

Comhairle Cathrach Chorcaí Cork City Council

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

Fergal Morrison
c/o Tony O' Sullivan
Tony O' Sullivan Architects Ltd.
26 Main Street
Macroom
Co. Cork

11/12/2024

RE: Section 5 Declaration R896/24 60 Saint Patrick's Street, Cork

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 15th November, 2024, I wish to advise as follows:

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

- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended), and
- Article 10(6) 6) (vi) of the Planning and Development Regulations 2001 (as amended)

It is considered that *the specific question for which a declaration is sought* **IS DEVELOPMENT** and **IS NOT EXEMPTED DEVELOPMENT** at 60 Saint Patrick's Street, 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, 11th December, 2024.

Is mise le meas,


David Foley

Development Management Section



We are Cork.

**Planning & Development
Cork City Council**

PLANNER'S REPORT Ref. R896 /24		Cork City Council Culture, Community and Placemaking
Application type	Section 5 Declaration	
Description	<i>'Is the provision of a 1 bed apartment over three floors above ground floor commercial unit considered exempted development.'</i> <i>Additional details – 'No changes proposed to facades to facilitate works'</i>	
Location	60 Patrick Street, Cork.	
Applicant	Fergal Morrison	
Date received	15/11/2024	
Recommendation	<i>Is Development Is Not Exempted Development</i>	

In this report 'the Act' means the Planning and Development Act 2000 (as amended) and 'the Regulations' means the Planning and Development Regulations 2001 (as amended), unless otherwise indicated.

1. Requirements for a Section 5 Declaration

Section 5(1) of the Planning and Development Act 2000 as amended states,

5.—(1) If any question arises as to what, in any particular case, is or is not development or is or is not exempted development within the meaning of this Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.

The requirements for making a section 5 declaration are set out in the Act.

2. The Question before the Planning Authority

In framing the question to the planning authority, the applicant states in Q2 of the application form:

'Is the provision of a 1 bed apartment over three floors above ground floor commercial unit considered exempted development.'

3. Site Description

The subject site consists of a 4-storey mid-terrace two-bay building located on Patrick Street, Cork City Centre. The premises appears to be closed with structural bracing present on the front elevation.

The subject premises is a NIAH listed building, reference no. 20,513,119.

The site inspection was undertaken 11/12/2024.

4. Planning History

None.

5. Legislative Provisions

5.1 The Act

Section 2(1),

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

Section 3(1),

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

Section 4(1)(h),

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

Section 4(2),

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

Section 5(1),

(See section 1 of this report)

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

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

5.2 The Regulations

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,*

S.I. No. 75/2022 - Planning and Development Act (Exempted Development) Regulations 2022

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 –

- (c) be inconsistent with any use specified or included in such a permission, or*
- (d) be development where the existing use is an unauthorised, save where the change of use consists of resumption of a use which is not unauthorised and which has not been abandoned*

Article 10(6)

- (a) In this sub-article—*

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

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

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

- (c) Notwithstanding sub-article (1), where in respect of a proposed development referred to in paragraph (b)—
- (i) the structure concerned was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018,
 - (ii) the structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3, 6 or 12 and
 - (iii) the structure concerned, or so much of it that is the subject of the proposed development, has been vacant for a period of 2 years or more immediately prior to the commencement of the proposed development,
- then the proposed development for residential use, and any related works, shall be exempted development for the purposes of the Act, subject to the conditions and limitations set out in paragraph (d).
- (d) (i) The development is commenced and completed during the relevant period.
- (ii) Subject to sub-paragraph (iii), any related works, including works as may be required to comply with sub-paragraph (vii), shall
 - (I) primarily affect the interior of the structure
 - (II) retain 50 per cent or more of the existing external fabric of the building, and
 - (III) not materially affect the external appearance of the structure so as to render its appearance inconsistent with the character of the structure or of neighbouring structures.
 - (iii) Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighbouring structures.
 - (iv) No development shall consist of or comprise the carrying out of works to the ground floor area of any structure which conflicts with any objective of the relevant local authority development plan or local area plan, pursuant to the Part 1 of the First Schedule to the Act, for such to remain in retail use, with the exception of any works the purpose of which is to solely provide on street access to the upper floors of the structure concerned.
 - (v) No development shall consist of or comprise the carrying out of works which exceeds the provision of more than 9 residential units in any structure.
 - (vi) Dwelling floor areas and storage spaces shall comply with the minimum floor area requirements and minimum storage space requirements of the "Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities" issued under section 28 of the Act or any subsequent updated or replacement guidelines.
 - (vii) Rooms for use, or intended for use, as habitable rooms shall have adequate natural lighting.
 - (viii) No development shall consist of or comprise the carrying out of works to a protected structure, as defined in section 2 of the Act, save where the relevant planning authority has issued a declaration under section 57 of the Act to the effect that the proposed works would not materially affect the character of the structure or any element, referred to in section 57(1)(b) of the Act, of the structure.
 - (ix) No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.
 - (x) No development shall relate to any structure in any of the following areas:
 - (I) an area to which a special amenity area order relates;
 - (II) an area of special planning control;
 - (III) within the relevant perimeter distance area, as set out in Table 2 of Schedule 8, of any type of establishment to which the Major Accident Regulations apply.
 - (xi) No development shall relate to matters in respect of which any of the restrictions set out in subparagraph (iv), (vii), (viiA), (viiB), (viiC), (viii) or (ix) of article 9(1)(a), or paragraph (c) or (d) of article (9)(1), would apply.
 - (xii) No development shall consist of or comprise the carrying out of works for the provision of an onsite wastewater treatment and disposal system to which the code of practice made by the Environmental Protection Agency pursuant to section 76 of the Environmental Protection Agency Act 1992 relates and entitled Code of Practice — Wastewater Treatment and Disposal Systems Serving Single Houses together with any amendment to that Code or any replacement for it.
- (e)(i) Where a person proposes to undertake development to which paragraph (b) relates, then he or she shall in the case of development relating to Class 1, 2, 3, 6 or 12 of Part 4 to Schedule 2, notify in writing the planning authority in whose functional area that the change of use will occur not less than

- 14 days prior to the commencement of the works related to the proposed change of use and any related works;
- (ii) Details of each notification under subparagraph (i), which shall include information on—
 (I) the location of the structure,
 (II) the number of residential units involved, including the unit sizes and number of bedrooms in each unit, and
 (III) the Eircode for the relevant property,
 Shall be entered in a record by the planning authority maintained for this purpose and the record shall be available for inspection at the offices of the planning authority during office hours and on the planning authority's website.
- (iii) During the years 2019, 2020, 2021, 2022, 2023, 2024, 2025 and 2026 each planning authority shall provide information to the Minister on the number of notifications received by it under this paragraph during the preceding calendar year, including details of the information so received for the purposes of subparagraph (ii)

6. ASSESSMENT

It should be stated at the outset that the purpose of this report is not to determine the acceptability or otherwise of the proposal at this location in respect to the proper planning and sustainable development of the area, but rather whether or not the matter in question constitutes development, and if so falls within the scope of exempted development.

6.1 Development

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

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

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

I consider that the proposed change of use will require works. Both the change of use and the associated modifications constitutes development.

6.2 Exempted development

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

Sufficient information (drawings, schedule of accommodation etc.) has been submitted to allow an assessment of the proposal to be undertaken against the criteria listed in Article 10(6) of the Planning and Development Regulations and this is assessed in detail below.

ARTICLE	REQUIREMENT	ASSESSMENT
10(6)(b)	This sub-article relates to a proposed development, during the relevant period, that consists of a change of use to residential use from Class 1, 2, 3, 6 or 12 of Part 4 to Schedule 2	The subject site has recently been in use as a clothing shop at ground floor level. If the shop is currently in operation is undetermined. As noted in the site description above, the premises appears to be closed with structural bracing present on the front elevation. The upper floor use is undetermined, the applicant states in the application form section 7(c) that the

		upper floors were 'probably commercial previously'. Class 1 is – <i>Use as a Shop, meaning 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,</i> <i>(b) as a post office,</i> <i>(c) for the sale of tickets or as a travel agency,</i> <i>(d) for the sale of sandwiches or other food for consumption off the premises, where the sale of such food is subsidiary to the main retail use,</i> <i>(e) for hairdressing,</i> <i>(f) for the display of goods for sale,</i> <i>(g) for the hiring out of domestic or personal goods or articles,</i> <i>(h) as a launderette or dry cleaners,</i> <i>(i) for the reception of goods to be washed, cleaned or repaired,</i> This requirement is met.
10(6)(c)(i)	The structure concerned was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018	The structure was constructed prior to the making of the regulations. This requirement is met.
10(6)(c)(ii)	The structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3, 6 or 12 and	This requirement is met.
10(6)(c)(iii)	The structure concerned, or so much of it that is the subject of the proposed development, has been vacant for a period of 2 years or more immediately prior to the commencement of the proposed development	It is stated in the application form section 7(c), that the upper floors have been '<i>disused for years</i>'. This is not considered sufficient to meet this requirement and the applicant is required to confirm that the upper floors of the premises have been vacant for a period of 2 years or more. This requirement is not met. Request for further information subject to outcome.
10(6)(d)(i)	The development is commenced and completed during the relevant period.	The applicant is required to comply with this requirement.
10(6)(d)(ii)	Subject to sub-paragraph (iii), any related works, including works as may be required to comply with sub-paragraph (vii), shall – (i) primarily affect	The applicant states in the application form section 3, <i>Additional Details – 'No changes proposed to facades to facilitate works'</i> Existing elevations have been provided.

	only the interior of the structure, (II) retain 50 per cent or more of the existing external fabric of the building, (III) not materially affect the external appearance of the structure so as to render its appearance inconsistent with the character of the structure or of neighbouring structures.	This requirement is met.
10(6)(d)(iii)	Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighbouring structures	No works proposed to existing ground floor unit.
10(6)(d)(iv)	No development shall consist of or comprise the carrying out of works to the ground floor area of any structure which conflicts with any objective of the relevant local authority development plan or local area plan, pursuant to the Part 1 of the First Schedule to the Act, for such to remain in retail use, with the exception of any works the purpose of which is to solely provide on street access to the upper floors of the structure concerned.	The subject site is zoned ZO 5 – City Centre Residential development is acceptable within this zoning. The proposed change of use accords with this sub-article. It is noted the subject premises is located in an area designated as 'Primary Retail Frontage'. This requirement is met.
10(6)(d)(v)	No development shall consist of or comprise the carrying out of works which exceeds the provision of more than 9 residential units in any structure.	The proposed development is for 1 no. residential apartments over three floors. This requirement is met.
10(6)(d)(vi)	Dwelling floor areas and storage spaces shall comply with the minimum floor area requirements and minimum storage space requirements of the "Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities" issued under section 28 of the Act or any subsequent updated or replacement guidelines.	Please see separate discussion / assessment below.
10(6)(d)(vii)	Rooms for use, or intended for use, as habitable rooms shall have adequate natural lighting.	Habitable room is defined under Article 10(6) of the Planning Regulations as a ' <i>room used for living or sleeping purposes but does not include a kitchen that has a floor area of less than 6.5 square metres.</i> ' On review of the submitted floor plans the proposed development is considered to be adequately served by windows / natural light for the living areas of the proposed apartment. This requirement is met.
10(6)(d)(viii)	No development shall consist of or comprise the carrying out of works to a protected structure, as defined in	The subject site is not a protected structure. This requirement is met.

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

10(6)(d)(vi) – The following is an assessment of the minimum floor area requirements and minimum storage space requirements outlined in the “Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities”. The figures given in the blue table are derived from the floor plans provided. Note, a single bedroom 1 no. person apartment is not outlined in the apartment standards, as is proposed. The proposed apartment does not meet the internal configuration of a studio apartment as defined in paragraph 3.2 of the apartment standards. The proposed apartment is required to be assessed as a 1 no. bedroom 2-person apartment.

New Apartment Guidelines for Planning Authorities 2023

Minimum Requirements

Apt Type	Total (sqm)	Aggregate Living / Dining (sqm)	Living / Dining Width (m)	Aggregate Bed (sqm)	Bedroom width (m)	Storage (sqm)
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Apartment Standards 1-bed	45	23	3.3	11.4	2.8 double	3
Proposed Apartment	49.2	21.3	4.1qm (Living Room)	10.1sqm	3.5sqm (uninterrupted)	1.6sqm

The proposed unit does not meet the minimum requirements as outlined in 'New Apartment Guidelines for Planning Authorities 2023', the proposed development does not accord with the limitations set out in article 10(6)(d)(ii) and (vii).

Note - Article 10(6) (vi) 'Dwelling floor areas and storage spaces shall comply with the minimum floor area requirements and minimum storage space requirements of the "Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities" issued under section 28 of the Act or any subsequent updated or replacement guidelines'.

7. ENVIRONMENTAL ASSESSMENT

7.1 Screening for Environmental Impact Assessment

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

7.2 Screening for Appropriate Assessment

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

8. RECOMMENDATION

In view of the above and having regard to —

- Sections 2, 3 and 4 of the *Planning and Development Act 2000* (as amended), and
- Article 10(6) 6) (vi) of the *Planning and Development Regulations 2001* (as amended)

It is considered that the question: 'is the provision of a 1 bed apartment over three floors above ground floor commercial unit considered exempted development' at No.60 Patrick, Cork, **Is Development and Is Not Exempted Development.**



Alan Swanwick
Assistant Planner
11/12/2024

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

FERGAL MULLISON

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

60 PATRICK ST, 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.

IS THE PROVISION OF A 1 BED. APARTMENT OVER 3 FLOORS ABOVE GROUND FLOOR COMMERCIAL UNIT CONSIDERED EXEMPTED DEVELOPMENT?

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:

(Use additional sheets if required).

NO CHANGES PROPOSED TO FACADES TO ~~PERMIT~~ FACILITATE WORKS.

DEVELOPMENT MANAGEMENT
CCP
15 NOV 2024

CORK CITY COUNCIL

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

NO.

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

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

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	49.2 sqm Apartment. Excl. Stairs.
(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 ☐ No ☒ N/A 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) DIS-USED FOR YEARS. PROBABLY COMMERCIAL PREVIOUSLY.	Proposed/existing use (please circle) RESIDENTIAL TO UPPER FLOORS.

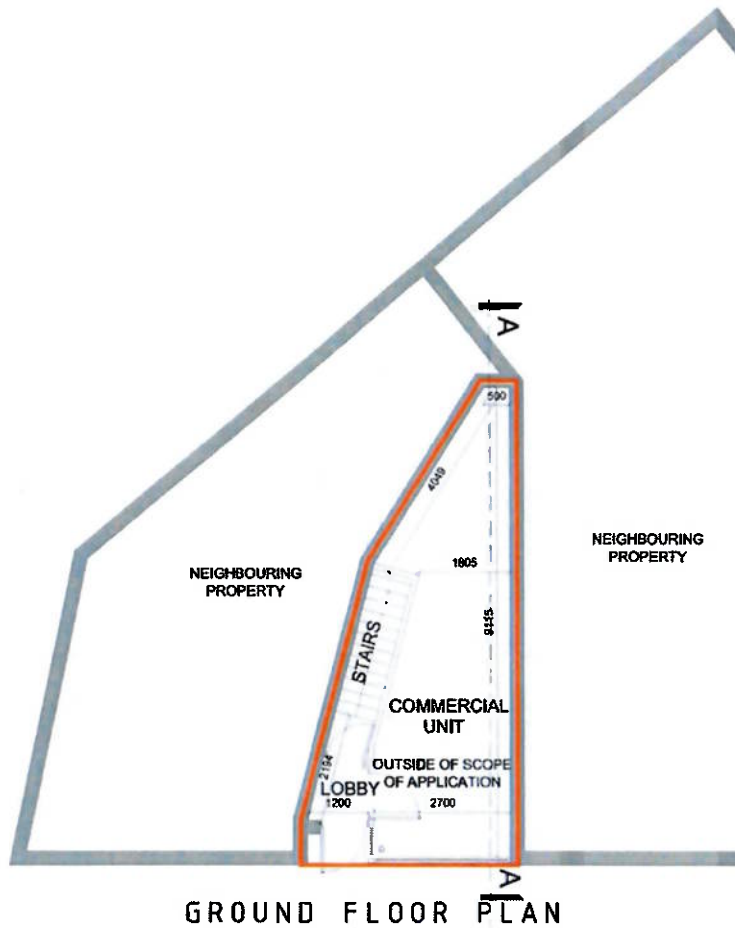
7. LEGAL INTEREST

Please tick appropriate box to show applicant's legal interest in the land or structure	A. ☒ Owner	B. Other
Where legal interest is 'Other', please state your interest in the land/structure in question	/	
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:

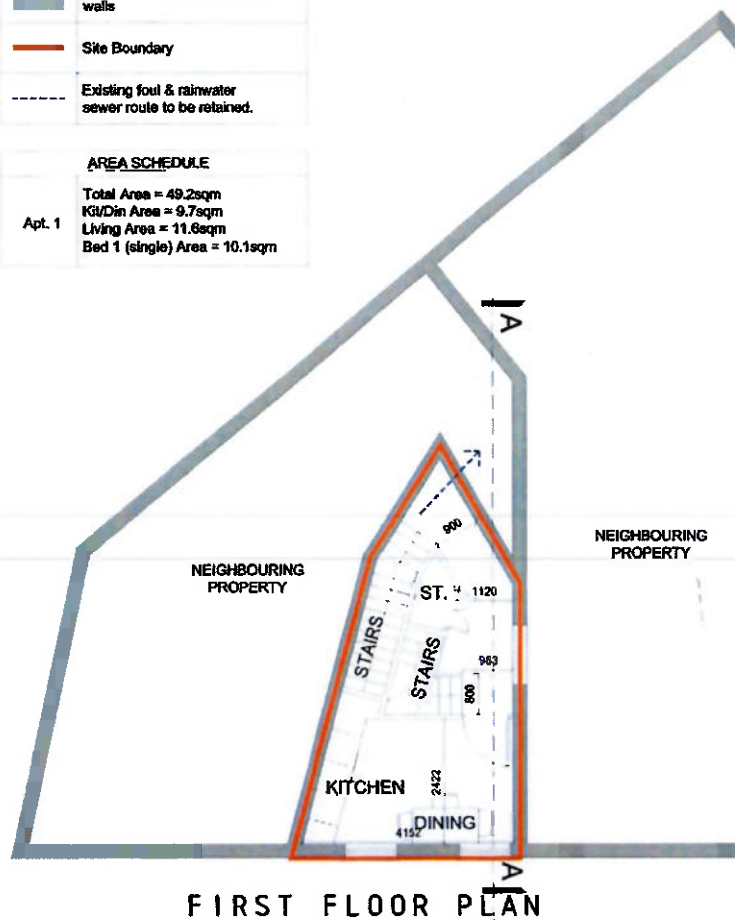
Signature: [Signature]

Date: 13/11/24



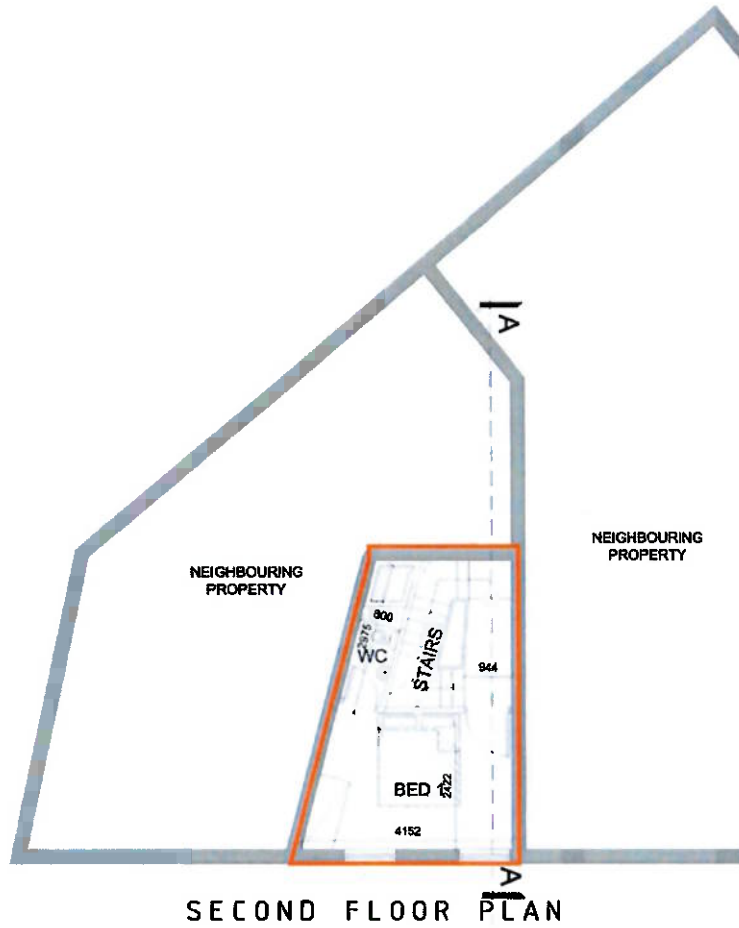
SYMBOLS LEGEND	
	Existing external/compartment walls
	Site Boundary
	Existing foul & rainwater sewer route to be retained.

AREA SCHEDULE	
Apt. 1	Total Area = 49.2sqm Kt/Din Area = 9.7sqm Living Area = 11.6sqm Bed 1 (single) Area = 10.1sqm

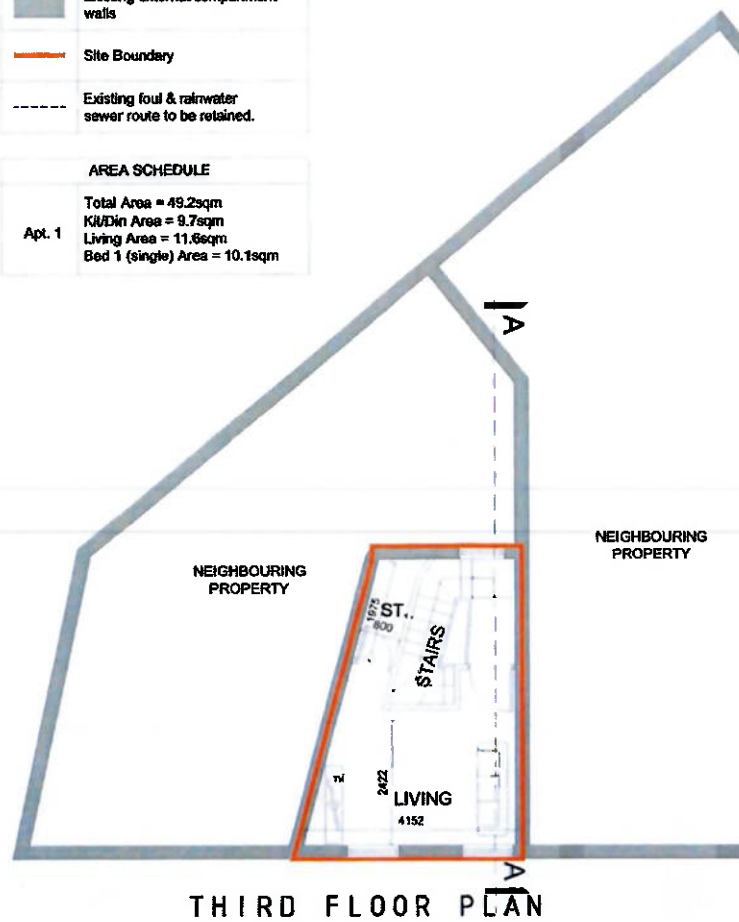


15 NOV 2024

PLANNING			
Revision	Order	Date	Drawn By
3.0	Issued for Section 5	Nov 20	2024
Tony O'Sullivan architects			
Proposed Apartment for Fergal Morrison @ 65 Patrick St, Cork.			
Ground & First Floor Plans			
Drawn By	Checked By	Scale	Rev
3234	T.O'Sullivan	23101 - PL100	3.0
1:100	T.O'Sullivan		



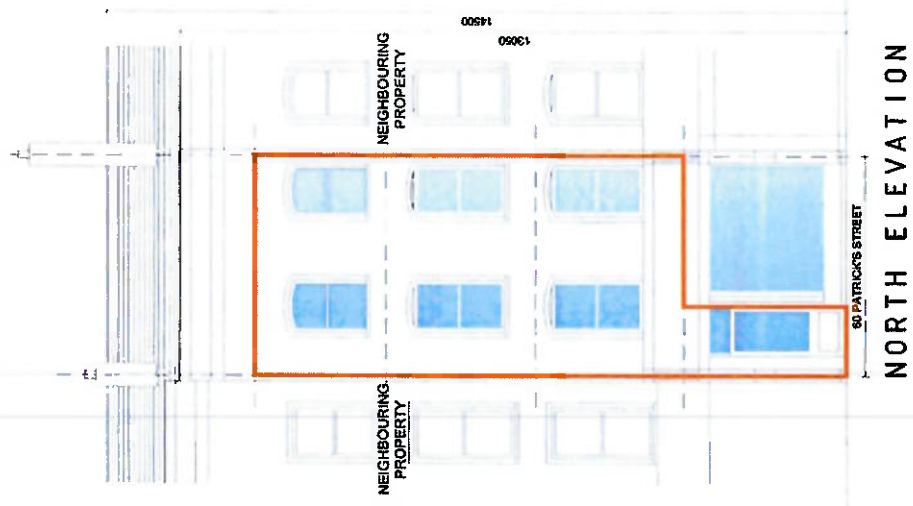
SYMBOLS LEGEND	
	Existing external/compartiment walls
	Site Boundary
	Existing foul & rainwater sewer route to be retained.
AREA SCHEDULE	
Apt. 1	Total Area = 49.2sqm Kt/Din Area = 9.7sqm Living Area = 11.6sqm Bed 1 (single) Area = 10.1sqm



PLANNING			
Version	3.0	Date	15 NOV 2024
Issued for	Section 5	Drawn by	TOS
Tony O'Sullivan architects			
Proposed Apartment for Fergal Morrison @ 80 Patrick St, Cork.			
Second & Third Floor Plans			
Drawn	15 NOV 2024	Scale	1:100
Drawn by	T O'Sullivan	Project No.	23101 - PL101
Scale	1:100	Version	3.0

15 NOV 2024

DEVELOPMENT MANAGEMENT



SYMBOLS LEGEND

	Existing external/compartment walls
	Area to which application relates



SECTION A - A

15 NOV 2024

PLANNING

Author	TS	Drawn	TS
Check	TS	Revised	TS
Date	15/11/2024	Scale	1:100

Tony O'Sullivan architects

Proposed Apartment for 1st Floor at 80 Patrick's St, Cork

City: Cork

Project: North Elevation & Section A-A

Date: 15/11/2024

Drawn: TS

Revised: TS

Scale: 1:100

Sheet: 3.0

DEVELOPMENT MANAGEMENT

PLANNING

City of Chicago
Department of Planning
Office of Urban Design & Form

Tony O'Sullivan
architect

Processed Asap! for
Project Information @
60 Park St., Cook.

Urban Place Map

No. 200	Title Area	Date
No. 1000	Cross-section	23-01-14-02

3.0



Site Boundary Outlined in Red.



Date: 2024-11-13
Our Ref: 23101

Planning Dept
Cork City Council
City Hall
Anglesea St
Cork

Re: Section 5 Application for a Residential Apartment at 60 Patrick St, Cork for Fergal Morrison

To Whom It May Concern,

I hereby enclose a Section 5 Declaration Application Form for the above referenced premises. There is a retail unit at ground floor level that has recently ceased trading. The upper floors have been vacant for many years and the building is in a state of dereliction, as can be clearly seen with the temporary propping to the front façade. The applicant intends to carry out the repair works and provide a residential unit as soon as permission is granted for same.

Please find enclosed the following information in support of this application:-

- 4 Copies Section 5 Declaration Application Form
- 6 Copies Ordnance Survey Maps
- 6 Copies Site Plan
- 6 Copies Plans, Section & Elevation of Proposed Development
- Planning Fee - €80.00 Cheque

I trust that the submitted information is sufficient for you to view this application, but if I can be of any further assistance to you, or should you require any further information, please do not hesitate in contacting me.

Yours Sincerely

Tony O'Sullivan MRIAI
Tony O'Sullivan Architects Ltd



Emergency
Phone

ST PATRICK'S ST

64

63A

63

ST PATRICK'S ST

Adjoining
Property

60

Adjoining
Property

59

58

60

Existing foul & surface
drains to be retained.

11-13

Emergency Phone

GRAND

MARKET L

DEVELOPMENT MANAGEMENT

15 NOV 2024

DRAINAGE LEGEND:
Existing foul water &
surface water drain

NOTES:

Ground Finished Floor Of Building Is 100.00m
Site Boundary Highlighted In Red.
Site Area - 0.00275 HA



PLANNING

Project	Date	Issue	Rev
3.0	Issued for Tender	1	1.0

Tony O'Sullivan
architects

Proposed Apartment for
Fergal Monahan @
44 Patrick St, Cork.

Site Plan

Rev	Date	Description	By	App'd
1.0	15 Nov 2024	Issued for Tender	TS	TS

3.0