

Comhairle Cathrach Chorcaí Cork City Council

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

Kare Plus South Cork
c/o Niall Hegarty
(Bldg Chartered Surveyors)
Unit 4
84 Strand Street
Skerries
Co. Dublin K34VW94

18/12/2024

RE: Section 5 Declaration R897/24 Carrigdhoun, 54 South Douglas Road, 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 —

- The details submitted by the applicant on 15/11/2024 and 16/12/2024
- Section 3(1) of the Planning and Development Act, 2000 (as amended)
- (Article 6) Schedule 2, Part 1, Class 14 (f) 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 Carrigdhoun, 54 South Douglas Road, 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, 18th December 2024.

Is mise le meas,

David Foley



We are Cork.

David Foley
Development Management Section
Planning & Integrated Development
Cork City Council



Comhairle Cathrach Chorcaí Cork City Council

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

Alan Bruce
6 Euro Innovation Business Park
Little Island
Co. Cork

18/12/2024

Re: R897/24-Section 5 Declaration

Property: Carrighoun, 54 South Douglas Road, Cork

Question/Declaration Details: The change of use from residential to provide a residential care facility for children at risk, including those with learning difficulties.

Dear Sir,

Please see below response in relation to a Section 5 application which was submitted on a land/structure in which you are the legal owner:

With reference to your request for a Section 5 Declaration at the above named property, I wish to advise and having regard to:

- The details submitted by the applicant on 15/11/2024 and 16/12/2024
- Section 3(1) of the Planning and Development Act, 2000 (as amended)
- (Article 6) Schedule 2, Part 1, Class 14 (f) of the Planning and Development Regulations, 2001 (as amended)

Therefore it is considered that the specific question for which a declaration is sought **IS DEVELOPMENT** and **IS EXEMPTED DEVELOPMENT**.

David Foley
Development Management Section
Planning & Integrated Development
Cork City Council



We are Cork.

SECTION 5 DECLARATION – PLANNER’S REPORT

File Reference: R 897/24

Description: Application for a declaration of exempted development under Schedule 2, Part 1, Class 14 (f) of the Planning and Development Regulations, 2001, regarding the change of use from residential to provide a residential care facility for children at risk, including those with learning difficulties.

Applicant: Kare Plus South Cork

Location: Carrigdhoun, 54 South Douglas Road, Cork City

Date: 18/12/2024

SUMMARY OF RECOMMENDATION

Is Development and is Exempted Development

Assessment of Further Information Submission

This report should be read in conjunction with my previous report dated 04/12/2024.

Proposed Development

The existing development subject to this Section 5 declaration request asks the following question of the Planning Authority: *Application for a declaration of exempted development under Schedule 2, Part 1, Class 14 (f) of the Planning and Development Regulations, 2001, regarding the change of use from residential to provide a residential care facility for children at risk, including those with learning difficulties.*

Further Information request

In respect of this Section 5 declaration request, the Planning Authority sought further information for the following:

Based on the information submitted, the Planning Authority cannot make a full assessment of this Section 5 declaration request. The applicant is therefore requested to submit the following information:

- (a) Full details of the proposed service to be provided for and operate from this property. Class 14 (f) specifically refers to the change of use of a house “to use as a residence for persons with an intellectual or physical disability or mental illness and persons providing care for such persons” with the condition and limitation that “The number of persons with an intellectual or physical disability or a mental illness living in any such residence shall not exceed 6 and the number of resident carers shall not exceed 2.” Please provide a letter / further details setting out the nature of the service to be provided at the property, also giving details of hours/days of operation and the extent of occupation of the building for a full time, part time or intermittent use of the building.*
- (b) Please clarify if there are any changes proposed for the internal areas or any changes to the exterior of the property. If so, please provide proposed floor plans and proposed external elevations of the property.*

Assessment

Further information was submitted on the 16/12/2024 and is assessed as follows:

Item (a):

The applicant has submitted further details of the proposed services to operate from the properties and it reads as follows:

"Please see below for further details regarding the services and operating times to be provided at the proposed development:

Daily Living Support - *Assisting adults with Intellectual Disabilities in managing daily tasks such as personal hygiene, dressing, meal preparation, and medication management, all while encouraging independence.*

Person-Centred Care - *Developing individualised care plans tailored to each person's needs, preferences, and goals, ensuring that their voices are heard and respected.*

Education Assistance - *Helping young people with Intellectual Disabilities build the confidence and skills needed. Providing children with Intellectual Disabilities the guidance and support they need to succeed in school, including assistance with homework.*

Social Skills Development - *Facilitating activities and interactions that help individuals improve communication, build relationships, and engage more fully in their communities.*

The service provided at the development will consist of 24-hour care of up to 3 adults with intellectual disabilities, seven days a week. Two members of staff will be onsite from the hours of 8-5pm with one member of staff staying in the property overnight (on rotation)."

Having regard to the description of the service, it is considered that the use falls with the description of Class 14(f).

Item (b):

The applicant has confirmed that there are no internal or external works proposed for the property.

Conclusion:

Having regard to:

- The details submitted by the applicant on 15/11/2024 and 16/12/2024
- Section 3(1) of the Planning and Development Act, 2000 (as amended)
- (Article 6) Schedule 2, Part 1, Class 14 (f) of the Planning and Development Regulations, 2001 (as amended)

It is considered that the change of use of from residential to provide a residential care facility for children at risk, including those with learning difficulties

Is Development and is Exempted Development.



Gwen Jordan McGee
Senior Executive Planner

COMHAIRLE CATHRACH CHORCAÍ
CORK CITY COUNCIL

Strategic Planning & Economic Development Directorate,
Cork City Council, City Hall, Anglesea Street, Cork.

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

Fón/Tel: 021-4924564/4321

Lionra/Web: www.corkcity.ie

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

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

CARRIGDHOUN, 54 SOUTH DOUGLAS ROAD,
CO. CORK T12 NF89

2. 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.

APPLICATION FOR A DECLARATION OF EXEMPTED DEVELOPMENT UNDER
SCHEDULE 2, PART 2, CLASS 14 (F) OF THE PLANNING AND DEVELOPMENT
REGULATION 2001, REGARDING THE CHANGE OF USE FROM RESIDENTIAL
TO PROVIDE A RESIDENTIAL CARE FACILITY FOR CHILDREN AT RISK,
INCLUDING THOSE WITH LEARNING DIFFICULTIES.

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:

(Use additional sheets if required).

IN LINE WITH SCHEDULE 2, PART 2, SCHEDULE 14 (F) OF THE PLANNING
AND DEVELOPMENT REGULATION 2001, THE NUMBER OF RESIDENTS
WILL NOT EXCEED 6, AND THE NUMBER OF CAREERS WILL NOT
EXCEED 2.

3. 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	109m ²
(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 ☒ If yes, please provide floor areas. (sq m) N/A
(c) If concerning a change of use of land and / or building(s), please state the following:	
Existing ☒ previous use (please circle) RESIDENTIAL	Proposed ☒ existing use (please circle) RESIDENTIAL CARE FACILITY

4. APPLICANT/ CONTACT DETAILS

Name of applicant (principal, not agent):		KARE PLUS SOUTH CORK
Applicants Address	KARE PLUS SOUTH CORK, 4 SOUTH TERRACE, BALINTEMPLE, CO. CORK T12 DP46	
Person/Agent acting on behalf of the Applicant (if any):	Name:	NIAL HEGARTY (BLDG CHARTERED SURVEYORS)
	Address:	UNIT 4, 84 STRAND ST, SKERRIES, CO. DUBLIN K3L VW94
	Telephone:	0871618417
	Fax:	N/A
	E-mail address:	niall.hegarty@bldg.ie
Should all correspondence be sent to the above address? (Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)		Yes ☒ No ☐

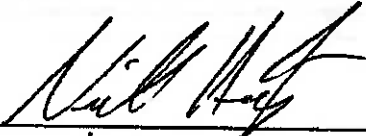
5. LEGAL INTEREST

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	RENTING.	
If you are not the legal owner, please state the name and address of the owner if available	ALAN BRUCE 6 EURO INNOVATION BUSINESS PARK, LITTLE ISLAND, CO. CORK.	

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

Signature: _____

Date: _____


08/11/2024

ADVISORY NOTES:

The application must be accompanied by the required fee of €80

The application should be accompanied by a site location map which is based on the Ordnance Survey map for the area, is a scale not less than 1:1000 and it shall clearly identify the site in question.

Sufficient information should be submitted to enable the Planning Authority to make a decision. If applicable, any plans submitted should be to scale and based on an accurate survey of the lands/structure in question.

The application should be sent to the following address:

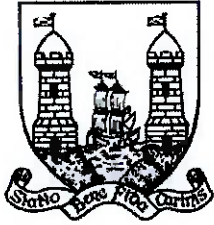
The Development Management Section, Strategic Planning & Economic Development
Directorate, Cork City Council, City Hall, Anglesea Street, Cork.

- The Planning Authority may require further information to be submitted to enable the authority to issue the declaration.
- The Planning Authority may request other person(s) other than the applicant to submit information on the question which has arisen and on which the declaration is sought.
- Any person issued with a declaration may on payment to An Bord Pleanála refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.
- In the event that no declaration is issued by the Planning Authority, any person who made a request may on payment to the Board of such a fee as may be prescribed, refer the question for decision to the Board within 4 weeks of the date that a declaration was due to be issued by the Planning Authority.

The application form and advisory notes are non-statutory documents prepared by Cork City Council for the purpose of advising as to the type information is normally required to enable the Planning Authority to issue a declaration under Section 5. This document does not purport to be a legal interpretation of the statutory legislation nor does it state to be a legal requirement under the Planning and Development Act 2000 as amended, or Planning and Development Regulations 2001 as amended.

DATA PROTECTION

The use of the personal details of planning applicants, including for marketing purposes, may be unlawful under the Data Protection Act 1988-2003 and may result in action by the Data Protection Commissioner against the sender, including prosecution



Comhairle Cathrach Chorcaí Cork City Council

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

Kare Plus South Cork
4 South Terrace
Ballintemple
Co. Cork
T12DP46

04/12/2024

RE: Section 5 Declaration R897-24 Carrigdhoun, 54 South Douglas Road, Cork City T12NF89

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:

(a) Full details of the proposed service to be provided for and operate from this property. Class 14 (f) specifically refers to the change of use of a house "to use as a residence for persons with an intellectual or physical disability or mental illness and persons providing care for such persons" with the condition and limitation that "The number of persons with an intellectual or physical disability or a mental illness living in any such residence shall not exceed 6 and the number of resident carers shall not exceed 2." Please provide a letter / further details setting out the nature of the service to be provided at the property, also giving details of hours/days of operation and the extent of occupation of the building for a full time, part time or intermittent use of the building.

(b) Please clarify if there are any changes proposed for the internal areas or any changes to the exterior of the property. If so, please provide proposed floor plans and proposed external elevations of the property.

Is mise le meas,



We are Cork.

David Foley

David Foley

Planning & Development

Development Management

Cork City Council

SECTION 5 DECLARATION – PLANNER'S REPORT

File Reference: R 897/24

Description: Application for a declaration of exempted development under Schedule 2, Part 1, Class 14 (f) of the Planning and Development Regulations, 2001, regarding the change of use from residential to provide a residential care facility for children at risk, including those with learning difficulties.

Applicant: Kare Plus South Cork

Location: Carrigdhoun, 54 South Douglas Road, Cork City

Date: 04/12/2024

SUMMARY OF RECOMMENDATION

Further Information Required

Purpose of Report

Under Section 5 of the Planning and Development Act, 2000 (as amended), if any question arises as to what, in any particular case, is or is not development and is or is not exempted development within the meaning of the 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.

Site Location & Description

The residential property is located on the South Douglas Road in south central suburbs of Cork City. The property is a two storey terraced dwelling. The property consists of a small front garden area and rear garden area. The dwelling has a single storey flat roofed extension to the rear.

Proposed Development

The existing development subject to this Section 5 declaration request asks the following question of the Planning Authority: *Application for a declaration of exempted development under Schedule 2, Part 1, Class 14 (f) of the Planning and Development Regulations, 2001, regarding the change of use from residential to provide a residential care facility for children at risk, including those with learning difficulties.*

The submitted documentation for this Section 5 application is as follows:

- A completed Section 5 declaration application form,
- Site location map (6 inch),
- Site Layout map (scale 1:1000),
- Site Layout Plan (scale 1:00),
- Existing floor plans and elevation drawings, (scale 1:75)
- Existing section drawings (scale 1:50).

It is noted from the submitted details of the application that the existing dwelling has a stated floor area of 109 sqm. It is also noted on the application form that the applicant does not own the property.

Land Use Zoning

CORK CITY DEVELOPMENT PLAN 2022-2028

The site is situated in an area zoned **ZO 01 Sustainable Residential Neighbourhoods** with the objective “to protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses”.

Paragraph ZO 1.1 of the plan states that the provision and protection of residential uses and residential amenity is a central objective of this zoning and that the vision for sustainable residential development in Cork City is one of sustainable residential neighbourhoods where a range of residential accommodation, open space, local services and community facilities are available within easy reach of residents.

Paragraph ZO 1.2 of the plan states that development in this zone should generally respect the character and scale of the neighbourhood in which it is situated.

Paragraph ZO 1.3 of the plan states that “the primary uses in this zone include residential uses, crèches, schools, home-based economic activity, open space and places of public worship.”

Paragraph ZO 1.7 of the plan states that “many green areas of open space in residential estates in Cork City are included in this zone. There will be a presumption against development on all open space in residential estates including any green area or public amenity area that formed part of an executed planning permission for development and was identified for the purposes of recreation or amenity open space, including land which has been habitually used as public open space. Such lands shall be protected for recreation, open space and amenity purposes.”

Planning History

07/32383 – Application granted at the property for a new end of terrace dwelling (54a) and alterations to the existing entrance together with associated site works

Relevant Legislation

Planning and Development Act, 2000

Section 3 (1) of the Act defines “Development” as, ‘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 2(1),

“exempted development” has the meaning specified in section 4.

“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.

The definition of "Structure" in Section 2 of the 2000 Act is as follows:

"any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and-

(a) where the context so admits, includes the land on, in or under which the structure is situate, and

(b) in relation to a protected structure or proposed protected structure, includes

i. the interior of the structure

ii. the land lying within the curtilage of the structure

iii. any other structures lying within that curtilage and their interiors, and

iv. all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (ii)"

Planning and Development Regulations, 2001 (as amended)

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 1.

Article 9

Article 9 sets out restrictions on exemptions specified under article 6.

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

2

(Article 6) Schedule 2, Part 1, Class 1

Class 14 relates to Change of Use

Schedule 2, Part 1, Class 14

Exempted Development — General

<i>Column 1 Description of Development</i>	<i>Column 2 Conditions and Limitations</i>
<i>Development within the curtilage of a House</i>	
<i>Class 14</i>	

Column 1 Description of Development	Column 2 Conditions and Limitations
<i>Change of Use</i> <i>Development consisting of a change of use—</i> <i>(a) from use for the sale of hot food for consumption off the premises, or for the sale or leasing or display for sale or leasing of motor vehicles, to use as a shop,</i> <i>(aa) from use for the sale of food for consumption on the premises to use for the sale of food for consumption off the premises.</i> <i>(b) from use as a public house, to use as a shop,</i> <i>(c) from use for the direction of funerals, as a funeral home, as an amusement arcade or a restaurant, to use as a shop,</i> <i>(d) from use to which class 2 of Part 4 of this Schedule applies, to use as a shop,</i> <i>(e) from use as 2 or more dwellings, to use as a single dwelling, of any structure previously used as a single dwelling,</i> <i>(f) from use as a house, to use as a residence for persons with an intellectual or physical disability or mental illness and persons providing care for such persons,</i>	<i>Where a premises is used during the relevant period for the sale of food for consumption off the premises in accordance with Article 3, then, upon the expiration of the relevant period –</i> <i>(a) the premises may be used for the sale of food for consumption on the premises in accordance with the permission that applied in respect of that premises immediately before the commencement of the relevant period, and</i> <i>(b) the use of the premises for the sale of food for consumption off the premises shall not be exempted development.</i> <i>The number of persons with an intellectual or physical disability or a mental illness living in any such residence shall not exceed 6 and the number of resident carers shall not exceed 2.</i>

Column 1 Description of Development	Column 2 Conditions and Limitations
(g) from use as a hotel, to use as a hostel (other than a hostel where care is provided), (h) from use as a hotel, motel, hostel, guesthouse, holiday accommodation, convent, monastery, Defence Forces barracks or other premises or residential institution providing overnight accommodation, or part thereof, or from the change of use specified in paragraph (i) of the said premises or institution, or part thereof, to use as accommodation for protected persons, (i) from use as a hotel, motel, hostel, guesthouse, holiday accommodation, convent, monastery, Defence Forces barracks or other premises or residential institution providing overnight accommodation, or part thereof, or from the change of use specified in paragraph (h) of the said premises or institution, or part thereof, to use as an emergency reception and orientation centre for protected persons, and (j) from the change of use specified in paragraph (h) or (i) or both, to the permitted use of the premises immediately prior to the change of use specified in the said paragraph (h) or (i) or both.	Class 14(j) shall not apply after a period of 3 years from the date of the commencement of the change of use specified in Class 14(h) or (i) or both, whichever date is the earliest.

Environmental Assessments

Sub-threshold EIS

Having regard to the contents of Article 103 (as amended by Article 14 of the Planning and Development (Amendment) (No3) 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 EIS is not required to be submitted.

Appropriate Assessment

The subject site is located west of an existing Special Protection area, namely Cork Harbour SPA (Site Code: 004030) and proposed NHA, namely Douglas River Estuary (Site Code: 001046).

The potential for this development to have significant impacts on any Natura 2000 site has been ruled out because it is of a type and scale of development which will not result in any impact on the habitats or species for which the Nature 2000 site is designated.

Planning Assessment

As per definition of "*development*" in Section 3 (1) of the Planning and Development Act 2000 (as amended), it is considered that the proposed change of use, is '*development*' and that the remaining question therefore is whether it is '*exempted development*'.

Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended) relates exempted development.

As noted above, Class 14 (f) refers to the change of a house, "*to use as a residence for persons with an intellectual or physical disability or mental illness and persons providing care for such persons*" with the condition and limitation that "*The number of persons with an intellectual or physical disability or a mental illness living in any such residence shall not exceed 6 and the number of resident carers shall not exceed 2.*"

It is noted that the intended occupier is Kare Plus South Cork. The application does not include any cover letter or any details of the nature of service provided by this service operator, other than a simple description of the provision of residential care for "*children at risk, including those with learning difficulties.*" Based on the information submitted, it is not clear if the service is directly applicable to the class use as set out in Class 14 (f) above and how it will operate from the property, i.e. hours/days of operation, part, or full time occupation etc. It is therefore considered appropriate to request further information from the applicant giving details of the services they provide and how the proposed use of this dwelling can be directly associated with Class 14 (f).

It is noted that the application does not specify if there will be any changes to the interior or exterior of the property. These details shall also be sought to enable the Planning Authority to fully assess this Section 5 declaration request.

Conclusion

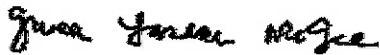
I recommend a request for further information for the following:

Based on the information submitted, the Planning Authority cannot make a full assessment of this Section 5 declaration request. The applicant is therefore requested to submit the following information:

- (a) Full details of the proposed service to be provided for and operate from this property. Class 14 (f) specifically refers to the change of use of a house "*to use as a residence for persons with an intellectual or physical disability or mental illness and persons providing care for such persons*" with the condition

and limitation that *"The number of persons with an intellectual or physical disability or a mental illness living in any such residence shall not exceed 6 and the number of resident carers shall not exceed 2."* Please provide a letter / further details setting out the nature of the service to be provided at the property, also giving details of hours/days of operation and the extent of occupation of the building for a full time, part time or intermittent use of the building.

- (b) Please clarify if there are any changes proposed for the internal areas or any changes to the exterior of the property. If so, please provide proposed floor plans and proposed external elevations of the property.



Gwen Jordan McGee
Senior Executive Planner

FURTHER INFORMATION SUBMISSION

RE: R897-24 – Declaration of exempted Development under Section 5 of the Planning and Development Act 2000-2010.

Cork City Council

Carrighoun, 54 South Douglas Road, Cork City T12 NF89

- a) Please see below for further details regarding the services and operating times to be provided at the proposed development:

Daily Living Support - Assisting adults with Intellectual Disabilities in managing daily tasks such as personal hygiene, dressing, meal preparation, and medication management, all while encouraging independence.

Person-Centred Care - Developing individualised care plans tailored to each person's needs, preferences, and goals, ensuring that their voices are heard and respected.

Education Assistance - Helping young people with Intellectual Disabilities build the confidence and skills needed. Providing children with Intellectual Disabilities the guidance and support they need to succeed in school, including assistance with homework.

Social Skills Development - Facilitating activities and interactions that help individuals improve communication, build relationships, and engage more fully in their communities.

The service provided at the development will consist of 24-hour care of up to 3 adults with intellectual disabilities, seven days a week. Two members of staff will be onsite from the hours of 8-5pm with one member of staff staying in the property overnight (on rotation).

- b) No works to the internal layout or externals of the property will be undertaken. The property is currently rented by the applicant (KarePlus), and no works have been undertaken since they took possession of the property.

Site Location Map



**Tailte
Éireann**

**CENTRE
COORDINATES:**
TM 560857/70133

PUBLISHED:
31/10/2024

MAP SERIES:
8 inch Reader

MAP SHEETS:
CK074

COMPILED AND PUBLISHED BY:

Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F86X

www.tailte.ie

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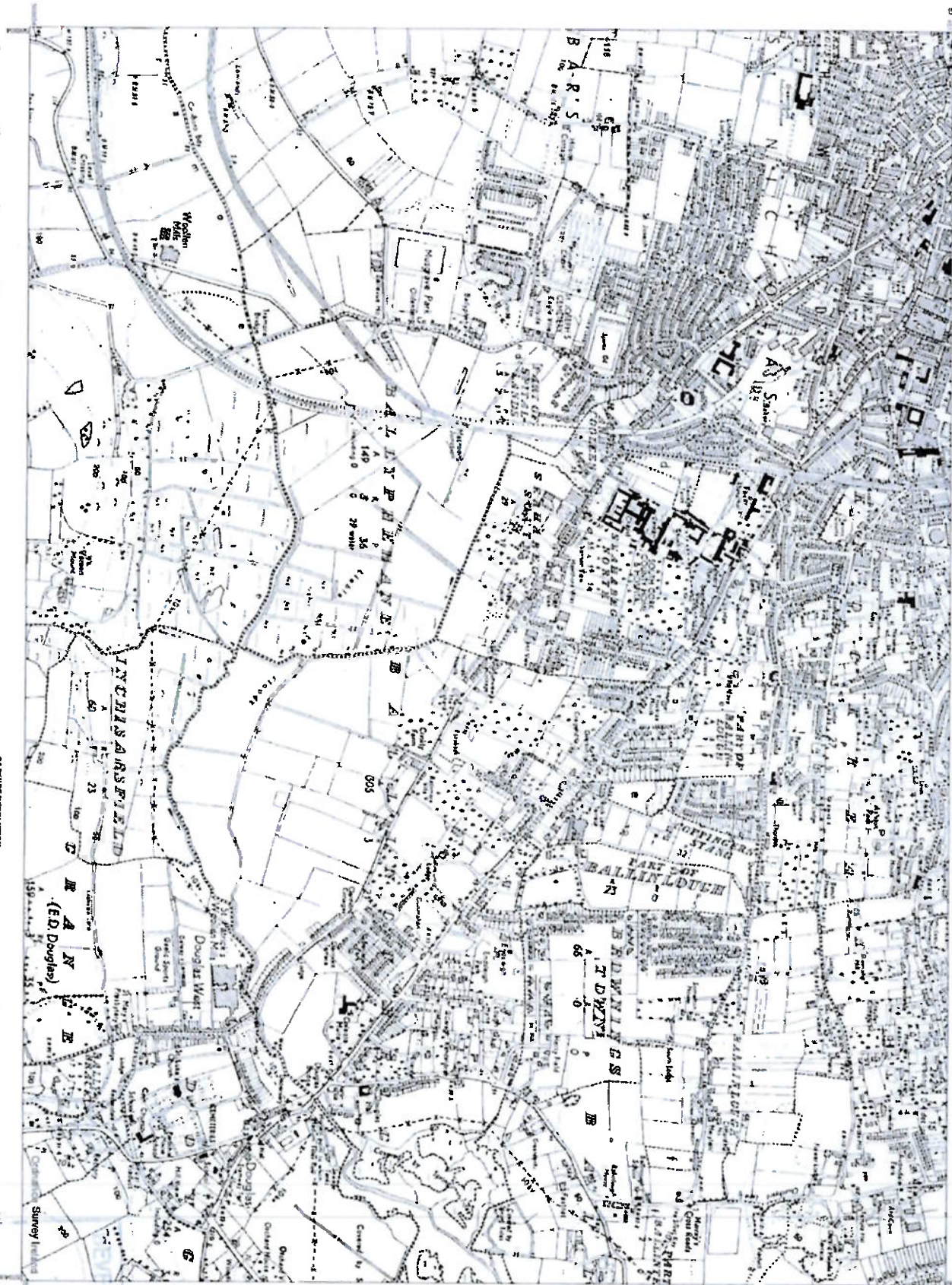
The representation on the map
of a road, track or footpath
is not evidence of the existence
of a right of way.

This topographic map
does not show
legal property boundaries,
nor does it show
ownership of physical features.

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15 NOV 2024

DEVELOPMENT MANAGEMENT



OUTPUT SCALE: 1:10,560

GA EITREAS AGAIRT
The map depicts aerial photographs as the
medium in which they were captured.
Output scale is not evidence of data capture scale.
Further information is available at
www.tailte.ie/taillie-topographic-reproduction

LEGEND:
Scale: 1:10,560
Large Scale Legend

N

Planning Pack Map



Taite
Éireann

CENTRE
COORDINATES:
TM 56865/570153

PUBLISHED:
31/10/2024

ORDER NO.:
5043127_2

MAP SERIES:
1:1,000 531.21
1:1,000 531.22
1:1,000 542.01
1:1,000 542.02

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DEVELOPMENT MANAGEMENT

15 NOV 2024

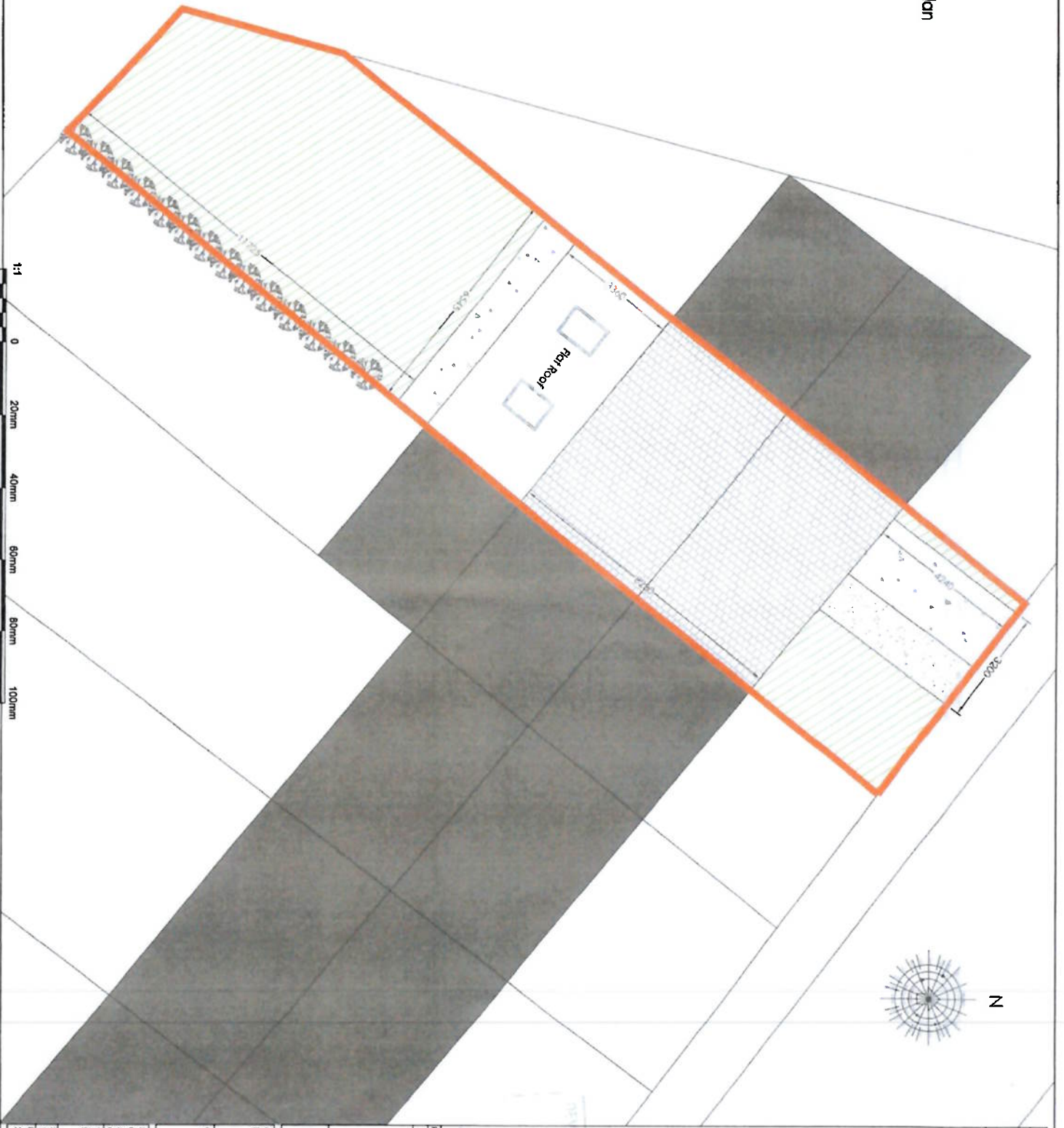


OUTPUT SCALE: 1:1,000

CAPTURED RESOLUTION:
The map data is accurate to the
resolution of the data source. The
output scale is not indicative of data capture scale.
Further information is available at:
www.taite.ie, search 'Capture Resolution'

LEGEND:
The map data is accurate to the
resolution of the data source. The
output scale is not indicative of data capture scale.
Further information is available at:
www.taite.ie, search 'Capture Resolution'

Site Layout Plan
Scale: 1:100



Notes:
Figured dimensions only to be taken from this drawing.
Do not scale.
All dimensions to be checked on site.

APPROVAL
TO APPLICATION

15 NOV 2024

BLDG
CHARTERED SURVEYORS

Unit 4
84 Strand Street
Skerries, Co. Dublin
T: +353 (0) 947 0839
W: +353 (0) 947 4019
www.blbg.ie

CLIENT:
Kare Plus

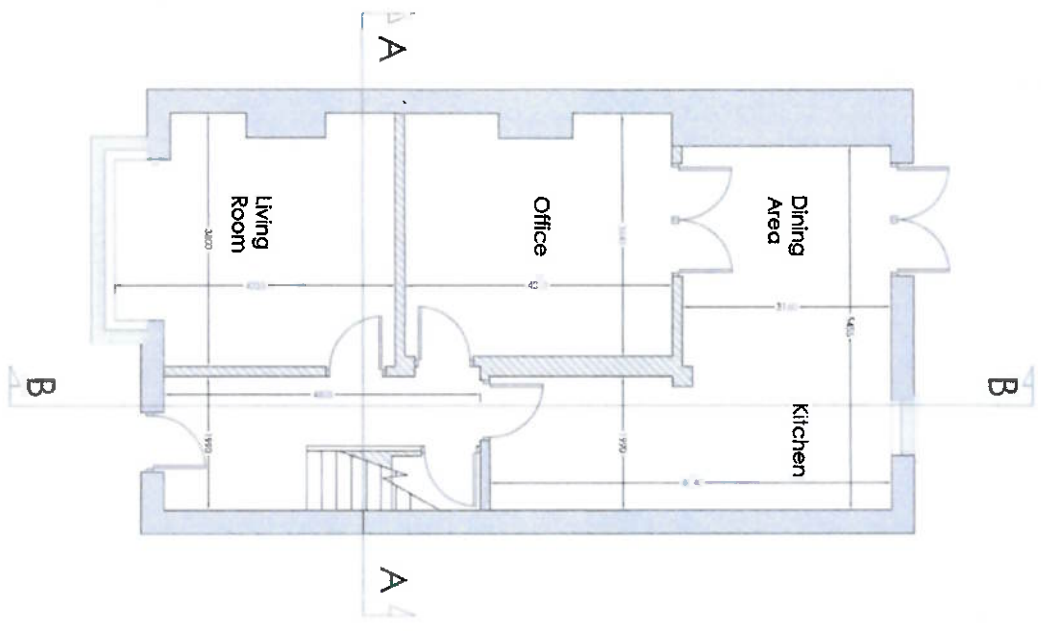
OTHER CONSULTANTS:

SITE:
Carrigrohane,
54 South Douglas Road,
Co. Cork

TITLE:
Site layout Plan

SCALE AT A3	DATE	DRAWN	CHECKED
1:100	21/10/24	FL	NH
REVISION	DRAWING NO.	1	1
2024-25-3	001		

Notes:
Figured dimensions only to be taken from this drawing.
Do not scale.
All dimensions to be checked on site.



Existing Ground Floor Plan
Scale: 1:75



Existing First Floor Plan
Scale: 1:75



DEVELOPMENT MANAGEMENT
15 NOV 2021

REV.	DESCRIPTION	BY	DATE
1	Section 5 Application	NH	11.10.24



Unit 4
84 Spinal Street
Shannon, Co. Dublin
T: +353 (0)7 948 0039
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CAD: Kate Pike

OTHER COMMENTS:

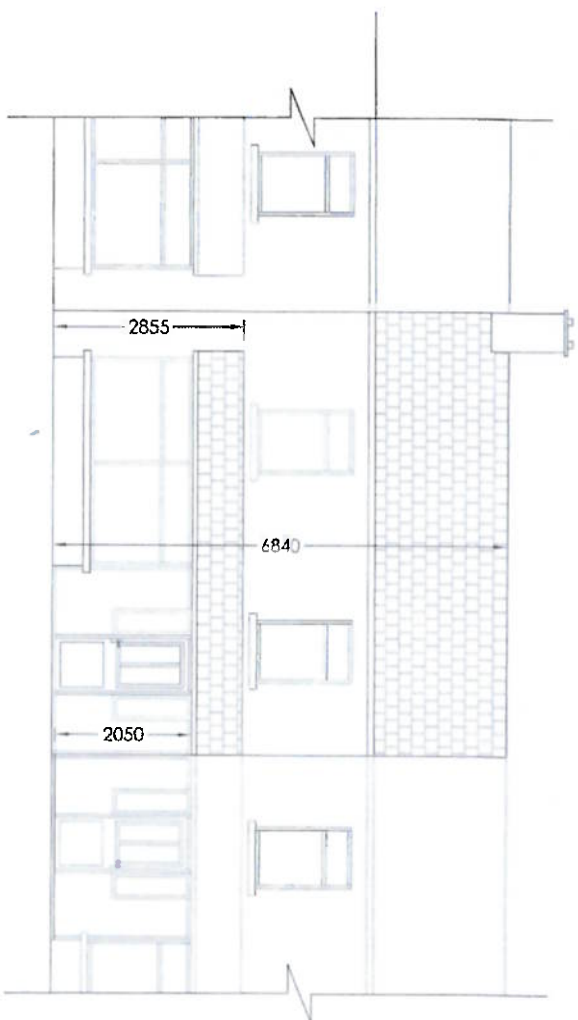
SITE:
Carrigrohane,
54 South Douglas Road,
Co. Cork

TITLE:
Existing Floor Plans

SCALE: AS SHOWN	DATE: 11.10.24	DRAWN: RL	CHECKED: NH
PROJECT NO: 2024-7-3	DRAWING NO: 002	REVISION: 1	

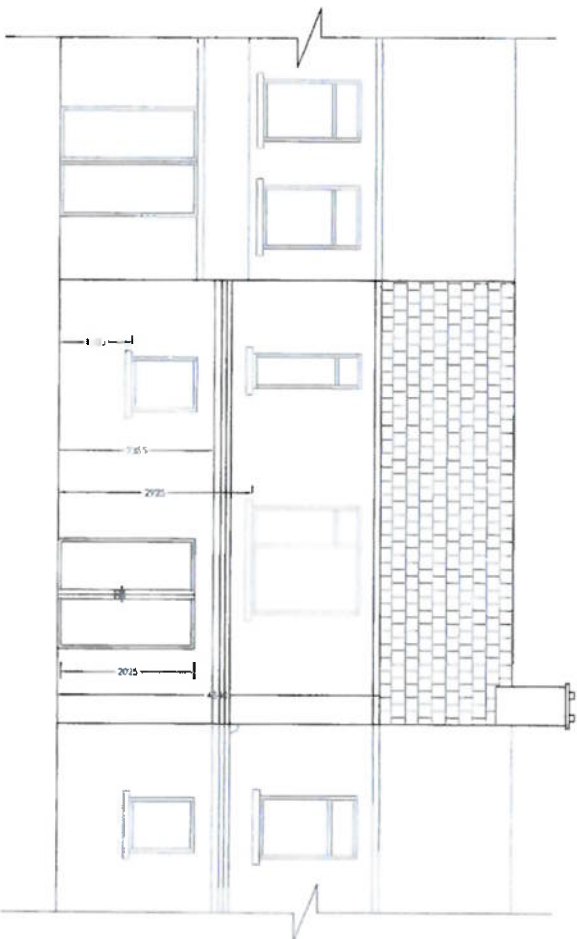
Existing Front Elevation

Scale: 1/75



Existing Front Elevation

Scale: 1/75



1:1 0 20mm 40mm 60mm 80mm 100mm

Notes:

Figured dimensions only to be taken from this drawing.
All dimensions to be checked on site.

15 NOV 2024



Unit 4
24 Strand Street
Shenry, Co. Dublin
T: +353 (0)7 949 0839
W: www.blbg.ie

Client:
Kean Fine

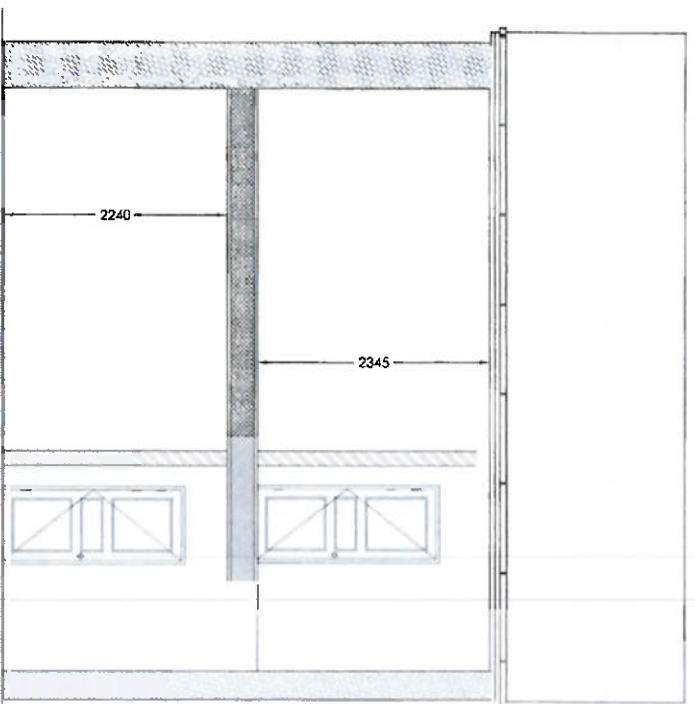
Other Consultants:

Site:
Carrigrohane,
54/56th Douglas Road,
Co. Cork

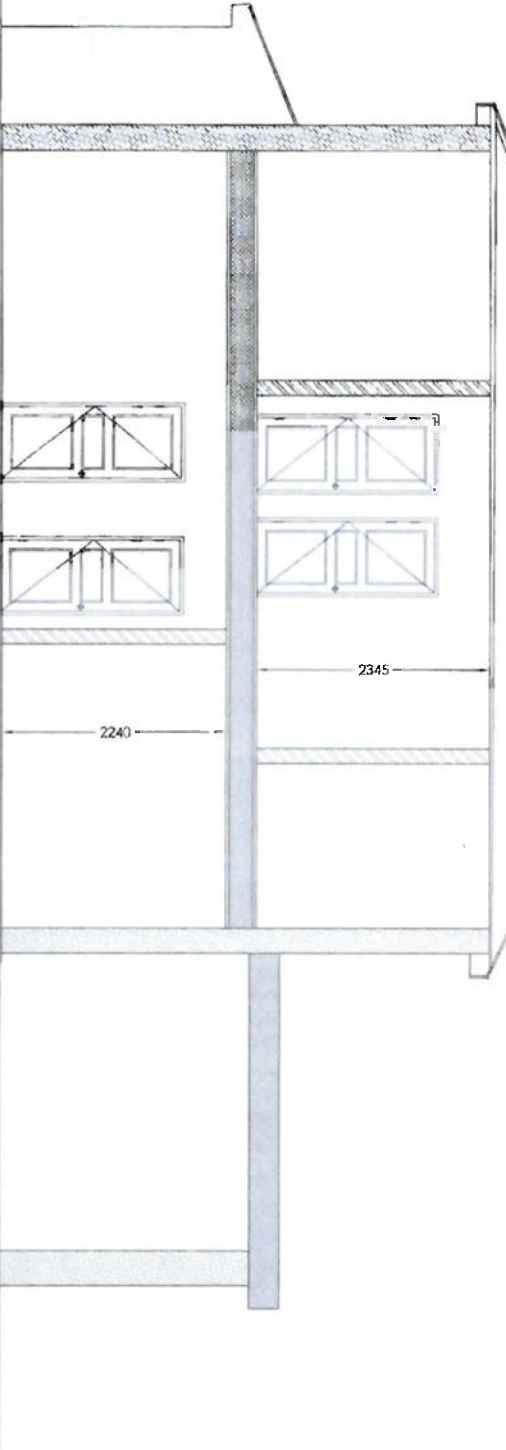
Title:
Existing Elevation

Scale	Drawn	Checked
1/75	21.10.24	21.10.24
Project No.	003	1

Existing Section A - A
Scale: 1:50



Existing Section B - B
Scale: 1:50



Notes:
Figured dimensions only to be taken from this drawing.
Do not scale.
All dimensions to be checked on site.

15 NOV 2024

REV	DESCRIPTION	BY	DATE
1	Section 2 Application	NH	31/10/24

B.L.D.G
CHARTERED SURVEYORS

Unit 4
24 Sprawl Street
Shamrock, Co. Dublin
T: +353 (0)7 949 0839
W: +353 (0)1 414 4049
www.bl.dg

Client:
Euro Plus

Other Consultants:

SITE:
Carrighoun,
St. South Douglas Road,
Co. Cork

TITLE:
Existing Sections A - A / B - B

SCALE AT A2	DATE	DRAWN	CHECKED
1:50	31/10/24	PL	NH
PROJECT NO:	DRAWING NO:	REVISION:	
2024-16-3	004		1