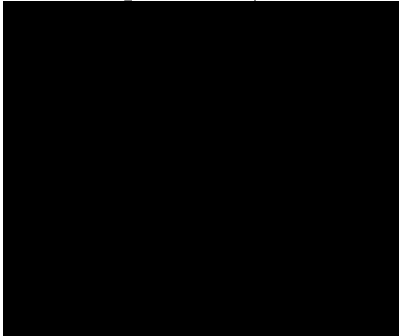


Comhairle Cathrach Chorcaí Cork City Council

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

Mr Fergal Bradley,



13/05/2025

RE: Section 5 Request:

R942/25. Rebels Bar, No 7 Watercourse Road, Blackpool, Cork.

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on the 10th of April 2025:

The question placed before the Planning Authority was whether the “change of use from commercial (public house) use to 5 apartments at the Rebels Bar, No 7 Watercourse Road, Blackpool, Cork is exempted development”.

The Planning Authority response is as follows:

Proposed works to the exterior of the building are enabling works associated with the subject change of use. The building is located in an ACA and is listed on the NIAH.

Insufficient information is available to determine if this requirement will be met or if the proposal is exempt under Art 10 (6)(d)(ii), Art 10 (6)(d)(iii), Section 82 (1), Art 9(1)(xii)

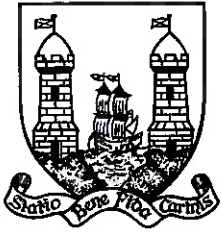
Art 10 (6)(d)(vi)

The dwelling floor areas for Units 1,2,3 and 4 do not comply with the minimum floor area requirements.

Insufficient information has been provided for Unit 5.



We are Cork.



Comhairle Cathrach Chorcaí Cork City Council

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

Art 10 (6)(d)(vii)

The ground floor is deep and enclosed, with poor access to natural light to the rear.
Skylights are proposed as sole providers of natural light to bedroom and living areas.
This is inadequate.

Having regard to –

Sections 2, 3, and 4 of the Planning and Development Act 2000 (as amended), and
Articles 10(6)(d)(ii)(iii)(vi)(vii) of the Planning and Development Regulations (as amended),

The Planning Authority considers that the change of use from commercial (public house) use
to 5 apartments at the Rebels Bar, No 7 Watercourse Road, Blackpool, Cork **IS**
DEVELOPMENT and **IS NOT EXEMPTED DEVELOPMENT**.

Is mise le meas,

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



We are Cork.

PLANNER'S REPORT		Cork City Council
Ref. R942-25		Planning and integrated Development
Application type	Section 5 Declaration	
Description	Change of use from commercial (public house) use to 5 apartments at the Rebels Bar, No 7 Watercourse Road, Blackpool, Cork	
Date	13/08/2025	
Recommendation	Not exempt	

1. SITE DESCRIPTION

The application concerns a three-storey, former public house with overhead accommodation located at No 7 Watercourse Road, Blackpool, Cork. It appears to be vacant and derelict. The N20 North City Link Road/intervening green area is located to the east. A row of cottages, "Foleys Row" back onto the southern side of the premises. A terrace of dwellings is located to the north along the street.

The application site is located in the Blackpool Architectural Conservation Area (ACA).

2. QUESTION

Is the change of use from commercial (public house) use to 5 apartments at the Rebels Bar, No 7 Watercourse Road, Blackpool, Cork is exempted development?

3. PLANNING HISTORY

07/32511 – retention of smoking room. Refused

00/24310 – retention of advertising sign. Granted.

4. PLANNING POLICY

REF: Cork City Development Plan 2022-2028

Land - use Zoning: **ZO 8 Neighbourhood and Local Centres**

Zoning Objective: *To protect, provide for or improve local facilities.*

ZO 8.1

Neighbourhood and Local Centres contribute to sustaining liveable communities and neighbourhoods by fulfilling a local convenience retail, employment and service function, providing a mix of uses and range of services, at an appropriate local scale, to the local population often within a 5- or 10- minute walking distance. Chapter 7 Economy and Employment sets out further objectives for Neighbourhood and Local Centres.

ZO 8.2

Neighbourhood and Local Centres provide for local convenience shopping, however lower-order comparison shopping may also be open for consideration commensurate to the scale and character of the local centre and its function in the neighbourhood. Neighbourhood and Local Centres also provide a focus for other uses, including but not limited to local services, community facilities, cultural uses, educational uses, medical and healthcare uses, places of public worship, innovation or enterprise centres and limited retail offices.

Neighbourhood and Local Centres should also include residential uses, particularly at higher densities that contribute to sustainable compact growth. These can be delivered particularly above ground floor level.

ZO 8.3

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

Designations:

NIAH – regional interest. Reference no: 20862039

Blackpool Architectural Conservation Area (ACA)

5. LEGISLATIVE PROVISIONS

Planning and Development Act 2000 as amended.

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 82 (1)

Notwithstanding section 4 (1)(h), the carrying out of works to the exterior of a structure located in an architectural conservation area shall be exempted development only if those works would not materially affect the character of the area.

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.

Planning and Development Regulations 2001 as amended.

Article 9 (1)

Development to which article 6 relates shall not be exempted development for the purposes of the Act –

(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,

(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,

(xii) further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in

the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area,

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

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

Is the matter at hand is 'development'.

'Development' as defined in the Act (3)(1)

'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'.

It is considered that the proposed change of use will require works. Both the change of use and the associated works constitutes development.

6.2 Exempted development

Is the matter at hand is exempted development?

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	<p>The ground floor of the subject site was previously used as a public bar.</p> <p>Class 12 is – <i>Use as a Public House, meaning a premises which as been licenced for the sale and consumption of intoxicating liquor on the premises under the Licensing Acts 1833 to 2018.</i></p> <p>This requirement is met</p>
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	The cover letter confirms this. This requirement is met
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 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.	<p>From City Council Conservation Officer:</p> <p><i>The building retains a couple of good historic features which should be retained and conserved in any repair works.</i></p> <p><i>These include:</i></p> <ul style="list-style-type: none"> - <i>The decorative grills to the pub front</i> - <i>The timber sash windows to the first floor</i> - <i>Chimney stacks</i> - <i>Dormers</i> <p><i>Given the listing on the NIAH, and its location within an ACA, any replacement windows or doors (ground floor and dormer windows) should be of timber.</i></p> <p><i>No aluminium or uPVC should be permitted to the front elevation, including rainwater goods, soffits etc.</i></p> <p><i>The windows and pubfront are in poor condition and the building requires works. None of this is indicated in the application/on the drawings.</i></p> <p><i>Given the NIAH listing and the location within the ACA, together with the lack of detail, I don't think this is a suitable candidate for a Section 5 as the proposed works are likely to impact on the appearance and character of the building.</i></p> <p><u>Assessment of above:</u></p>

		<p>These works are enabling works associated with the subject change of use. The building is located in an ACA and is listed on the NIAH.</p> <p>Insufficient information is available to determine if this requirement will be met or if the proposal is exempt under Section 82 of the Act <i>as amended</i>.</p>
010(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	<p>These works are enabling works associated with the subject change of use.</p> <p>Insufficient information is available to determine if this requirement will be met or if the proposal is exempt under Section 82 of the Act <i>as amended</i>.</p>
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.	<p>The subject site is zoned ZO 08, Neighbourhood and Local Centres.</p> <p>Residential development is acceptable within this zoning. The proposed change of use accords with this sub-article.</p> <p>This requirement is met</p>
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.	<p>5 units proposed.</p> <p>This requirement is met</p>
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.	<p>This requirement has not been met. Separate assessment below.</p>
10(6)(d)(vii)	Rooms for use, or intended for use, as habitable rooms shall have adequate natural lighting.	<p>Habitable room is defined under Article 10(6) of the Planning Regulations as 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.'</p>

		<p>Unit 1: Limited. Skylights to bedroom and bathroom, off centre window to living area.</p> <p>Unit 2: Limited. Skylights to bedroom 2, bathroom and living area. Window in Bedroom 1 and kitchen to courtyard. Unclear if court-yard is covered.</p> <p>This requirement has not been met.</p>
10(6)(d)(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.	<p>The subject site is not a protected structure.</p> <p>This requirement is met</p>
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.	<p>The proposal does not appear to contravene a condition attached to a permission.</p> <p>This requirement is met</p>
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.	n/a
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.	n/a
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

Proposed Development (non-compliance shown in red)							
	Beds	Total Area (sqm)	Kitchen / Living (sqm)	Width (m)	Aggregate Bedrooms (sqm)	Bedroom width (m)	Storage (sqm)
Unit 1	1	36	16.38	3.9m	6.21	2.3m	3.5
Unit 2	2	58.8	24.32	2.6m	18.7	3m double 2m single	5
Unit 3	1	51.53	20.22	3.4m	12.6	2.1m	2.1
Unit 4	1	37.62	23.12	3.2m	9	3m	0
Unit 5	Useable area difficult to determine due to presence of dormers/sloped roof.						

The proposed units do not meet or exceed the minimum requirements.

The plans of the second floor do not appear to accurately show the dormer window/sloped roof arrangement so it is difficult to determine what area is useable for measurement purposes.

7 ENVIRONMENTAL ASSESSMENT

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.

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. CONCLUSION

Art 10 (6)(d)(ii), Art 10 (6)(d)(iii), Section 82 (1), Art 9(1)(xii)

Proposed works to the exterior of the building are enabling works associated with the subject change of use. The building is located in an ACA and is listed on the NIAH.

Insufficient information is available to determine if this requirement will be met or if the proposal is exempt under Art 10 (6)(d)(ii), Art 10 (6)(d)(iii), Section 82 (1), Art 9(1)(xii)

Art 10 (6)(d)(vi)

The dwelling floor areas for Units 1,2,3 and 4 do not comply with the minimum floor area requirements.

Insufficient information has been provided for Unit 5.

Art 10 (6)(d)(vii)

The ground floor is deep and enclosed, with poor access to natural light to the rear. Skylights are proposed as sole providers of natural light to bedroom and living areas. This is inadequate.

9. RECOMMENDATION

Having regard to –

- Sections 2, 3, and 4 of the Planning and Development Act 2000 (as amended), and
- Articles 10(6)(d)(ii)(iii)(vi)(vii) of the Planning and Development Regulations (as amended),

The Planning Authority considers that –

The change of use from commercial (public house) use to 5 apartments at the Rebels Bar, No 7 Watercourse Road, Blackpool, Cork

IS DEVELOPMENT and IS NOT EXEMPTED DEVELOPMENT.

MD.

Michelle Delaney,

Executive Planner

Melissa Walsh

Senior Executive Planner

The Development Management Section
Community, Cultural and Placemaking
Directorate
Cork City Council,
City Hall,
Anglesea Street,
Cork.

11 April 2025

Re: Request for a Section 5 Declaration seeking confirmation that change of use from commercial (public house) use to provide 5 apartments at The Rebels Bar, No. 7 Watercourse Road, Blackpool, Cork is exempted development.

Dear Sir/Madam

We, McCutcheon Halley Planning Consultants, of 6 Joyce House, Barrack's Square, Ballincollig, Co. Cork act on behalf of our client Fergal Bradley, who is the owner of The Rebel Bar at No. 7 Watercourse Road, Blackpool, Cork, T23 T858. Our client requests a declaration in accordance with Section 5 of the Planning and Development Act 2000 (as amended), seeking confirmation that *the change of use from commercial use to provide 5 no. apartments at The Rebels Bar*, is exempted development on the basis that:

- The change of use from commercial (public house) use at the ground and first floor levels, to provide 5 no. apartments at The Rebel Bar at No. 7 Watercourse Road, Blackpool, Cork, is exempted development under the Planning and Development Regulations.
- The associated works to facilitate the proposed use are predominantly internal works, with the exception of two ground floor doors being replaced with windows to provide access to daylight to the units and the addition of 1 new velux window at the top floor to the rear of the building and 5 roof lights to the roof of the ground floor level. The change from doors to windows at the front façade does not provide any additional openings, but only replaces one with another, and therefore this will not have a significant material impact on the external appearance of the structure. The addition of 1 new top floor velux window to the rear of the building is required for the proposed new unit to ensure they comply with the building regulations. The addition of 5 new roof lights will enhance natural lighting within the units, ensuring they meet adequate daylighting standards and will provide a sensitive and unobtrusive solution to improving internal lighting without compromising the historic façade.

The remainder of the declaration request is set out as follows:

1. **Site and Planning Context**
2. **Planning Legislation/Regulations**
3. **Assessment**
4. **Conclusion**

Site and Planning Context

The property subject of this declaration is located at No. 7 Watercourse Road, Blackpool, Cork. The subject site is located in Blackpool and is surrounded by residential and small commercial uses. This building is a three-bay, two-storey public house with a dormer attic, dating from around 1920 which features a rendered commercial use at ground level. The upper facade showcases brickwork in a Flemish bond pattern with a moulded brick eaves course, while the side elevations are finished in smooth render. The windows have camber-headed openings with rubbed brick heads and timber sliding sash frames, while the dormer windows feature round-headed openings in smooth render surrounds.

The commercial use at ground floor is detailed with pilasters, scrolled bracketed capitals, and a decorative pediment motif. It includes square-headed windows with over lights and wrought-iron guards, as well as timber panelled doors providing access to both the shop and upper floors. The building directly fronts onto Watercourse Road, with the North City Link Road situated immediately to its rear. The property is currently vacant, with the use most recent use being commercial, more specifically it was used as a public house / Bar known as 'The Rebel Bar'.

The buildings immediately to the north and south are residential, with additional residential properties located directly across the road to the east. The surrounding area also includes some commercial uses, notably a hardware store nearby. Further down the road, other commercial establishments such as a barber shop, general practitioners, and corner stores are present.

Additionally, Cork City Centre is approximately 1km from the property and is easily accessible by walking, cycling, or public transport. Blackpool Shopping Centre is just an 8-minute walk or a 4-minute cycle away, providing convenient access to a range of services, amenities and employment opportunities.



Figure 1 The subject property subject to change of use.

Two planning permissions were granted for the extension of The Eagle Bar under references 14643/88 and 18393/93. Subsequently, an E7316 case was opened to investigate noise levels associated with the bar. Following this investigation, a Section 31 notice was issued, requiring measures to address noise concerns and ensure compliance with relevant regulations. Planning records indicate that an application was later submitted to remove noise-related conditions from 18393/93. This application was refused by the council; on appeal, An Bord Pleanála (ABP) imposed a condition prohibiting amplified music. The case was resolved and closed on June 16th, 2013.

Two additional planning applications, 21924/98 and 24310/00, were submitted for advertising signage but were both refused. In 2007, a planning application (07/32511) was lodged with Cork City Council for the retention of a smoking room at the rear of the bar. This application was also refused and enforcement notice was issued. Records show that the case was closed in 2016.

No further relevant planning history is recorded for the site in Cork City Council's planning register.

In terms of planning policy for the area, in the Cork City Council Development Plan 2022 (DP), the site is zoned as ZO 08 - Neighbourhood and Local Centres with the objective '*to protect, provide for or improve local facilities*'.

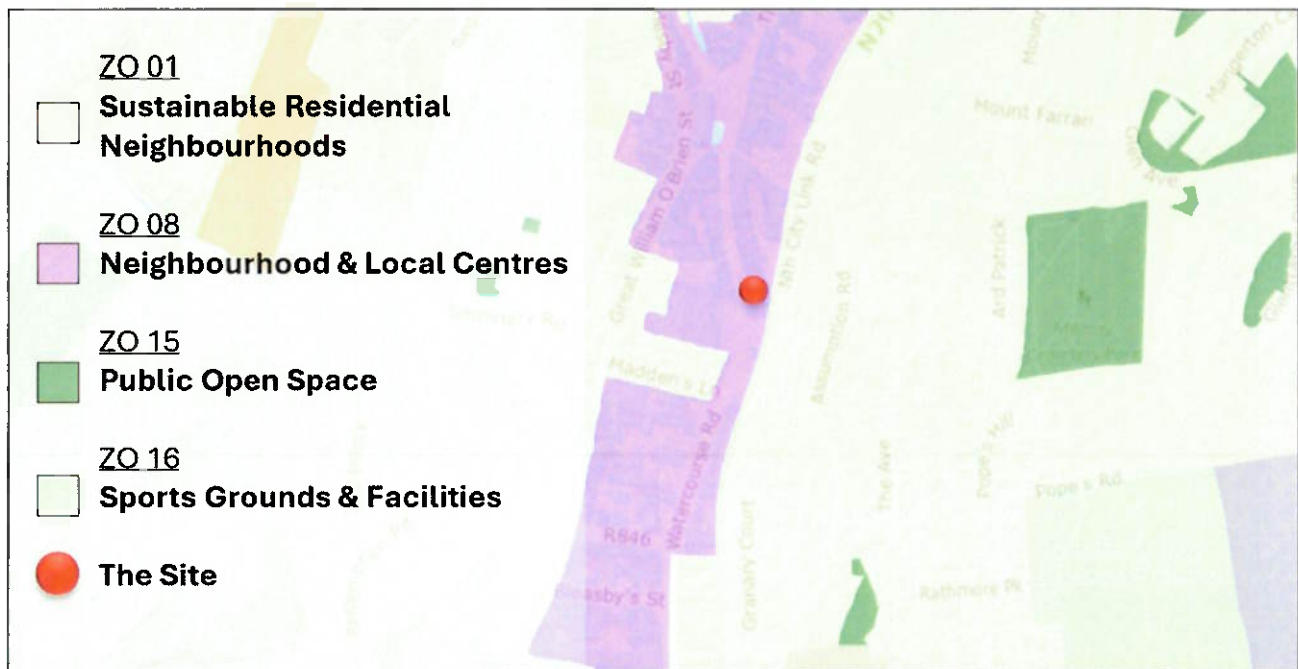


Figure 2 Zoning Map Clipping from Cork City Council Online Planning Viewer.

The subject property is also within an area that has been identified as the Blackpool Architectural Conservation Area (Blackpool ACA). The Built Heritage Objectives Part 1: Architectural Conservation Areas notes that the area is defined by a central spine running south to north along Gerald Griffin Street, Great William O'Brien Street, and Thomas Davis Street, extending to Blackpool Village. It is bounded by Watercourse Road to the east and residential properties to the west, incorporating laneways and terraces that reflect its historical urban fabric. The area is of architectural, archaeological, historical, and social importance, with an urban form that has remained largely unchanged for centuries. Regarding the architectural styles and materials, it can be summarised as follows:

- The building stock spans the 18th to 20th centuries, with 19th-century two- and three-storey residential buildings being the most common.

- Traditional rubble-stone or brick construction often rendered and painted.
- Steeply pitched roofs and narrow upper-floor windows distinguish 18th-century buildings.
- Timber shopfronts, many of which have been retained, contribute to the area's character.



Figure 3 Blackpool Architectural Conservation Area as per Volume 3 Built Heritage Objectives, Part 1.

As per Volume 3 of the Cork City Council Development Plan 2022, Built Heritage Objectives, Part 4 outlines approach to development in ACA's. The Blackpool Architectural Conservation Area (ACA) is recognized for its historical and architectural significance, with much of its 18th- and 19th-century streetscape and layout still intact. The area features a mix of residential and commercial buildings, many of which contribute to its distinct character. Development within Blackpool ACA is subject to specific planning policies outlined in the Cork City Development Plan 2022-2028, ensuring that any new proposals respect existing building heights, proportions, and materials while complementing the historic setting.

Additionally, development should not obstruct or negatively impact protected views and strategic sightlines identified in the plan.

Historically, Blackpool was an industrial hub, with a strong legacy of mills, distilleries, and tanneries, many of which have left architectural remnants in the area. To preserve this unique character, new developments are encouraged to explore **adaptive reuse of historic structures rather than demolition** (emphasis added). Enhancing the public realm, shopfronts, and industrial heritage sites is also a priority to strengthen the area's identity while allowing for sympathetic modernization.

Planning Legislation/Regulations

In order to assess this declaration request, regard must be had to the 2000 Planning and Development Act (as amended) and the 2001 Planning and Development Regulations (as amended). In 2018, the Planning Regulations were amended to provide for an exemption from the requirement to obtain planning permission in respect of the change of use of certain vacant commercial premises, to residential use. On the 25th of February 2022, the Planning and Development Act (Exempted Development) Regulations 2022 extended to 31st of December 2025, the exemption given by the 2018 regulations and included some additional amendments/exemptions as outlined below.

Planning and Development Act, 2000 (As Amended)

Section 2(1) of the 2000 Planning and Development Act, as amended, includes the following definitions which are of relevance to this assessment;

"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) of the PDA defines "Development" as, '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 of the PDA relates to 'Exempted Development' and subsection (1) sets out categories of development that shall be exempted development, including subsection 4(1)(h) which includes:

'development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures'.

Section 4(2)(a) states that the Minister may by regulations provide for any class of development to be exempted development where he or she is of the opinion that the carrying out of such development by virtue of its size, nature or limited effect on its surroundings, would not offend against the principles of proper planning and sustainable development. **Section 4(2)(b)** of the Act states that regulations under paragraph (a) may be made subject to conditions and be of general application or apply to such area or place as may be specified in the regulations.

Planning and Development Regulations, 2001 (As Amended)

The extent to which the classes of development specified in Part 1 of the Second Schedule are exempted is governed by Article 9(1)(a) and that article is itself subject to the restrictions on exemption which includes the following:

- (i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,*
- (ii) consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,*
- (iii) endanger public safety by reason of traffic hazard or obstruction of road users;*
- (iv) ... comprise the construction, erection, extension or renewal of a building on any street so as to bring forward the building, or any part of the building, beyond the front wall of the building on either side thereof or beyond a line determined as the building line in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,*
- (vi) interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed*
- (viiB) ... development that would be likely to have a significant effect on the integrity of a European site...*
- (viiC) ... development that would be likely to have an adverse impact on a natural heritage area...*
- (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,*
- (ix) consist of the demolition or such alteration of a building or other structure as would preclude or restrict the continuance of an existing use of a building or other structure where it is an objective of the planning authority to ensure that the building or other structure would remain available for such use and such objective has been specified in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,*
- (xi) obstruct any public right of way,*
- (xii) consist of or comprise the carrying out of works to the exterior of a structure within an architectural conservation area...*

In addition to this, **Article 10** further outlines the classes of development which are exempted. Article 10 (6) (as amended under SI 600 of 2001) The Principal Regulations are amended in article 10 (as amended by article 2 of the Planning and Development (Amendment) (No. 2) Regulations 2018 (S.I. No. 30 of 2018)) by substituting for sub article (6) the following:

- (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.*
- (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.

(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 sub-paragraph (iv), (vii), (viiA), (viiB), (viiC), (viii) or (ix) of article 9(1)(a), or paragraph (c) or (d) of article (9)(1), would apply.

Each of the above conditions/restrictions are considered further in relation to our clients proposed development in the section below.

Assessment

In this case, our client requests a declaration in accordance with Section 5 of the Planning and Development Act 2000, seeking confirmation that the change of use from a Public House (Class 12) to provide a total of 5 no. apartments is exempted development in accordance with the 2022 Regulations, on the basis that:

1. The structure at No. 7 Watercourse Road, Blackpool, Cork, T23 T858 was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018 (i.e. on the 8th February 2018);
2. The proposed works comply with the floor area and storage requirements of the "Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities";
3. The structure has been vacant for greater than 2 years;
4. The works will be commenced after 8th February 2018 and completed before the 31st December 2025;
5. The proposed plan for this building is to make use of a vacant property in the heart of Blackpool to provide essential residential accommodation.

Apartment Schedules and Apartment Standards				
Areas 1-Bed Apartments	Guidelines	GF Apt. 3 (m.sq.)		
Total Floor Area	45 m.sq.	54.19		
Storage Space	3 m.sq.	3.5		
Kitchen/Living/Dining (Aggregate)	23 m.sq.	21.88		
Bedroom (Double)	11.4 m.sq.	11.95		
Areas 2-Bed Apartments	Guidelines	GF Apt. 2 (m.sq.)		
Total Floor Area	45 m.sq.	66.4		
Storage Space	3 m.sq.	5		
Kitchen/Living/Dining (Aggregate)	23 m.sq.	29.15		
Bedroom (3 person)	20.1 m.sq.	20.8		
Bedroom 1	13 m.sq.	13		
Bedroom 2	7.1 m.sq.	7.8		
Studio	Guidelines	GF Apt. 1 (m.sq.)	FF Apt. 4 (m.sq.)	FF Apt. 5 (m.sq.)
Total Floor Area	37 m.sq.	39.9	41.25	42
Kitchen/Living/Dining (Aggregate)	30 m.sq.	31.4	32.85	33.62
Bedroom	Inlc. Above	n/a (studio)	n/a (studio)	n/a (studio)
Storage Space	3 m.sq.	3.5	3.1	3.1

Table 1 Proposed Apartment Schedules and Apartment Standards

The proposed plans provide a high-quality living environment for prospective residents and mostly complies with the key criteria outlined in the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (Apartment Standards). All units comply with the minimum floor area requirements set out in the Apartment Guidelines; however a minor shortcoming has been noted to Apartment 3 in terms of the floor areas for the kitchen/living/dining. While this is marginally below the 23m² requirement, it complies with the 5% variation allowance which can be applied subject to the overall compliance with the requirement minimum overall apartment floor area.

The proposed renovation of this building, located within an Architectural Conservation Area (ACA), requires a sensitive and balanced approach that prioritizes the preservation of historic character while ensuring a high standard of living for future residents. Section 6.9 of the Guidelines outlines that planning authorities to 'practically and flexibly apply the general requirements of this guidelines in relation to refurbishment schemes', or other existing building conversion projects where property owners must work with existing building fabric and dimensions.

A key consideration given is the preservation of the building's architectural integrity. The existing structure includes historic room proportions, all of which influence the internal layout. Making significant structural alterations to achieve compliance with modern apartment standards could compromise the authenticity and historical value of the building. Within ACAs, conservation policies prioritize the retention of original built form, meaning that a degree of flexibility in applying modern design standards is necessary.

Furthermore, the adaptive reuse of historic buildings aligns with national sustainability objectives by reducing demolition waste, preserving embodied carbon, and promoting urban regeneration. Renovating an existing structure for residential use contributes to the revitalization of the area, allowing the building to remain functional while respecting its heritage significance. The conservation-led approach ensures that the renovation meets both planning and sustainability goals, providing modern accommodation within an established urban setting.

The 2023 Apartment Guidelines were primarily designed for new-build developments, whereas existing buildings, particularly those within ACAs, require a more flexible interpretation. Previous planning precedents have acknowledged the need for practical adjustments when working within conservation constraints, provided that the overall residential quality remains high. In this case, minor deviations from the recommended floor areas should be considered acceptable, as the scheme ultimately seeks to enhance the long-term viability of the building while preserving its historic fabric.

In conclusion, the proposed renovation ensures a high-quality residential environment while protecting the architectural and historic character of the ACA. Given the heritage constraints and conservation objectives, Cork City Council's planning policies support a pragmatic approach, allowing for sensitive adaptation where it enhances the sustainability, liveability, and long-term viability of the building.

To accommodate the 5 no. apartments within the exiting structure, it is necessary to replace 2 no. of doors on the front façade to windows. This will be the sole alteration to the front façade, and it is considered minimal since the current door openings will simply be converted into window openings. As such, the overall impact on the façade facing Watercourse Road will be negligible. The transformation maintains the architectural integrity and visual continuity of the building, ensuring that the character and appearance of the property remain largely unchanged. This is achieved by retaining the existing wrought iron guards on the windows and introducing a matching guard rail for the new window additions, ensuring a cohesive design that respects the building's architectural character.



Figure 4 Proposed changes to the front facade

The proposal also includes the addition of a velux window on the top floor, on the rear façade. This is required to ensure that the top floor apartment receives adequate daylight and complies with building regulations. The location of this window will minimise any material impact on the external appearance of the structure.

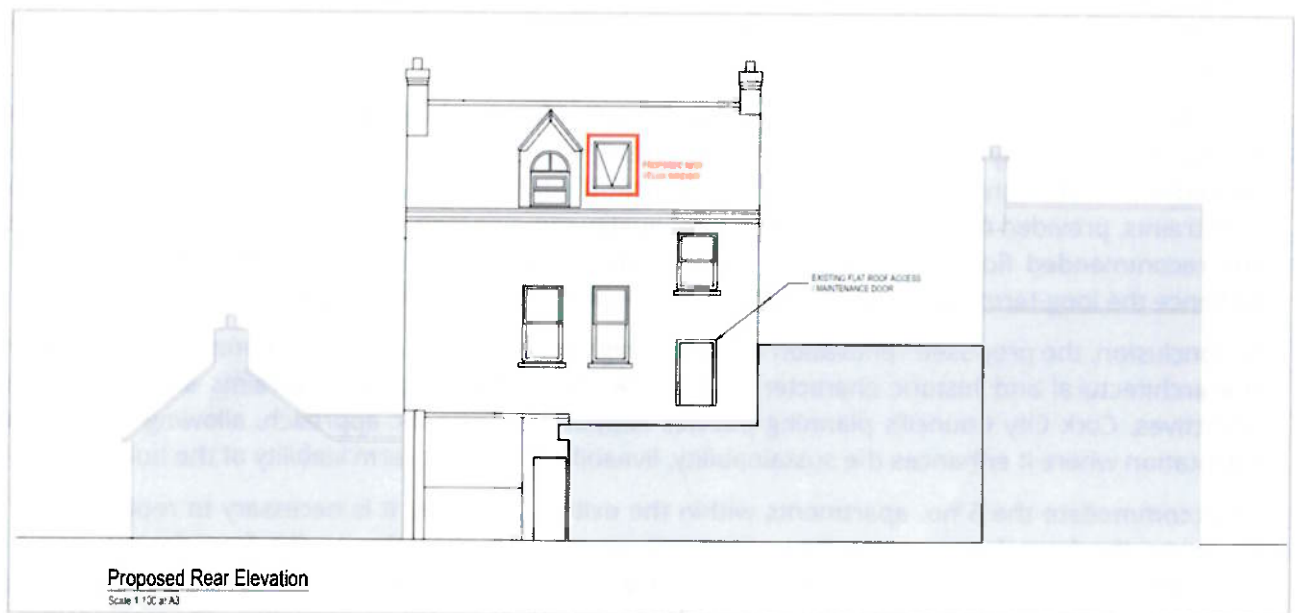


Figure 5 Proposed changes to the rear facade

The proposal includes the installation of five roof lights on the ground floor to enhance natural lighting within the units, ensuring they meet adequate daylighting standards. Given the constraints of the existing building layout, particularly in an Architectural Conservation Area (ACA), roof lights provide a sensitive and unobtrusive solution to improving internal lighting without compromising the historic façade.

By introducing these roof lights, the development will increase natural daylight. The placement and design of the roof lights have been carefully considered to ensure they are visually unobtrusive while maintaining the character and integrity of the building. Additionally, their inclusion aligns with modern sustainability principles, enhancing the overall liveability of the units while respecting conservation guidelines.

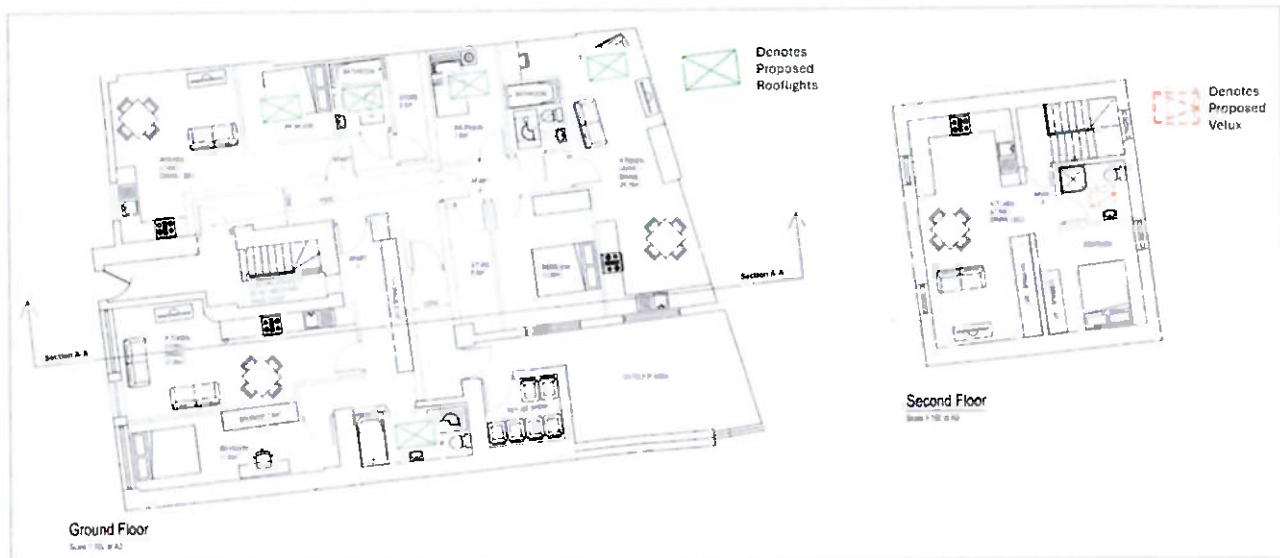


Figure 6 Locations of proposed roof lights and velux.

In addition to the above, the proposed change of use also complies with the provisions of Article 9(1)(a) of the Planning Regulations in that the proposed change of use:

- will not contravene a condition attached to a permission.
- will not consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway.
- will not endanger public safety by reason of traffic hazard or obstruction of road users.
- will not comprise the construction, erection, extension or renewal of a building on any street so as to bring forward the building, or any part of the building, beyond the front wall of the building.
- will not interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation.
- will not have any effect on the integrity of a European site or natural heritage area.
- will not consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure.
- will not preclude or restrict the continuance of the existing use.
- will not obstruct any public right of way.
- will not comprise works to a protected structure or the carrying out of material works to the exterior of a structure within an architectural conservation area – as can be seen from the existing and proposed drawings by MMOS, the works are predominantly internal only and do not materially affect the external appearance of the building.
- Does not 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.
- Does not exceed 9 residential units.

- The apartment floor areas and storage spaces 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” – See Table below for details.
- The habitable rooms have good quality natural lighting.
- The development does not relate to a structure in a special amenity area/planning control and is not near a Seveso site.
- The proposed plans provide a high-quality living environment for prospective residents and complies with the key criteria outlined in the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities.

In addition to compliance with the apartment standards outlined above, there is also provision for bin storage on the ground floor to the rear of the building, to comply with this aspect of the 2023 Guidelines.

In considering this declaration request, it also should be noted that based on a review of other Section 5 Declarations made by the Council in recent years regarding the change of use from commercial to residential uses, a requirement to adhere to private and communal amenity spaces has not always been requested for development to be deemed exempted.

We would also like to make the case that Section 6.9 of the Guidelines allow for departures from the requirements of the Guidelines and specifically request planning authorities to:

“practically and flexibly apply the general requirements of these guidelines in relation to refurbishment schemes, particularly in historic buildings, some urban townscapes and ‘over the shop’ type or other existing building conversion projects, where property owners must work with existing building fabric and dimensions. Ultimately, building standards provide a key reference point and planning authorities must prioritise the objective of more effective usage of existing underutilised accommodation, including empty buildings and vacant upper floors commensurate with these building standards requirements.”

Considering the existing footprint of the development and its central location to Blackpool, we assert that maintaining the integrity of the town centre should take precedence. Consequently, the standards regarding private and communal amenities should not be considered a priority in this assessment. Preserving the existing fabric of the town centre is crucial to sustaining its historical and cultural significance, and any rigid imposition of amenity standards could disrupt this delicate balance. Therefore, flexibility in these standards is essential to ensure that the development.

Water and Waste Water Connection

A statement of feasibility has been issued by Uisce Eireann dated the 27th Marcy 2025, confirms that both, Water and waste water connections are feasible without the need for infrastructure upgrades by Irish Water. A copy of this letter is attached.

Conclusion

The proposed change of use from commercial use to provide 5 no. apartments complies with the criteria included in the Planning Regulations and the physical/proposed works are exempted development under Section 4(1)(h) of the Planning and Development Act.

Accordingly, it is submitted that the change of use from commercial use to provide 5 no. apartments at No. 7 Watercourse Road, Blackpool, Cork, is exempted development on the basis that:

- The change of use from commercial (public house) use, to provide 5 no. apartments at No. 7 Watercourse Road, Blackpool, Cork, is exempted development under the Planning and Development Regulations.
- The associated works to facilitate the proposed use are predominantly internal works, with the exception of two ground floor doors being replaced with windows to provide access to daylight to the units and the addition of 1 new velux window at the top floor to the rear of the building and 5 roof lights to the roof of the ground floor level. The change from doors to windows at the front façade does not provide any additional openings, but only replaces one with another, and therefore this will not have a significant material impact on the external appearance of the structure. The addition of 1 new top floor velux window to the rear of the building is required for the proposed new unit to ensure they comply with the building regulations. The addition of 5 new roof lights will enhance natural lighting within the units, ensuring they meet adequate daylighting standards and will provide a sensitive and unobtrusive solution to improving internal lighting without compromising the historic façade.

In accordance with the Council's requirements for Section 5 declarations, please find enclosed 2 no. copies of the following information:

1. This cover letter and declaration form which includes the applicant's name and address; the location of development; and the nature of development.
2. The correspondence address which is: McCutcheon Halley Planning Consultants, 6 Joyce House, Barrack Square, Ballincollig, Cork City.
3. Ordnance Survey Map (identifying site location),
4. Drawings and Plans for the proposed residential units by MMOS Consulting Civil & Structural Engineers.
5. Confirmation of Feasibility Letter from Uisce Eireann.
6. The appropriate referral fee of €80.

Please do not hesitate to contact us should you require any further information.

Yours sincerely



Majella O'Callaghan

McCutcheon Halley

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 Bradley

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

The Rebel Bar at No. 7 Watercourse Road, Blackpool, Cork, T23 T858

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.

Seeking confirmation that change of use from commercial (public house) use to provide 5 apartments at The Rebels Bar, No. 7 Watercourse Road, Blackpool, Cork is exempted development. See attached cover letter for further details.

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:

(Use additional sheets if required).

Refer to the cover letter attached

CORK CITY COUNCIL
PLANNING & DEVELOPMENT

11 APR 2025

DEVELOPMENT MANAGEMENT

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

If so please supply details:

E7316, 4172, E7234 - All cases closed, see cover letter attached for further details

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? ☒

If so please supply details:

14643/88, 18393/93, 21924/98, 24310/00, 07/32511 - see cover letter attached for further 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	GF= 201.59 FF=47.78 SF=48.62 Total=297.99 sq.m.
(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) A Bar/Public House	Proposed/existing use (please circle) Residential (5 no. apartments)

7. **LEGAL INTEREST**

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

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

Signature: _____

Date: 09/04/2025

CONFIRMATION OF FEASIBILITY

Gaby Silva

27 March 2025

**Our Ref: CDS24010461 Pre-Connection Enquiry
Rebal Bar, Watercourse Road, Blackpool, Cork**

Dear Applicant/Agent,

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

We have completed the review of the Pre-Connection Enquiry.

Uisce Éireann has reviewed the pre-connection enquiry in relation to a Water & Wastewater connection for a Housing Development of 5 unit(s) at Rebal Bar, Watercourse Road, Blackpool, Cork, (the **Development**).

Based upon the details provided we can advise the following regarding connecting to the networks;

- **Water Connection**
 - Feasible without infrastructure upgrade by Uisce Éireann
 - The confirmation of feasibility to connect to the Uisce Éireann infrastructure does not extend to your fire flow requirement. Each individual unit shall have an individual metered connection.
- **Wastewater Connection**
 - Feasible without infrastructure upgrade by Uisce Éireann
 - The existing drainage that serves the area is not currently mapped on Uisce Éireann GIS. The proposed connection may be to connect to an existing private common drain. Any necessary confirmation of network capacity, confirmation of network condition, permissions and easements shall need to be obtained by the developer and provided to Uisce Éireann at Application stage. The Applicant is reminded of their obligations under Section 70 of the Water Services Act 2007 (as amended) and Part H of the Building Regulations 2010. Uisce Éireann does not allow connection of storm water drains to its sewerage network. You are advised to contact the relevant Local Authority to discuss the storm water Connection.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before the Development can be connected

Stiúrthóirí / Directors: Niall Gleeson (POF / CEO), Jerry Grant (Cathaoirleach / Chairperson), Gerard Britchfield, Liz Joyce, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Paul Reid, Michael Walsh.

Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86

Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Uisce Éireann is a designated activity company, limited by shares.

Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

to our network(s) you must submit a connection application and be granted and sign a connection agreement with Uisce Éireann.

As the network capacity changes constantly, this review is only valid at the time of its completion. As soon as planning permission has been granted for the Development, a completed connection application should be submitted. The connection application is available at www.water.ie/connections/get-connected/

Where can you find more information?

- **Section A** - What is important to know?
- **Section B** - Details of Uisce Éireann's Network(s)

This letter is issued to provide information about the current feasibility of the proposed connection(s) to Uisce Éireann's network(s). This is not a connection offer and capacity in Uisce Éireann's network(s) may only be secured by entering into a connection agreement with Uisce Éireann.

For any further information, visit www.water.ie/connections, email newconnections@water.ie or contact 1800 278 278.

Yours sincerely,



Dermot Phelan
Connections Delivery Manager

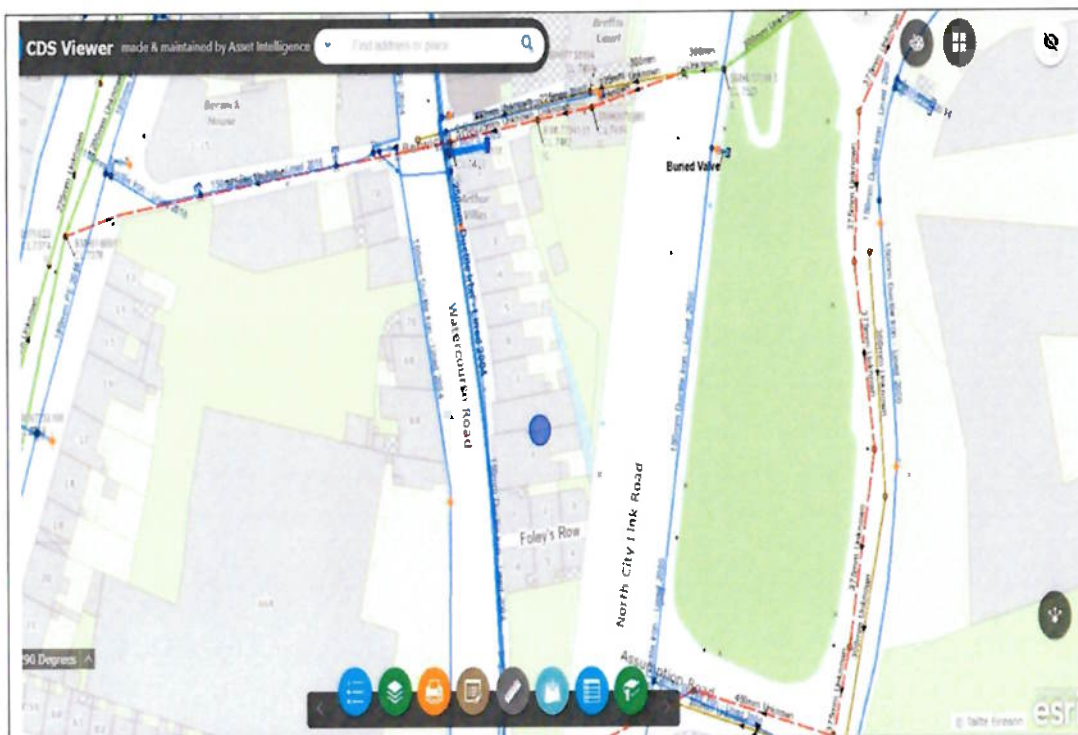
Section A - What is important to know?

What is important to know?	Why is this important?
Do you need a contract to connect?	<ul style="list-style-type: none"> • Yes, a contract is required to connect. This letter does not constitute a contract or an offer in whole or in part to provide a connection to Uisce Éireann's network(s). • Before the Development can connect to Uisce Éireann's network(s), you must submit a connection application <u>and be granted and sign</u> a connection agreement with Uisce Éireann.
When should I submit a Connection Application?	<ul style="list-style-type: none"> • A connection application should only be submitted after planning permission has been granted.
Where can I find information on connection charges?	<ul style="list-style-type: none"> • Uisce Éireann connection charges can be found at: https://www.water.ie/connections/information/charges/
Who will carry out the connection work?	<ul style="list-style-type: none"> • All works to Uisce Éireann's network(s), including works in the public space, must be carried out by Uisce Éireann*. <p>*Where a Developer has been granted specific permission and has been issued a connection offer for Self-Lay in the Public Road/Area, they may complete the relevant connection works</p>
Fire flow Requirements	<ul style="list-style-type: none"> • The Confirmation of Feasibility does not extend to fire flow requirements for the Development. Fire flow requirements are a matter for the Developer to determine. • What to do? - Contact the relevant Local Fire Authority
Plan for disposal of storm water	<ul style="list-style-type: none"> • The Confirmation of Feasibility does not extend to the management or disposal of storm water or ground waters. • What to do? - Contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges.
Where do I find details of Uisce Éireann's network(s)?	<ul style="list-style-type: none"> • Requests for maps showing Uisce Éireann's network(s) can be submitted to: datarequests@water.ie

<p>What are the design requirements for the connection(s)?</p>	<ul style="list-style-type: none"> • The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with <i>the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice</i>, available at www.water.ie/connections
<p>Trade Effluent Licensing</p>	<ul style="list-style-type: none"> • Any person discharging trade effluent** to a sewer, must have a Trade Effluent Licence issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). • More information and an application form for a Trade Effluent License can be found at the following link: https://www.water.ie/business/trade-effluent/about/ <p>***trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended)</p>

Section B – Details of Uisce Éireann's Network(s)

The map included below outlines the current Uisce Éireann infrastructure adjacent the Development: To access Uisce Éireann Maps email datarequests@water.ie



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Note: The information provided on the included maps as to the position of Uisce Éireann's underground network(s) is provided as a general guide only. The information is based on the best available information provided by each Local Authority in Ireland to Uisce Éireann.

Whilst every care has been taken in respect of the information on Uisce Éireann's network(s), Uisce Éireann assumes no responsibility for and gives no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided, nor does it accept any liability whatsoever arising from or out of any errors or omissions. This information should not be solely relied upon in the event of excavations or any other works being carried out in the vicinity of Uisce Éireann's underground network(s). The onus is on the parties carrying out excavations or any other works to ensure the exact location of Uisce Éireann's underground network(s) is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.

Studio Apartment

**EXISTING STAIRS TO
BE RETAINED AND
MADE GOOD**

2 Bed (3 Person)

**EXISTING STAIRS TO
BE RETAINED AND
MADE GOOD**

Studio Apartment

First Floor

Scale 1:100 at A3

1 Bed Apartment

**EXISTING STAIRS TO
BE RETAINED AND
MADE GOOD**

Scale 1:100 at A3

MMOS
MURPHY · MATSON · O'SULLIVAN
CONSULTING CIVIL & STRUCTURAL ENGINEERS

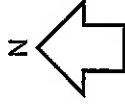
The Chapel,
Blackrock House,
Blackrock Road
Cork. T12 KRK7
Tel : 353 21 4317808

CLIENT

Mr. Fergal Bradley

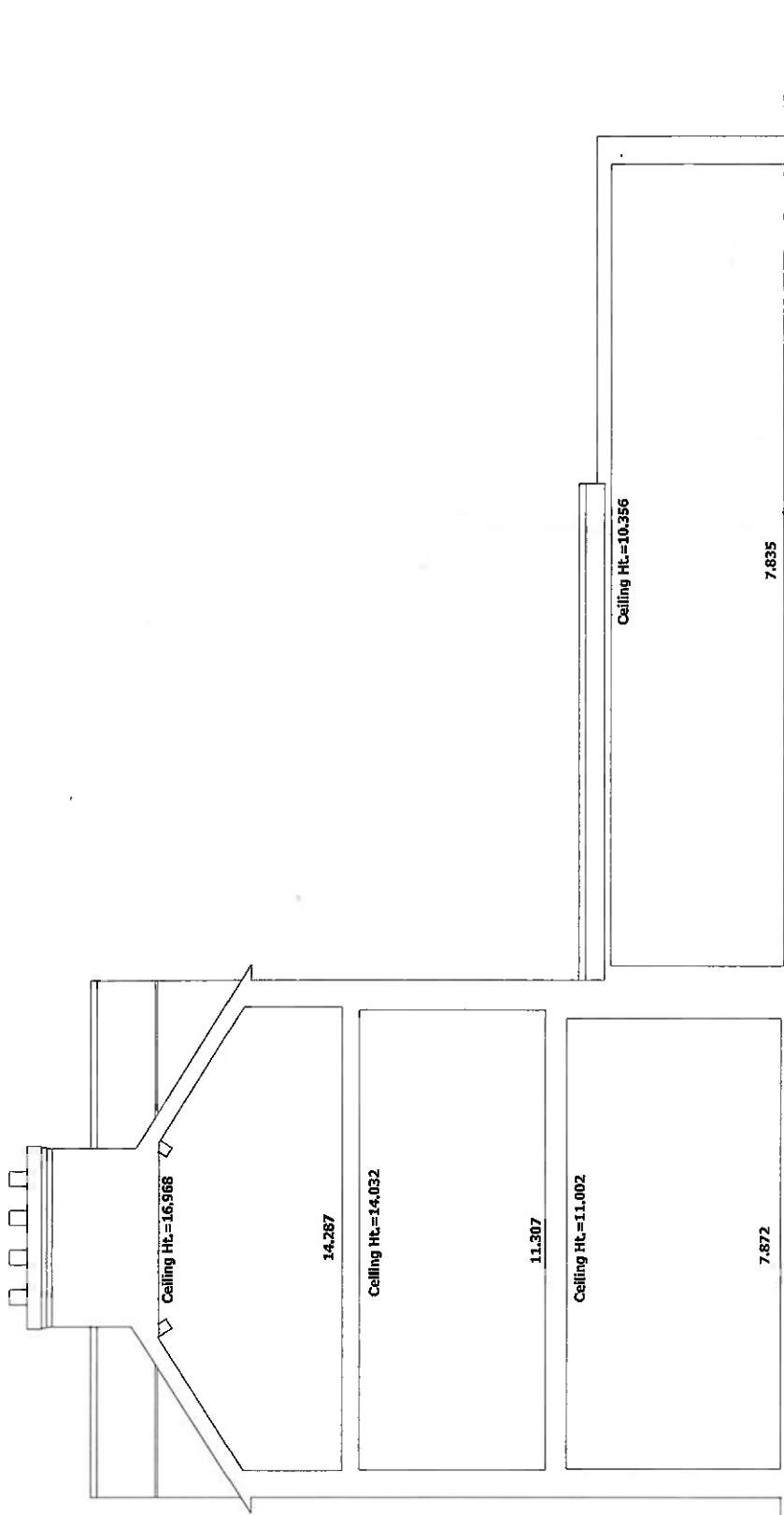
TITLE
Proposed Apartment Layout Plans

DRAWN BY	TOC	CHECKED BY	TOC	APPROVED BY	PM
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DOCUMENT REFERENCE					
24259-WMS-ZZ-ZZ-DR-A-2501					
STATUS					
S2					
REV					
P01					
PROJECT COMPONENTS/ZONE/LEVEL/TYPE/SEQUENCE NUMBER					

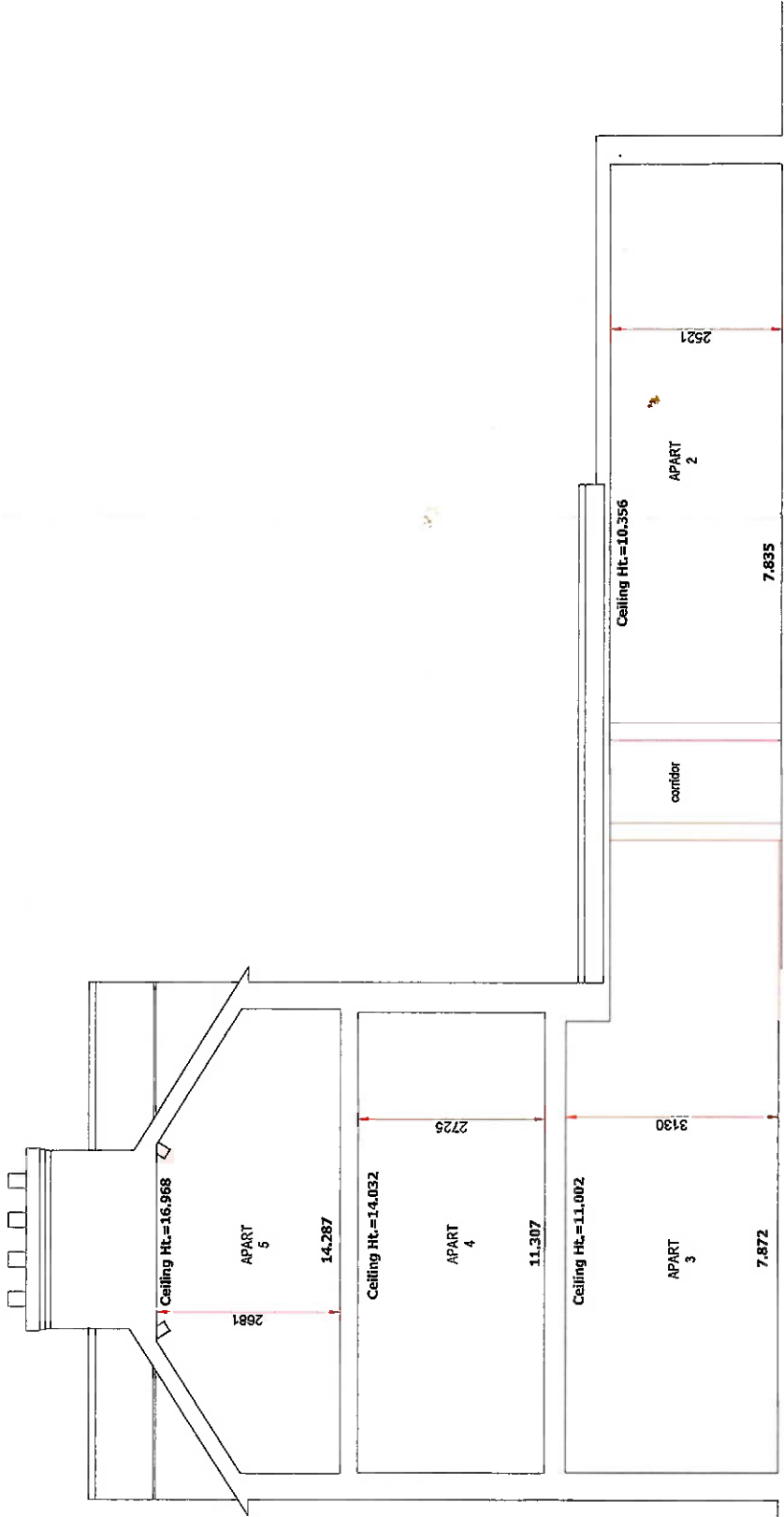


Studio Apartment

Scale 1:100 at A3

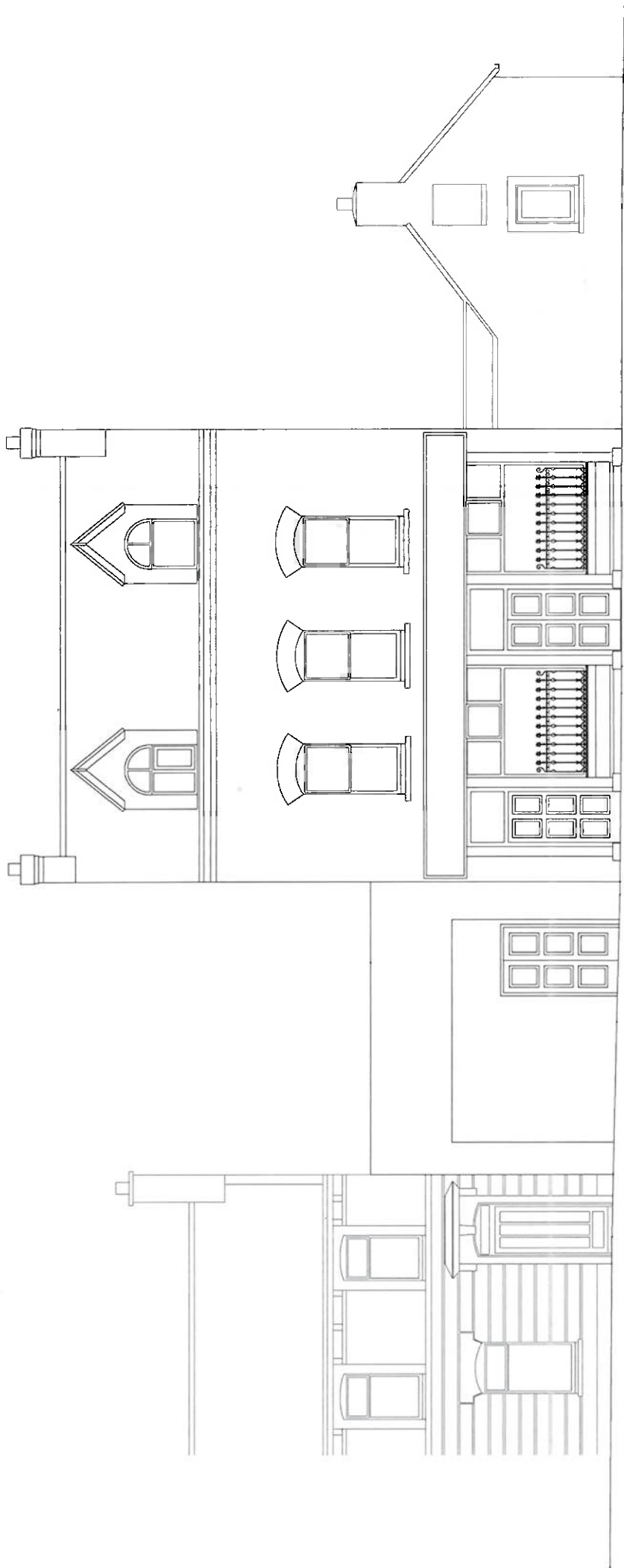


Existing Section
Scale 1:100 at A3



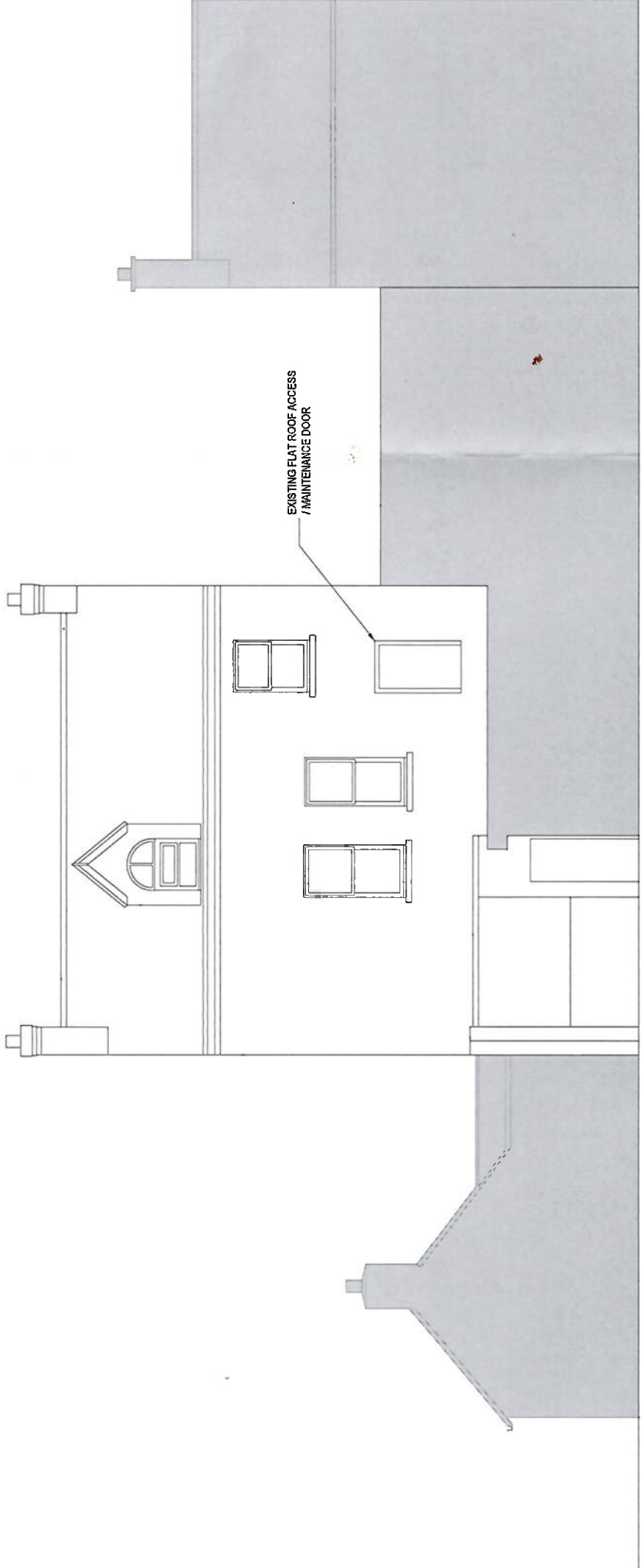
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Rev	Sls	Description	Date
P01	S2	Section 5 Application	25.03.25
<div><div>MMOS</div><div>The Chapel, Blackrock House, Blackrock Road MURPHY-MATSON O'SULLIVAN Cork, T12 KKRY Tel: 353 21 4317608</div></div>			
PROJECT Proposed Apartment Development, Rebel Bar, Blackpool			
CLIENT Mr. Fergal Bradley			
TITLE Existing / Proposed Sections			
DRAWN BY TOC	CHECKED BY TOC	APPROVED BY PM	
SCALE 1:100 at A3	PROJECT NUMBER 24259		
DOCUMENT REFERENCE 24259-MMS-ZZ-ZZ-DR-A-3500			STATUS S2
PROJECT ORIGINATOR: JONEL LEVELTYPE: DCP/PLN/NUMBER			REV P01



Existing Front Elevation

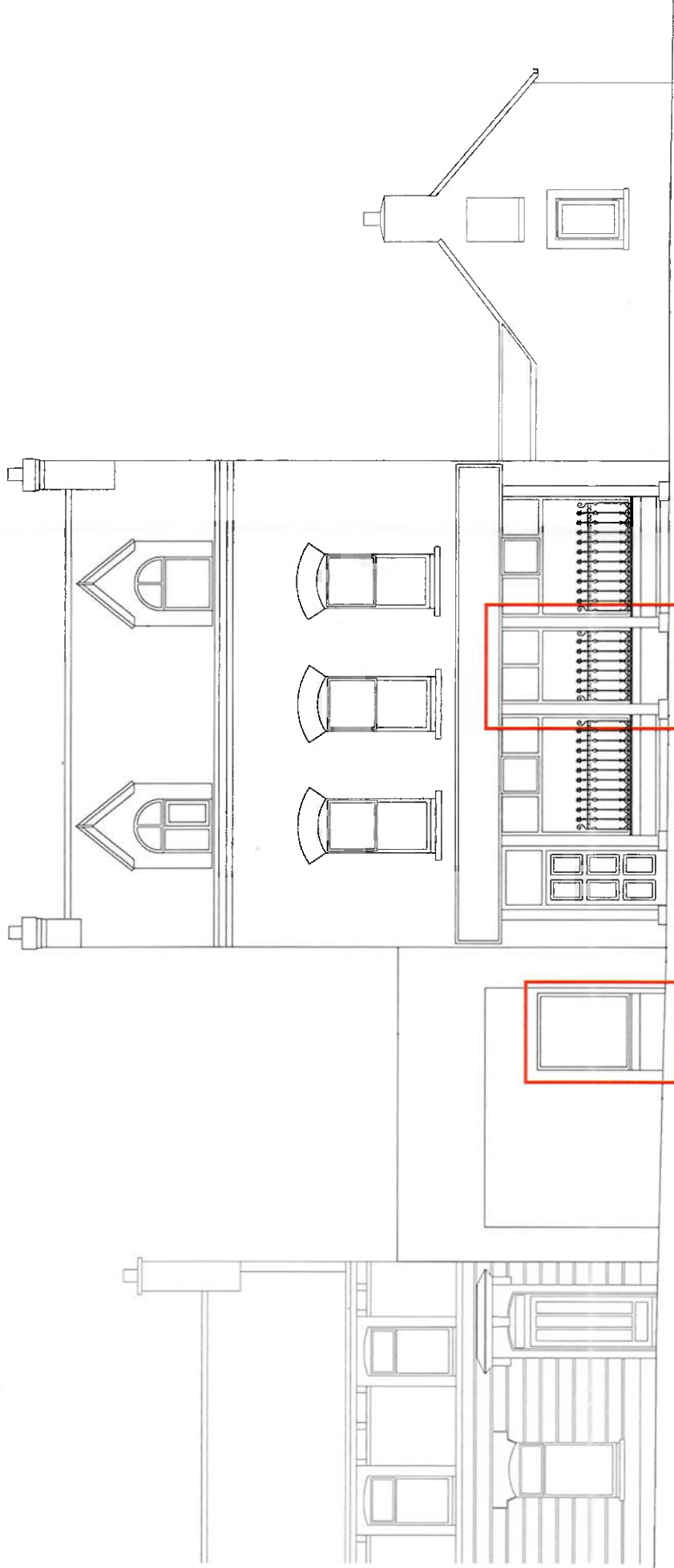
Scale 1:100 at A3



Existing Rear Elevation

Scale 1:100 at A3

Rev	Sits	Description	Date
P01	S2	Section 5 Application	25.03.25
<div><div>MMOS</div><div>The Chapel, Blackrock House, Blackrock Road MURPHY-MATSON-O'SULLIVAN Cork, T12 KR57 Tel: 353 21 4317609</div></div>			
PROJECT Proposed Apartment Development, Rebel Bar, Blackpool			
CLIENT Mr. Fergal Bradley			
TITLE Existing Elevations			
DRAWN BY TOC	CHECKED BY TOC	APPROVED BY PM	
SCALE 1:100 at A3	PROJECT NUMBER 24259		
DOCUMENT REFERENCE 24259-MMS-ZZ-ZZ-DR-A-4500		STATUS S2	REV. P01
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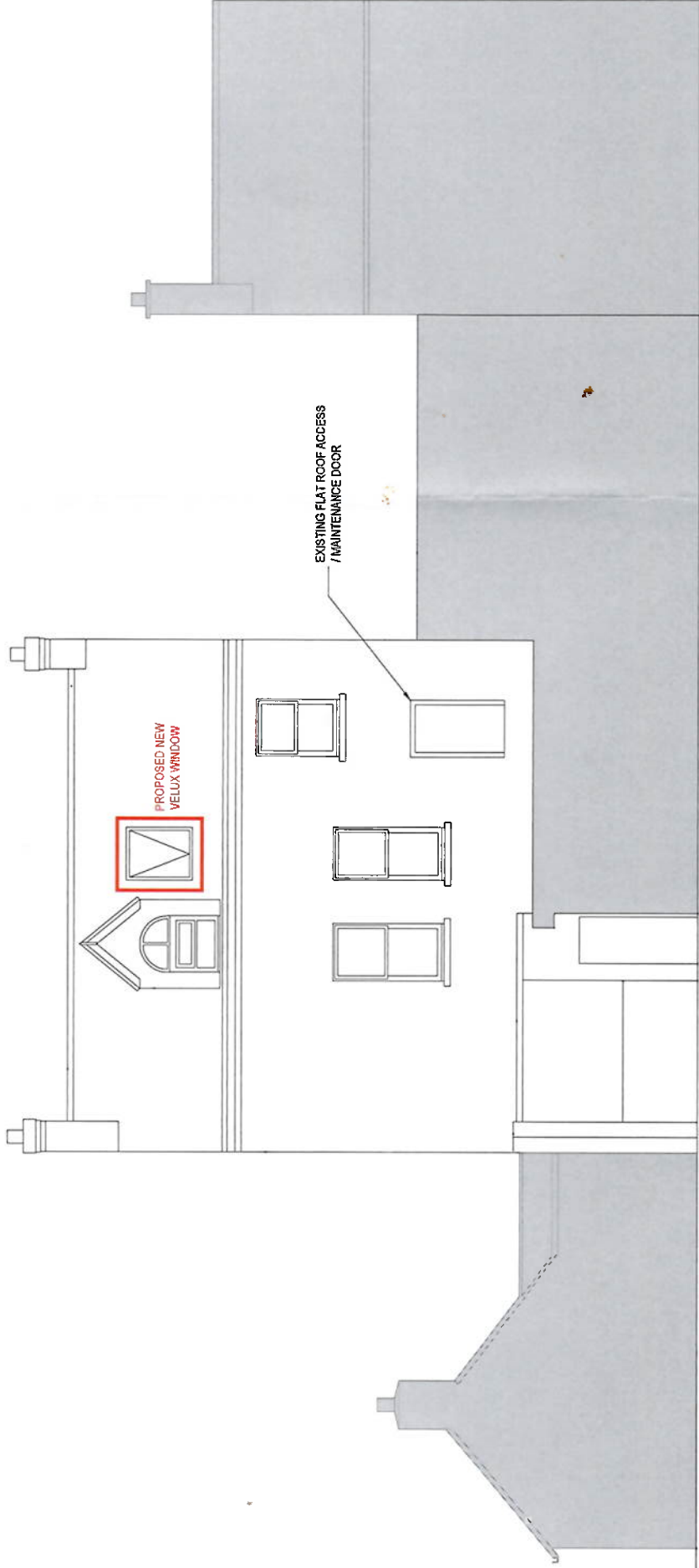


Proposed Front Elevation

Scale 1:100 at A3

EXISTING DOOR TO BE
CONVERTED TO WINDOW WITH
NEW WROUGHT IRON GUARDS
TO MATCH EXISTING

EXISTING DOOR TO
BE CONVERTED TO
WINDOW



Proposed Rear Elevation

Scale 1:100 at A3

EXISTING FLAT ROOF ACCESS
/ MAINTENANCE DOOR

PROPOSED NEW
VELUX WINDOW

Rev	Sls	Description	Date
P01	S2	Section 5 Application	25.03.25
MMOS The Chapel, Blackrock House, Blackrock Road MURPHY · MATSON · O'SULLIVAN Architects & Town Planners Cork, T12 KRK7 Tel : 353 21 431 7603			
PROJECT Proposed Apartment Development, Rebel Bar, Blackpool			
CLIENT Mr. Fergal Bradley			
TITLE Proposed Elevations			
DRAWN BY TOC	CHECKED BY TOC	APPROVED BY PM	
SCALE 1:100 at A3	PROJECT NUMBER 24239	STATUS S2	REF P01
DOCUMENT REFERENCE 24259-MMS-ZZ-ZZ-DR-A-4501			PROJECT ORIGINATOR/CONSULTANT TYPE/COMPANY NUMBER

70
N = 573195.000
E = 567419.000

69

68

WATERCOURSE RD

FOLEY'S ROW

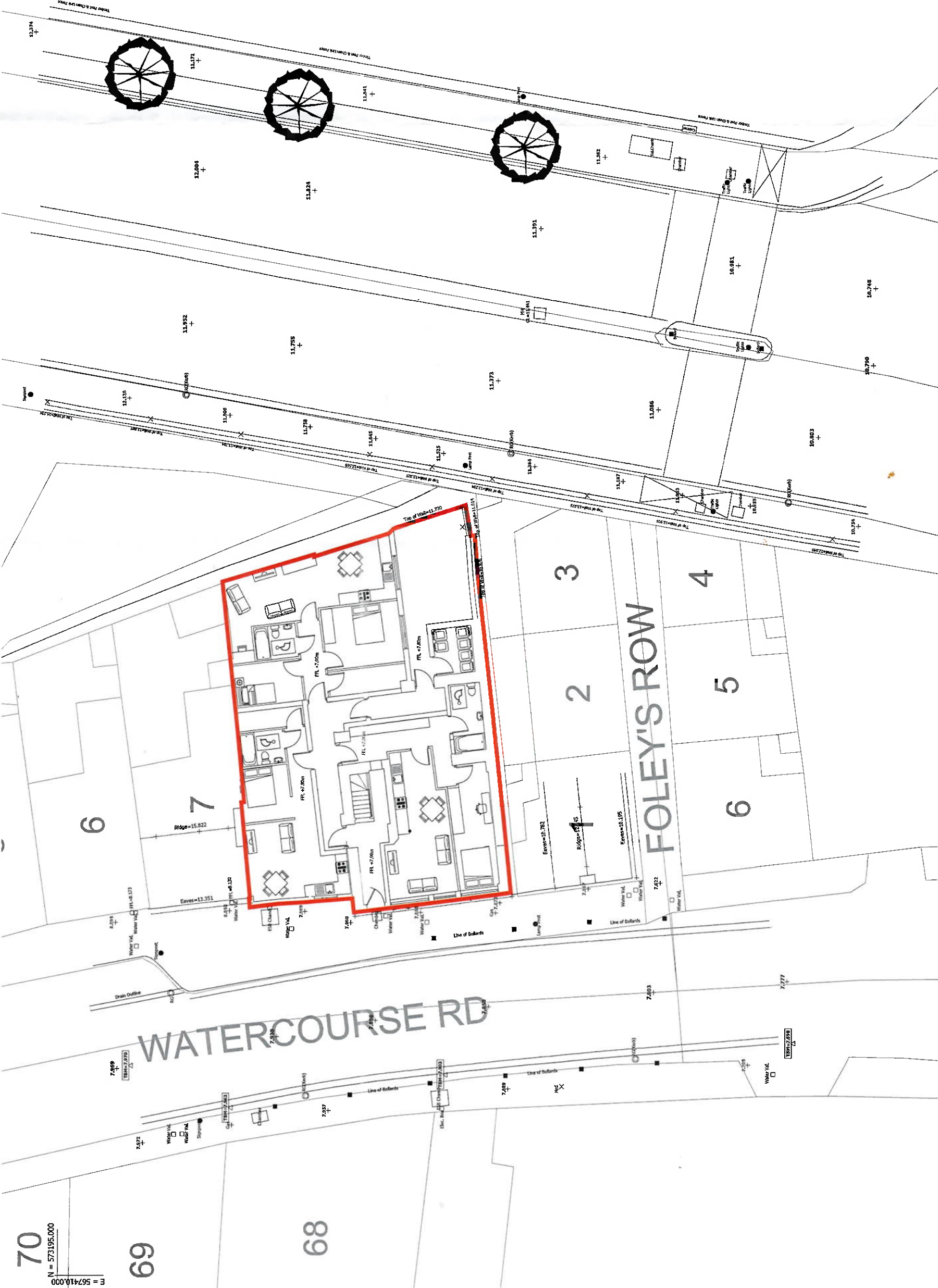
3

2

4

5

6



Denotes Site Boundary

Site Layout Plan
Scale 1:200 at A3

Rev	Sis	Description	Date
P01	S2	Section 6 Application	11.03.25
MMOS			The Chapel, Blackrock House, Blackrock Road Cork, T12 KRK7 Tel: 353 21 4317698
PROJECT			Proposed Apartment Development, Rebel Bar, Blackpool
CLIENT			Mr. Fergal Bradley
TITLE			Proposed Site layout Plan
DRAWN BY	CHECKED BY	APPROVED BY	
TOC	TOC	PM	
SCALE	PROJECT NUMBER		
1:200 at A3	24259		
DOCUMENT REFERENCE			24259-MMS-ZZ-ZZ-DR-A-10000
			S2
			REP
PROJECT ORIGINATOR/ZONE/LEVEL/TYPE/SCALE/NUMBER			P01

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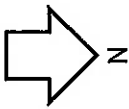


LLX,LLY= 564975.6911,571358.5281

Site Location Map

Scale 6 Inch at A4

Denotes Site Boundary



SCALE	PROJECT NUMBER
6 Inch at A4	24239
DOCUMENT REFERENCE	SYMBOL
24239-MMS-ZZ-ST-IMP-C-11000	S2
PROJECT ORIGINATOR, ZONE, LEVEL, TYPE, COORDINATE NUMBER	P01

MIMOS

MURPHY • MATSON • O'SULLIVAN

CONSULTING CIVIL & STRUCTURAL ENGINEERS

The Chapel,
Blackrock House,
Blackrock Road
Cork, T12 KRK7
Tel : 353 21 4317608

Description:

Historic 6" Latest Edition

Publisher / Source:

Taille Éireann

Data Source / Reference:

CK074

Revision Date =

Survey Date = 31-Dec-1928

Levelled Date = 31-Dec-1956

File Format:

Tagged Image File Format (TIFF)

File Name:

R_50449451_2.tif

Clip Extent / Area of Interest (AOI):

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LRX,LRX= 569897.6911,571358.5281

ULX,ULY= 564975.6911,574992.5281

URX,URY= 569897.6911,574992.5281

Projection / Spatial Reference:

Projection= IRENET95 Irish_

Transverse_Mercator

Centre Point Coordinates:

X,Y= 567436.6911,573175.5281

Data Extraction Date:

Date= 16-Feb-2025

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Gach cead ar cois na h.