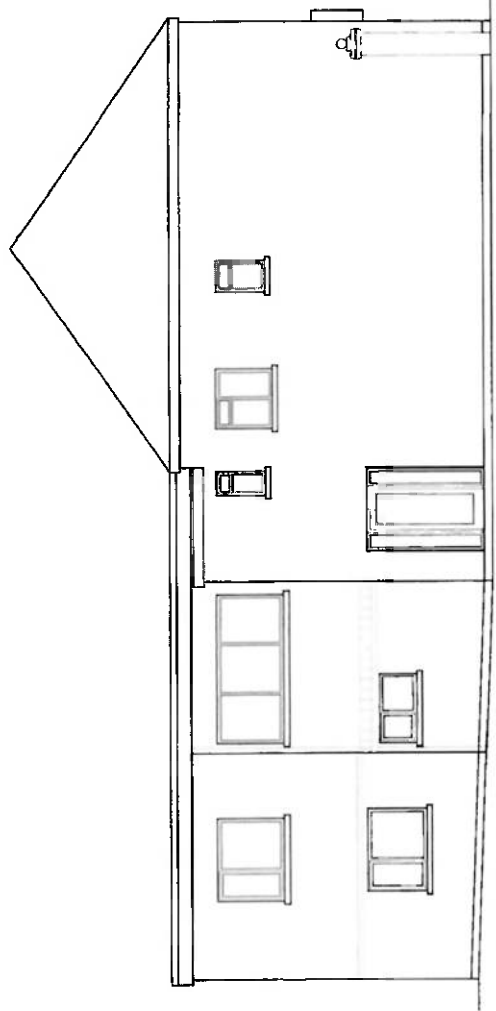
Existing First Floor Layout
Scale: 1:100



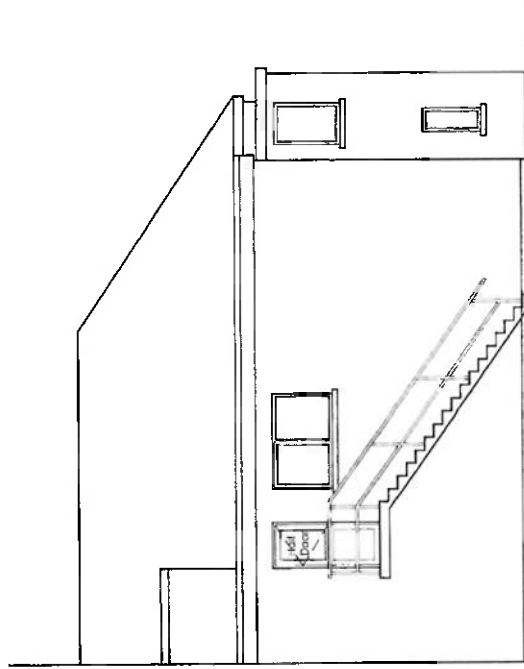
Proposed Front Elevation (North)
Scale : 1:100



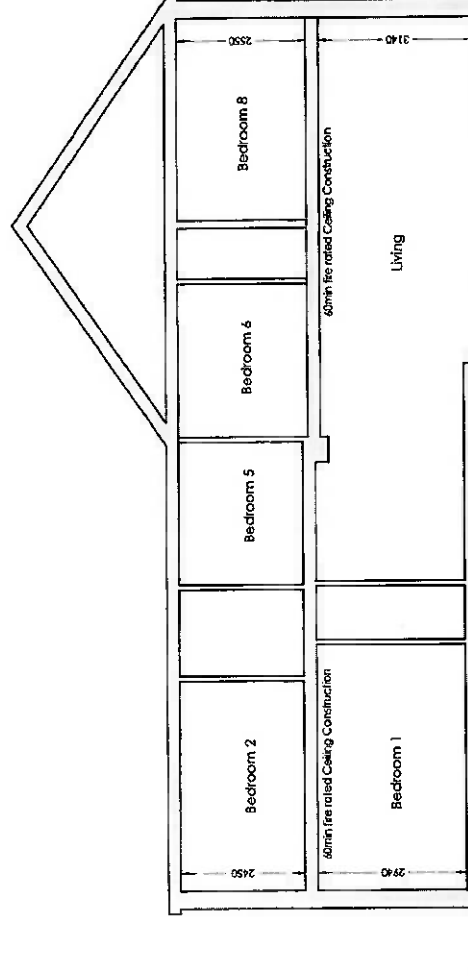
Proposed Courtyard Elevation (West)
Scale : 1:100



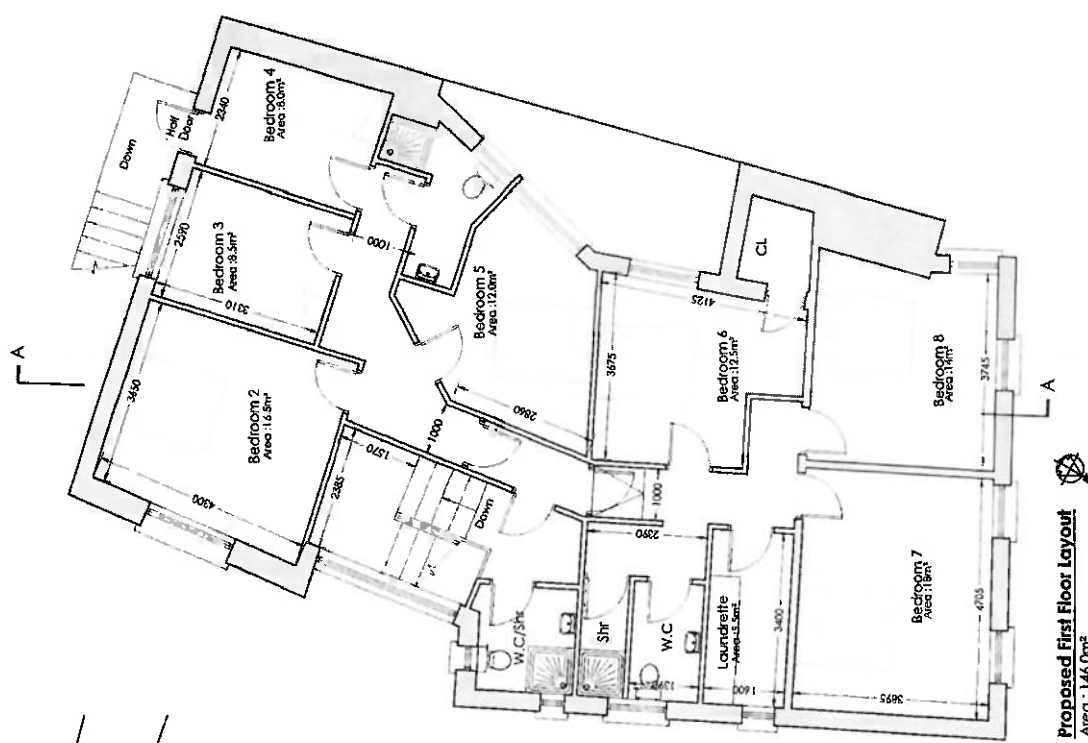
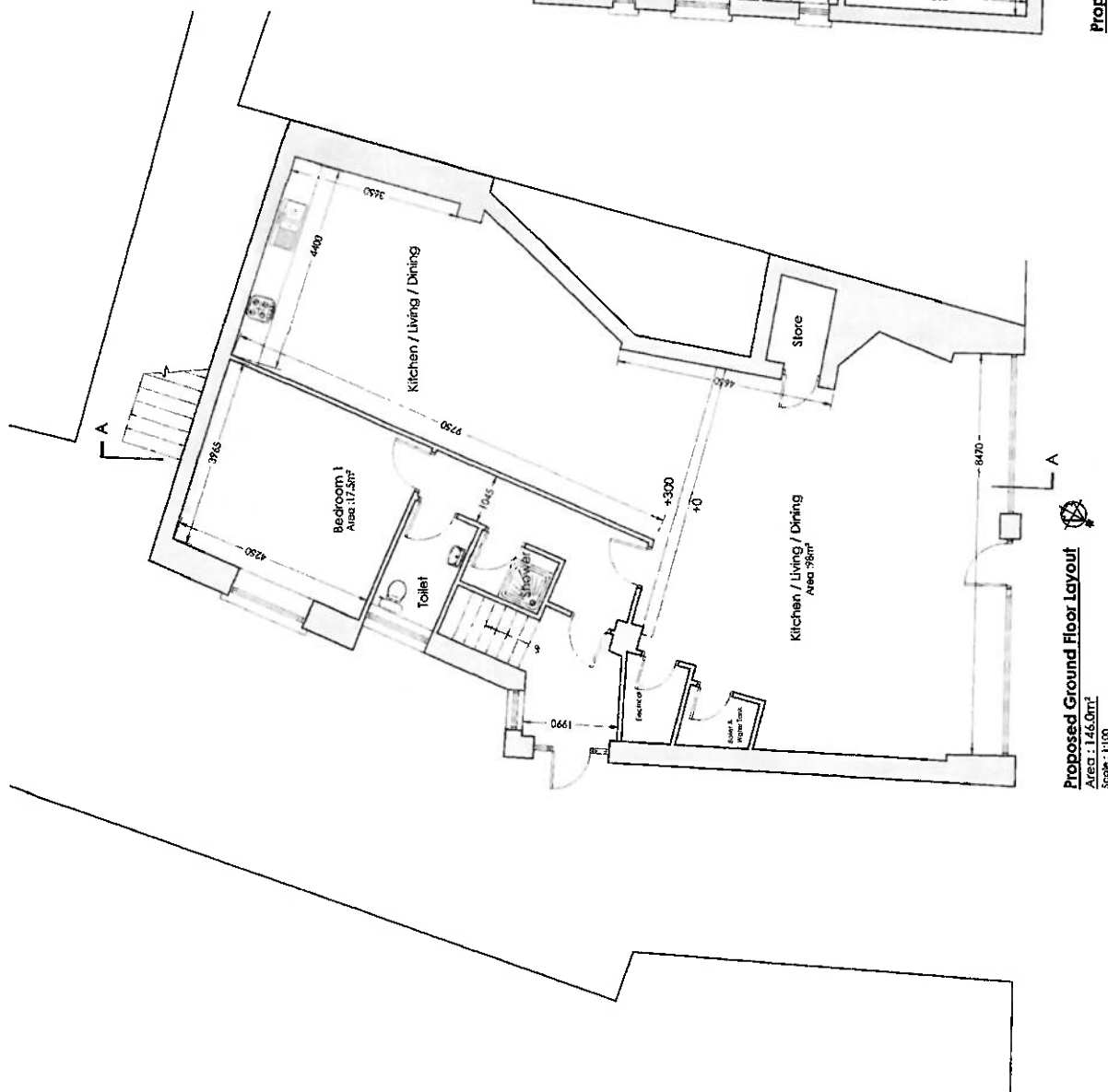
Proposed Side Elevation (East)
Scale : 1:100

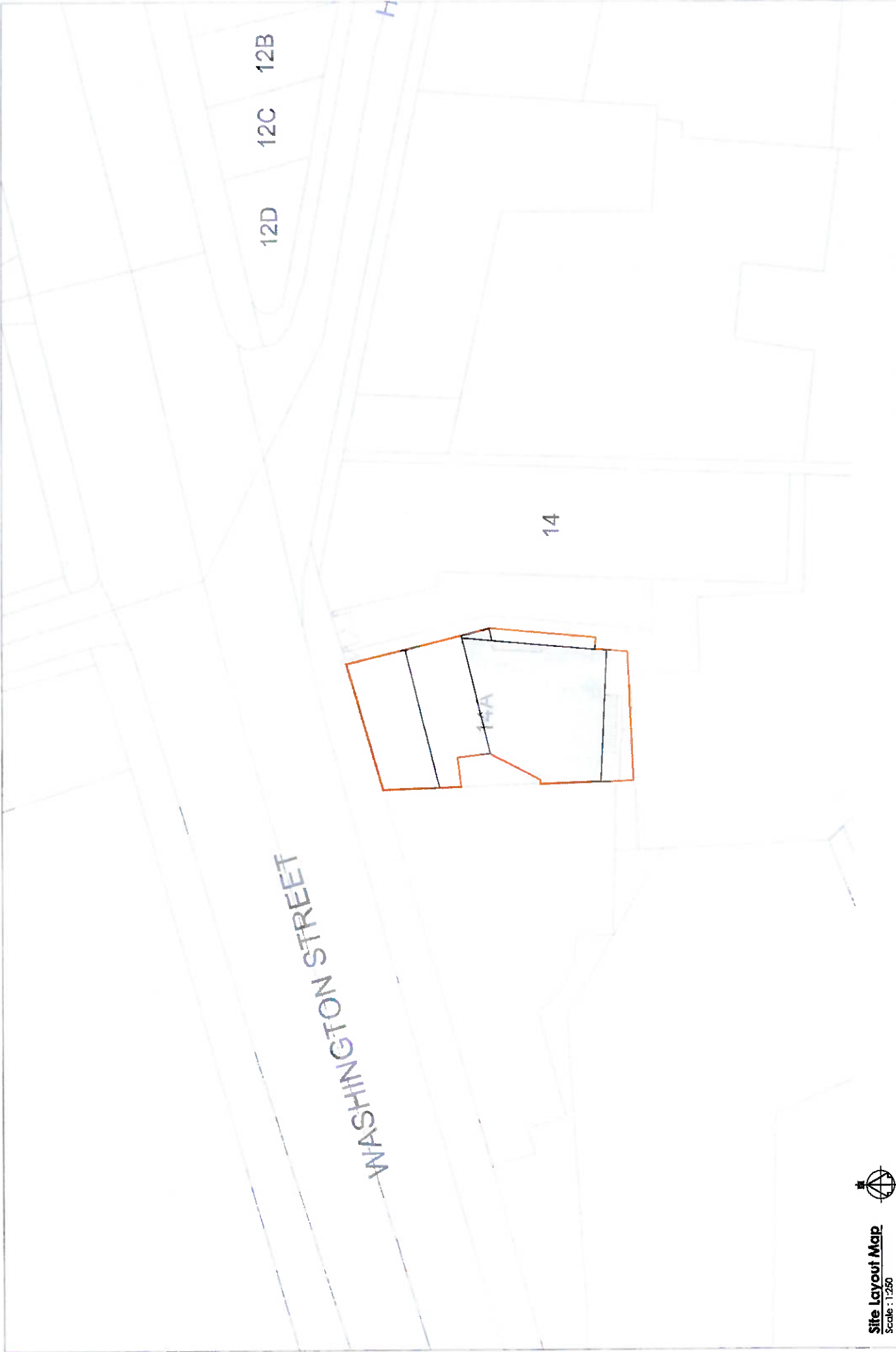


Proposed Rear Elevation (South)
Scale : 1:100



Proposed Section A-A
Scale : 1:100





Site Layout Map
Scale: 1:250

DOSA
DENIS O'SULLIVAN & ASSOCIATES
CONSULTING ENGINEERS

Project No: 0511-001771
Project Name: 14A Washington Street West, Cork
Project Date: 19th June

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REV	DESCRIPTION	DATE
A	G.S. CO. 1	21.08.24
B	G.S. CO. 2	21.08.24
C	G.S. CO. 3	21.08.24
D	G.S. CO. 4	21.08.24
E	G.S. CO. 5	21.08.24
F	G.S. CO. 6	21.08.24
G	G.S. CO. 7	21.08.24
H	G.S. CO. 8	21.08.24
I	G.S. CO. 9	21.08.24
J	G.S. CO. 10	21.08.24
K	G.S. CO. 11	21.08.24
L	G.S. CO. 12	21.08.24
M	G.S. CO. 13	21.08.24
N	G.S. CO. 14	21.08.24
O	G.S. CO. 15	21.08.24
P	G.S. CO. 16	21.08.24
Q	G.S. CO. 17	21.08.24
R	G.S. CO. 18	21.08.24
S	G.S. CO. 19	21.08.24
T	G.S. CO. 20	21.08.24
U	G.S. CO. 21	21.08.24
V	G.S. CO. 22	21.08.24
W	G.S. CO. 23	21.08.24
X	G.S. CO. 24	21.08.24
Y	G.S. CO. 25	21.08.24
Z	G.S. CO. 26	21.08.24
AA	G.S. CO. 27	21.08.24
AB	G.S. CO. 28	21.08.24
AC	G.S. CO. 29	21.08.24
AD	G.S. CO. 30	21.08.24
AE	G.S. CO. 31	21.08.24
AF	G.S. CO. 32	21.08.24
AG	G.S. CO. 33	21.08.24
AH	G.S. CO. 34	21.08.24
AI	G.S. CO. 35	21.08.24
AJ	G.S. CO. 36	21.08.24
AK	G.S. CO. 37	21.08.24
AL	G.S. CO. 38	21.08.24
AM	G.S. CO. 39	21.08.24
AN	G.S. CO. 40	21.08.24
AO	G.S. CO. 41	21.08.24
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AT	G.S. CO. 46	21.08.24
AU	G.S. CO. 47	21.08.24
AV	G.S. CO. 48	21.08.24
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BI	G.S. CO. 61	21.08.24
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BK	G.S. CO. 63	21.08.24
BL	G.S. CO. 64	21.08.24
BM	G.S. CO. 65	21.08.24
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BO	G.S. CO. 67	21.08.24
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BY	G.S. CO. 77	21.08.24
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CB	G.S. CO. 80	21.08.24
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CS	G.S. CO. 97	21.08.24
CT	G.S. CO. 98	21.08.24
CU	G.S. CO. 99	21.08.24
CV	G.S. CO. 100	21.08.24

Drumboy Limited
14A Washington Street West, Cork

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CV	G.S. CO. 100	21.08.24

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Site Location Map
Scale: 1:1000

DOSA
DENIS O'SULLIVAN & ASSOCIATES
CONSULTING ENGINEERS

Drawn by: [Name]
Checked by: [Name]
Date: [Date]

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Author: [Name]
Date: [Date]
Scale: 1:1000

Drumboy Limited
14A Washington Street West, Cork

Site Location Map
A3 1:1000

6771 0101 A