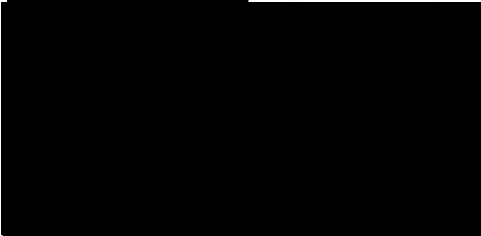


Comhairle Cathrach Chorcaí Cork City Council

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

Melcorpo Commercial Properties Ltd,


13/04/2026

**RE: Section 5 Declaration: R1027/26 Unit 14 Median House, Cork
Business & Technology Park, MFR, Cork T12 VP44**

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 17th February 2026.

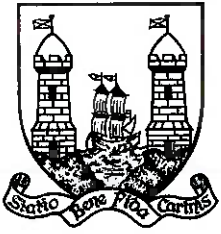
The application applies to the sub-division of the unit, with the sub-division works being undertaken at ground floor level only. Physical works confined to the ground floor only with 2 sub-dividing walls being constructed, as per the submitted drawings.

In considering this referral the Planning Authority had regard particularly to:

- (a) sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended
- (b) Articles 5, 6, 9 and 10 of the Planning and Development Regulations, 2001, as amended, and
- (c) the planning history of the site, with particular reference to planning register reference number 1134965



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Comhairle Cathrach Chorcaí

Cork City Council

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

The Planning Authority has concluded that:

- (d) the permitted use of Demise A is an extension to Unit 14 Median House
- (e) the proposed change of use from one unit to two separate and independent units, Demise A and Demise B, would have material consequences in terms of the proper planning and sustainable development of the area, being the creation of a separate planning unit, an intensification of the use, with increased vehicular/pedestrian traffic and advertising signage
- (f) the proposed change of use from one unit to two separate and independent units would be inconsistent with the use specified in planning permission reference 1134965
- (g) the said subdivision would constitute a material change of use

The Planning Authority concludes that the subdivision of Unit 14 Median House, Cork Business and Technology Park by the construction of sub-dividing walls in the existing openings at ground floor level resulting into two separate units, Demise A and Demise B, **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.

Section 5 Declaration – Planner’s Report

File reference:	R1027.26
Description:	Whether the sub-division of unit by the construction of sub-dividing walls in the existing openings at ground floor level is or is not development or is or is not exempted development.
Applicant:	Mercorpo Commercial Properties Ltd
Location:	Unit 14 Median House, Cork Business & Technology Park, MFR, Cork T12 VP44
FI Request:	12 th March 2026
FI Response:	23 rd March 2026
Decision due date:	13 th April 2026

1. 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.

This report shall be read in conjunction with the initial report.

2. Assessment

The applicant was requested to address the following:

FI Request:

The Planning Authority requires additional information on the proposed development. The applicant is requested to address the following.

The application form states that the proposed use is for office. Under planning permission reference 1134965, permission was granted for a three-storey extension and other works to Median House. The permitted extension area is called ‘Demise A’ in drawing number P010 Schedule of Areas.

The construction of the internal walls would remove the permitted internal access from main part of the building (called ‘Demise B’) to the extension (Demise A) and the only external access to Demise A is on the western elevation.

- a) Submit information on the rationale for the proposed internal dividing walls.

- b) Clarify the proposed use of areas called 'Demise A' and 'Demise B' on the Schedule of Areas Drawing P010. Clarify whether the proposed internal dividing walls are required to facilitate the sub-division of this building into two number separate and independent office spaces, i.e. the area Demise A being used as a separate and independent office space from the remainder of the building Demise B.
- c) Clarify under what class of use in the Planning and Development Regulations 2001 as amended Demise A would fall under, i.e. Class 2 or Class 3 of Part 4.

The applicant has responded as follows:

Further to your request for further information, please see our responses below:

1. The existing tenant of the building (Trend Micro) currently occupy the entire building, however they no longer require the same amount of space given the current working landscape. As such, the landlord has agreed to accept back 'Demise A', provided all relevant statutory applications are obtained.
2. Demise A will be used for office use and Demise B will be used for office use. The purpose of the sub-dividing wall is to provide 2 separate and independent units.
3. Demise A would fall under Class 2.

Class 2 of Part 4 (Exempted development – Classes of Use) is as follows:

Use for the provision of—

- (a) financial services,
 - (b) professional services (other than health or medical services),
 - (c) any other services (including use as a betting office),
- where the services are provided principally to visiting members of the public.

The site is zoned business and technology in the Cork City Development Plan 2022-28 with the zoning objective *to provide for the creation and protection of high technology related office-based industry and enterprise, to facilitate opportunities for employment creation.*

The permitted use of Demise A is an extension of Unit 14, and condition no 1 attached to grant of planning permission: -

1. The proposed development shall be carried out in accordance with the plans and particulars submitted to the Planning Authority on 26/07/2011, except where otherwise required by the conditions of this schedule.

Reason: In the interests of proper planning and sustainable development.

Accordingly, Unit 14 is deemed a single planning unit. The proposed works would result and facilitate a factual change of use, and this has the capability to be material in planning terms.

The consequence of the construction of the internal walls, i.e. the works, is that it would result in the subdivision of Unit 14 into two separate and independent offices, Demise A and Demise B, and two separate planning units.

The proposed subdivision into two units would be inconsistent with the permitted use of Demise A as an extension to Unit 14. The proposed subdivision would result in an intensification of the use of Unit 14, potential for increased vehicular/pedestrian traffic and advertising signage.

The proposed subdivision would have material consequences in terms of the proper planning and sustainable development of the area, and the said subdivision would constitute a material change of use.

It is unclear as to whether the proposed end-user would comply with the permitted use and the provisions of the Cork City Development Plan 2022 in terms of the zoning objective. As per paragraph 7.52 of the CDP 2022, general offices will be open for consideration in Business and Technology zones in the suburbs of the city, provided each office unit is greater than 1,000 sqm in area, in order to encourage smaller office uses to locate in the City Centre. The floor area of Demise A is less than 1,000 sqm.

It is considered that the sub-division of Unit 14 into separate and independent offices, Demise A and Demise B, would be a material change of use.

CONCLUSION — is development and is not exempted development

3. Restrictions on Exemption

Article 9(1)(a) provides that development to which Article 6 relates, shall not be exempted development, if the carrying out of such development would, inter alia... (i) contravene a condition attached to a permission under the Act and (viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure.

Article 10 has restrictions on changes of use within any one of the classes of use specified in Part 4 of Schedule 2. These include (a) involve the carrying out of any works other than works which are exempted development, (b) contravene a condition attached to a permission under the Act, (c) be inconsistent with any use specified or included in such a permission, or (d) be a development where the existing use is an unauthorised use, save where such change of use consists of the resumption of a use which is not unauthorised and which has not been abandoned.

It is considered that the proposed subdivision of Unit 14 into Demise A and Demise B would be inconsistent with any use specified or included in planning permission reference 1134965.

4. Environmental Assessment

The proposal is or internal works to an existing building and there is a change of use. Such proposals are not of a Class of development listed under Part 1 or 2 (Schedule 5) of the Planning and Development Regulations 2001. As such, Environmental Impact Assessment does not apply in this case.

The relevant European sites are the Cork Harbour SPA (site code 004030) and the Great Island Channel cSAC (site code 001058). Having considered the nature, scale, and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European Site. The reason for this conclusion is based on the nature and

limited scale of the development, the lack of direct connection to designated sites. I conclude that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment (stage 2) is not required.

The provisions of Section 4(4) of the Planning and Development Act 2000 (as amended) are not relevant.

5. Recommendation

It is recommended that the applicant is advised as follows:

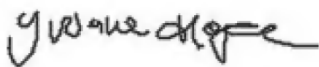
In considering this referral the Planning Authority had regard particularly to:

- (a) sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended
- (b) Articles 5, 6, 9 and 10 of the Planning and Development Regulations, 2001, as amended, and
- (c) the planning history of the site, with particular reference to planning register reference number 1134965

The Planning Authority has concluded that:

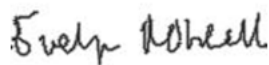
- (d) the permitted use of Demise A is an extension to Unit 14 Median House
- (e) the proposed change of use from one unit to two separate and independent units, Demise A and Demise B, would have material consequences in terms of the proper planning and sustainable development of the area, being the creation of a separate planning unit, an intensification of the use, with increased vehicular/pedestrian traffic and advertising signage
- (f) the proposed change of use from one unit to two separate and independent units would be inconsistent with the use specified in planning permission reference 1134965
- (g) the said subdivision would constitute a material change of use

The Planning Authority concludes that the subdivision of Unit 14 Median House, Cork Business and Technology Park by the construction of sub-dividing walls in the existing openings at ground floor level resulting into two separate units, Demise A and Demise B, is development and is not exempted development.



Yvonne Hogan, Executive Planner
13th April 2026

I concur with the above assessment and recommendation.



Evelyn Mitchell
13.04.2026.

Section 5 Declaration – Planner’s Report

File reference:	R1027.26
Description:	Whether the sub-division of unit by the construction of sub-dividing walls in the existing openings at ground floor level is or is not development or is or is not exempted development.
Applicant:	Mercorpo Commercial Properties Ltd
Location:	Unit 14 Median House, Cork Business & Technology Park, MFR, Cork T12 VP44
Site inspection:	10 th March 2026
Decision due date:	18 th March 2026

1. 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.

2. Site Description

The site is located at Unit 14 Median House, Cork Business & Technology Park on Model Farm Road. There is an existing 3-storey building on the site.

3. The Question before the Planning Authority

Whether the construction of sub-dividing walls in the existing openings at ground floor level is or is not development or is or is not exempted development.

4. Planning History

Application site:

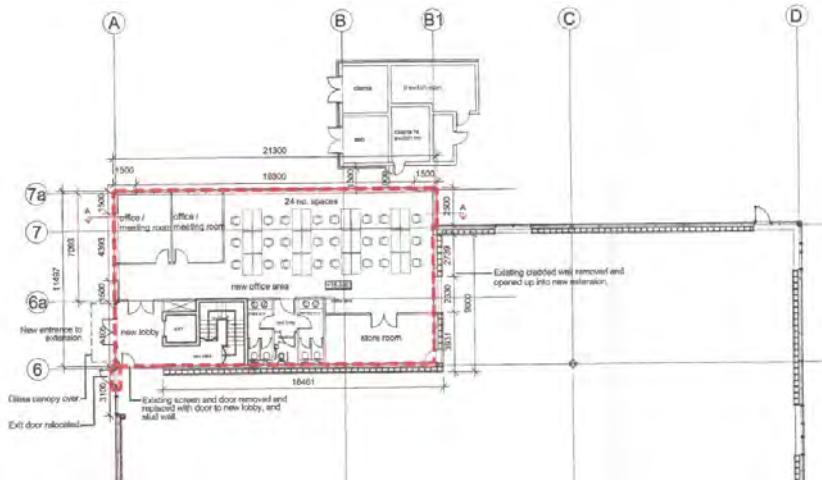
8915238 Burle Industries Ltd
Modifications to high technology unit at Cork Business Technology Park
Grant conditional

0428740 O’Flynn Construction
Demolish the existing service building to the north and to construct a new 151m² extension to the south elevation, comprising new entrance / reception area with offices over. Additional glazing will also be provided to all elevations, with the provision of 46 no. additional car parking space
Grant conditional

1134965 O'Flynn Construction

Demolish existing canopy and construct a new 695.4 m² three storey extension, with stairs, lift and office accommodation to each floor, located to the northern side of Unit 2, known as 'Median House'. Permission is also sought for the relocation of 1 no external door to the western facade and the provision of 2 no additional car parking spaces with alterations to the existing car parking

Grant conditional



Extract from proposed and permitted ground floor plan (NTS) – internal openings on the east side and south side of the extension

5. Planning Legislation

Planning and Development Act 2000 as amended

Section 2(1)

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

“structure” means 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

“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, except where the context otherwise requires, “development” means –

- (a) the carrying out of any works in, on, over or under land, or the making of any material change in the use of any land or structures situated on land, or
- (b) development within the meaning of Part XXI (inserted by section 171 of the Maritime Area Planning Act 2021)

Section 4(1)

The following shall be exempted developments for the purposes of this Act –

- (h) 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, as amended.

Section 4(3)

A reference in this Act to exempted development shall be construed as a reference to development which is—
any of the developments specified in subsection (1), or development which, having regard to any regulations under subsection (2), is exempted development for the purposes of this Act.

Section 4(4)

Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.

Planning and Development Regulations, 2001 as amended

Article 6(1) provides 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 2.

Article 9(1) relates to restrictions on exemption.

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

(a) if the carrying out of such development would:

(i) 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

Article 10 relates to changes of use.

Development which consists of a change of use within any one of the classes of use specified in Part 4 of Schedule 2, shall be exempted development for the purposes of the Act, provided that the development, if carried out would not—

(a) involve the carrying out of any works other than works which are exempted development,

(b) contravene a condition attached to a permission under the Act,

(c) be inconsistent with any use specified or included in such a permission, or

(d) be a development where the existing use is an unauthorised use, save where such change of use consists of the resumption of a use which is not unauthorised and which has not been abandoned.

Class 14 of Part 1 of Schedule 2

Change of use

Part 4

Exempted development – Classes of Use

CLASS 2

Use for the provision of –

- (a) financial services,
 - (b) professional services (other than health or medical services),
 - (c) any other services (including use as a betting office),
- where the services are provided principally to visiting members of the public.

CLASS 3

Use as an office, other than a use to which class 2 of this Part of this Schedule applies.

6. Land Use Zoning

ZO 10 Business and Technology

Zoning Objective 10: To provide for the creation and protection of high technology related office-based industry and enterprise, to facilitate opportunities for employment creation.

7. Assessment

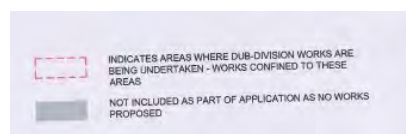
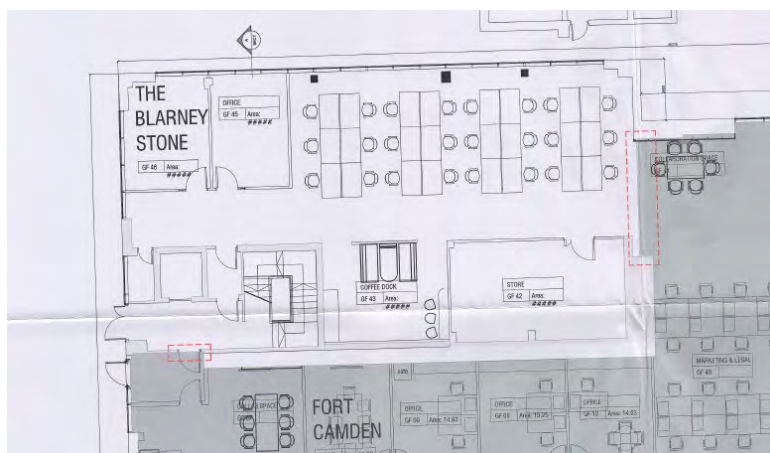
7.1 Outline of Proposal

The section 5 referral relates to the construction of two no internal walls at ground level and sub-division of the unit all at Unit 14 Median House, Cork Business & Technology Park. The existing use is office, and the proposed use is office.

The current occupier is Trend Micro (software/software services, cyber security), and this may be confined to the area called ‘Demise B’ on drawing number P010 Schedule of Areas.

The application is being made by the owner.

Drawings have been submitted showing the location of the 2 no sub-dividing walls to be constructed internally, see below.



Extract from ground floor plan (NTS) showing locations of internal walls outlined in red dash line

As per the grant of planning permission ref 1134965 openings were to be created between the existing building and the permitted extension. It is at these locations that the 2 no new sub-dividing walls are now proposed. The proposed walls would close, and eliminate, the existing internal accesses.

Drawing number P010 Schedule of Areas provides areas for 'Demise A' and 'Demise B'.

Demise A is located at the north east corner, and has a floor area of 692.5m² over three floors (229.5m² at grounds and 231.3m² at first and second floors). Demise A corresponds to the extension which was permitted under planning permission reference 1134965.

The external access to Demise A appears to be on the western elevation.

Demise B has an area of 2629.5m², over two floors (ground floor area of 2129.4m² and a first-floor area of 500.1m²).

7.2 Development

The first issue for consideration is whether the matter at hand is 'development'.

As noted above Section 3(1) of the Planning and Development Act 2000 as amended states that: development means, except where the context otherwise requires, the carrying out of works on, in, over or under land or the making of any material change in the use of any structures.

Having regard to Sections 2 and 3 of the Planning and Development Act 2000 as amended, I consider that the proposal constitutes development within the meaning of the Act, being the carrying out of an act of construction.

I am therefore satisfied on the basis of the above that the internal walls come within the scope of the definition of works it therefore constitutes development.

CONCLUSION — is development

7.3 Exempted Development

The next issue for consideration is whether the proposal is or is not exempted development.

Development can be exempted from the requirement for planning permission by virtue of either Section 4 of the Planning and Development Act 2000 as amended, or Article 6(1) and 9(1) of the Planning and Development Regulations 2001 as amended.

The definition of development includes both 'works' and 'material change of use'.

It is considered that the construction of the walls may come under the scope of Section 4(1)(h) of the Planning and Development Act as amended, as the works only affect the interior of the structure.

However, the construction of the internal walls, sub-division and changes to the internal layout may directly relate to and result in a change of use; it will need to be assessed whether the change of use would be material or not.

The existing building is deemed to be one planning unit having regard to the planning history. The office space permitted under planning permission reference 1134965 was for an extension to the original building, and not as a separate planning unit.

The proposed internal walls lead to ambiguity as to the functionality and use of Demise A.

It would seem that there could be potential for the use as two no separate entities / individual office spaces, namely Demise A and Demise B.

A rationale for the proposed construction of the walls is required.

The application will need to submit additional information on the use.

The type of office use in Demise A and Demise B would also need to be clarified. In Part 4 of the Planning and Development Regulations 2001 as amended there are 2 no office types, Class 2 and Class 3.

CONCLUSION — there is insufficient information

8. Restrictions on Exemption

Article 9(1)(a) provides that development to which Article 6 relates, shall not be exempted development, if the carrying out of such development would, inter alia... (i) contravene a condition attached to a permission under the Act and (viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure.

Article 10 has restrictions on changes of use within any one of the classes of use specified in Part 4 of Schedule 2. These include (a) involve the carrying out of any works other than works which are exempted development, (b) contravene a condition attached to a permission under the Act, (c) be inconsistent with any use specified or included in such a permission, or (d) be a development where the existing use is an unauthorised use, save where such change of use consists of the resumption of a use which is not unauthorised and which has not been abandoned.

This will be assessed upon receipt of the response to the request for further information.

9. Environmental Assessment

The proposal is or internal works to an existing building and there may be a change of use. Such proposals are not of a Class of development listed under Part 1 or 2 (Schedule 5) of the Planning and Development Regulations 2001. As such, Environmental Impact Assessment does not apply in this case.

The relevant European sites are the Cork Harbour SPA (site code 004030) and the Great Island Channel cSAC (site code 001058). Having considered the nature, scale, and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European Site. The reason for this conclusion is based on the nature and limited scale of the development, the lack of direct connection to designated sites. I conclude that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or

projects. Likely significant effects are excluded and therefore Appropriate Assessment (stage 2) is not required.

The provisions of Section 4(4) of the Planning and Development Act 2000 (as amended) are not relevant.

10.Recommendation

It is recommended that a request for further information issues:

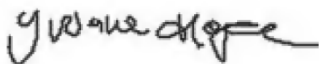
FI Request:

The Planning Authority requires additional information on the proposed development. The applicant is requested to address the following.

The application form states that the proposed use is for office. Under planning permission reference 1134965, permission was granted for a three storey extension and other works to Median House. The permitted extension area is called 'Demise A' in drawing number P010 Schedule of Areas.

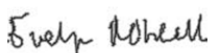
The construction of the internal walls would remove the permitted internal access from main part of the building (called 'Demise B') to the extension (Demise A) and the only external access to Demise A is on the western elevation.

- a) Submit information on the rationale for the proposed internal dividing walls.
- b) Clarify the proposed use of areas called 'Demise A' and 'Demise B' on the Schedule of Areas Drawing P010. Clarify whether the proposed internal dividing walls are required to facilitate the sub-division of this building into two number separate and independent office spaces, i.e. the area Demise A being used as a separate and independent office space from the remainder of the building Demise B.
- c) Clarify under what class of use in the Planning and Development Regulations 2001 as amended Demise A would fall under, i.e. Class 2 or Class 3 of Part 4.



Yvonne Hogan, Executive Planner
12th March 2026

I concur with the above assessment and recommendation to seek Further Information.



Evelyn Mitchell
Senior Executive Planner,
12.03.2026

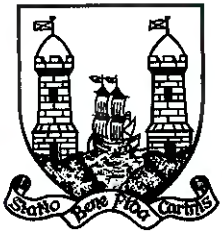
Appendix 1 – Site inspection photographs



View of northern elevation



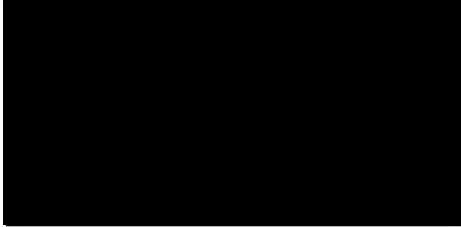
View of northern and western elevations



Comhairle Cathrach Chorcaí Cork City Council

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

Melcorpo Commercial Properties Ltd,



12/03/2026

**RE: Section 5 Declaration: R1027/26 Unit 14 Median House, Cork
Business & Technology Park, MFR, Cork T12 VP44**

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 17th February 2026.

The application applies to the sub-division of the unit, with the sub-division works being undertaken at ground floor level only. Physical works confined to the ground floor only with 2 sub-dividing walls being constructed, as per the submitted drawings.

It is recommended that a request for further information issues:

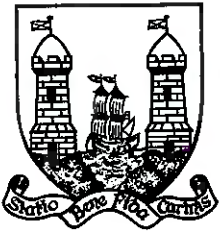
FI Request:

The Planning Authority requires additional information on the proposed development. The applicant is requested to address the following.

The application form states that the proposed use is for office. Under planning permission reference 1134965, permission was granted for a three-storey extension and other works to Median House. The permitted extension area is called 'Demise A' in drawing number P010 Schedule of Areas.



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Comhairle Cathrach Chorcaí

Cork City Council

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

The construction of the internal walls would remove the permitted internal access from main part of the building (called 'Demise B') to the extension (Demise A) and the only external access to Demise A is on the western elevation.

- a) Submit information on the rationale for the proposed internal dividing walls.
- b) Clarify the proposed use of areas called 'Demise A' and 'Demise B' on the Schedule of Areas Drawing P010. Clarify whether the proposed internal dividing walls are required to facilitate the sub-division of this building into two number separate and independent office spaces, i.e. the area Demise A being used as a separate and independent office space from the remainder of the building Demise B.
- c) Clarify under what class of use in the Planning and Development Regulations 2001 as amended Demise A would fall under, i.e. Class 2 or Class 3 of Part 4.

Is mise le meas,

Anthony Angelini

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



We are Cork.



p-d
TBC/PF
19th March 2026

Cork City Council,
Planning Department,
City Hall,
Anglesea Street,
Cork.



Dear Sir / Madam,

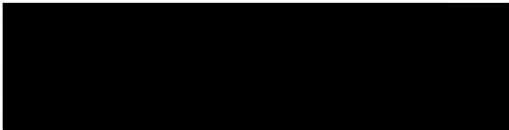
SECTION 5 APPLICATION FOR WORKS AT UNIT 14 MEDIAN HOUSE, CORK BUSINESS & TECHNOLOGY PARK, MODEL FARM ROAD, CORK, T12 VP44 REF. NO. R1027/26

Further to your request for further information, please see our responses below:

1. The existing tenant of the building (Trend Micro) currently occupy the entire building, however they no longer require the same amount of space given the current working landscape. As such, the landlord has agreed to accept back 'Demise A', provided all relevant statutory applications are obtained.
2. Demise A will be used for office use and Demise B will be used for office use. The purpose of the sub-dividing wall is to provide 2 separate and independent units.
3. Demise A would fall under Class 2.

We trust that the above is satisfactory, however should you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely,



Paul Finlay MSCSI MRICS
Associate Director

23 Frederick Street South, Dublin 2.
T. +353 1 634 1000
info@tbc.ie
www.thebuildingconsultancy.ie

REGISTERED COMPANY NAME. CNP (Chartered Surveyors Ireland)Ltd.

REGISTERED IN IRELAND NO. 449498

REGISTERED ADDRESS. 23 Frederick Street South, Dublin 2.

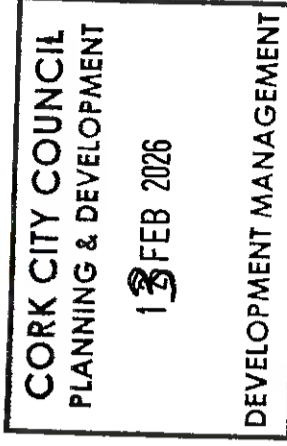
DIRECTORS. Alan Baldwin, Karl O'Donovan, Hugh Holt, Ken Mulligan, Michael Ferry



p-d
TBC/PF
05th February 2026

Cork City Council,
Planning Department,
City Hall,
Anglesea Street,
Cork.

Dear Sir / Madam,



SECTION 5 APPLICATION FOR WORKS AT UNIT 14 MEDIAN HOUSE, CORK BUSINESS & TECHNOLOGY PARK, MODEL FARM ROAD, CORK, T12 VP44.

On behalf of Melcorpo Commercial Properties Ltd., we hereby formally apply for a Section 5 Declaration for the sub-division of the unit, with the sub-division works being undertaken at ground floor level only. Physical works confined to the ground floor only with 2 sub-dividing walls being constructed, as per the submitted drawings.


In support of our application, we enclose two copies of the following documentation:

1. Completed application form.
2. A drawing register, enclosing 2 no. copies of the following:
 - Drawing No. P001 - Existing Ground Floor Plan
 - Drawing No. P002 - Existing First Floor Plan
 - Drawing No. P003 - Existing Second Floor Plan
 - Drawing No. P004 - Existing Elevations
 - Drawing No. P005 - Existing Elevation & Section A-A
 - Drawing No. P006 - Proposed Ground Floor Plan
 - Drawing No. P007 - Proposed First & Second Floor Plans
 - Drawing No. P008 - Site Plan
 - Drawing No. P009 - OS Map
 - Drawing No. P010 - Schedule of Areas

In terms of payment, please contact me on receipt of payment and we will arrange payment.

We trust that the above and enclosed are satisfactory, however should you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely,


Paul Finlay MCSI MRICS
Associate Director

23 Frederick Street South, Dublin 2.
T: +353 1 634 1000
info@tbc.i.ie
www.thebuildingconsultancy.ie

REGISTERED COMPANY NAME: CNP (Chartered Surveyors Ireland) Ltd.
REGISTERED IN IRELAND NO. 449498
REGISTERED ADDRESS: 23 Frederick Street South, Dublin 2.
DIRECTORS: Alan Baldwin, Karl O'Donovan, Hugh Holt, Ken Mulligan, Michael Ferry



**COMHAIRLE CATHRACH CHORCAÍ
CORK CITY COUNCIL**

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

**CORK CITY COUNCIL
PLANNING & DEVELOPMENT**

13 FEB 2026

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

Fón/Tel: 021-4924029

DEVELOPMENT MANAGEMENT
Lionra/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

Melcorpo Commercial Properties Ltd.

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

Unit 14 Median House, Cork Business & Technology Park, Model Farm Road,
Cork, T12 VP44

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.

The application applies to the sub-division of the unit, with the sub-division works being undertaken at ground floor level only. Physical works confined to the ground floor only with 2 sub-dividing walls being constructed, as per the submitted drawings.

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:

(Use additional sheets if required).

4. Are you aware of any enforcement proceedings connected to this site?
 If so please supply details: NO

5. Is this a Protected Structure or within the curtilage of a Protected Structure?

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

6. Was there previous relevant planning application/s on this site?
 If so please supply details:

N/A

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	3349.3 sqm
(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)	Proposed/existing use (please circle)
Office	Office

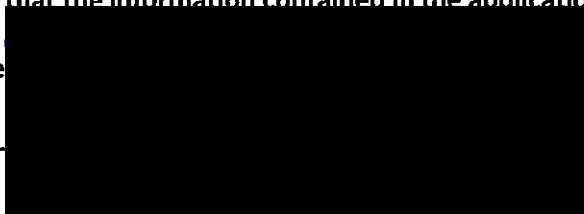
7. LEGAL INTEREST

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner <input checked="" type="checkbox"/>	B. Other <input type="checkbox"/>
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: _____



CONFIDENTIAL CONTACT DETAILS

These details will not be made available to the public.

9. Applicant:

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

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



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

Name(s)	
Address	

12. ADDITIONAL CONTACT DETAILS

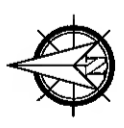
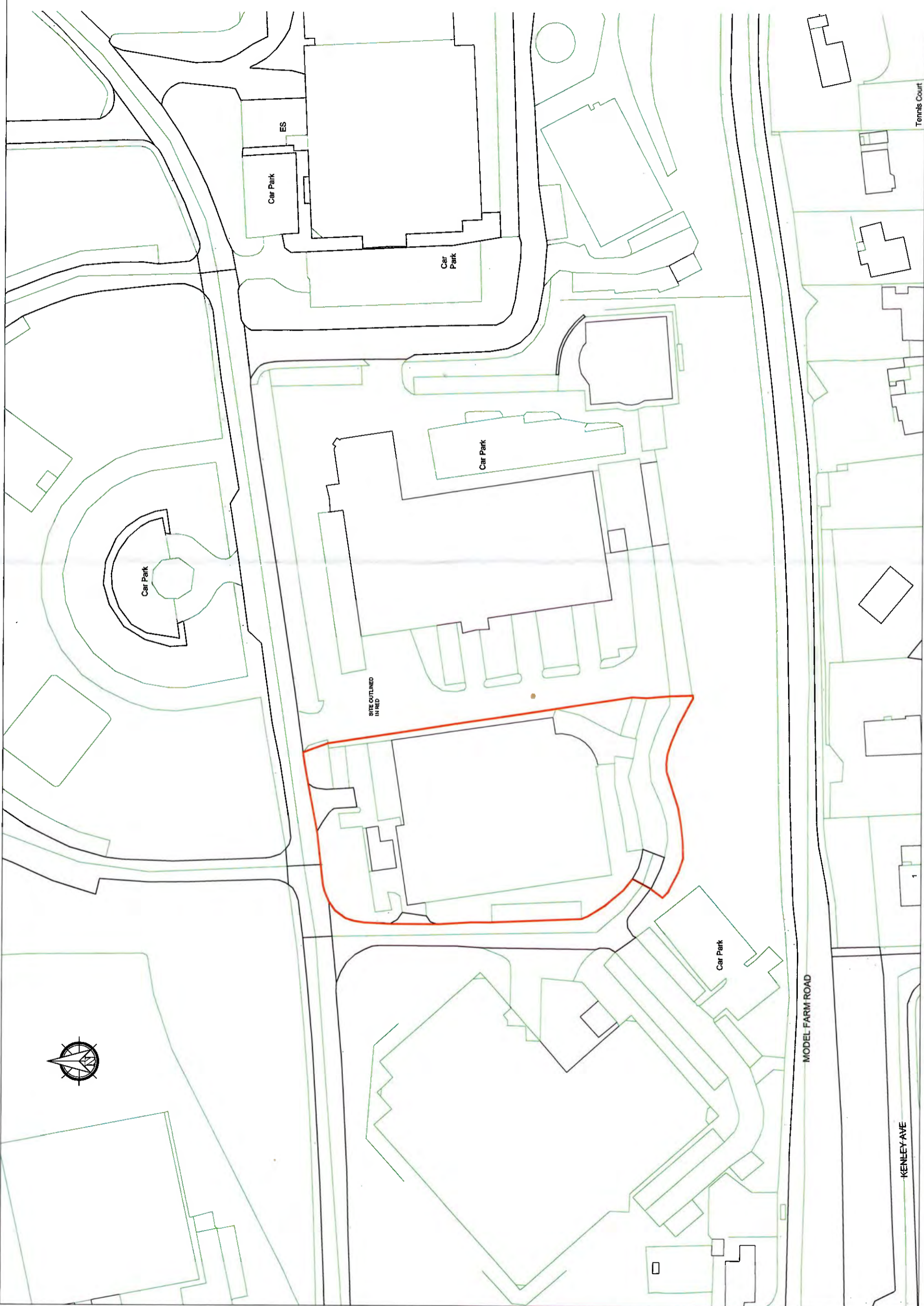
The provision of additional contact information such as email addresses or phone numbers is voluntary and will only be used by the Planning Authority to contact you should it be deemed necessary for the purposes of administering the application.

Tel. No. _____

Mobile No. _____

Email Address: _____

For Office Use Only:



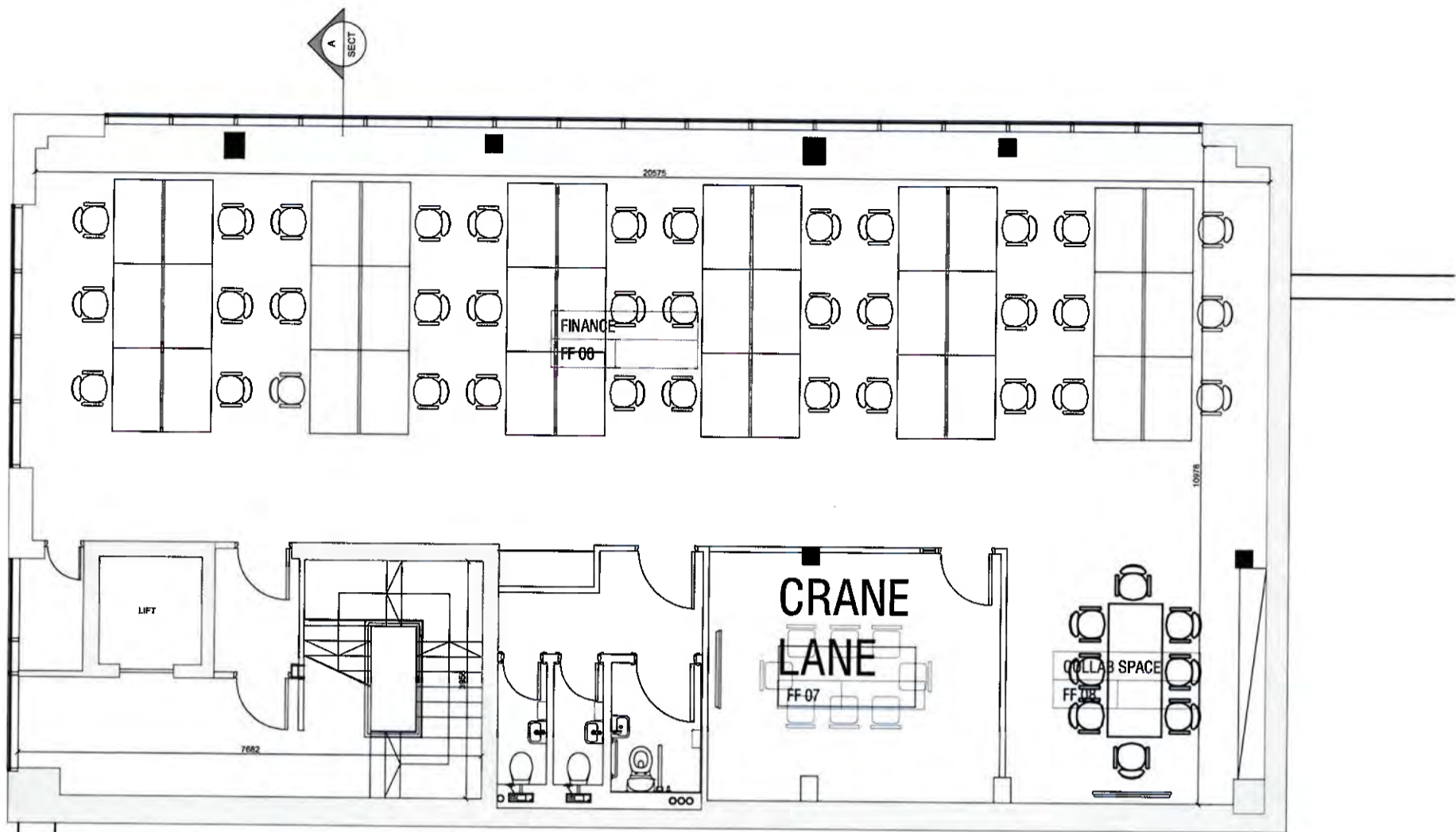
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 NI ceannach air chuid
 den fhoirsteachán seo
 e chloiseál, a sáilegeach ná a sárchar
 in aon thiam ná ar aon
 leibhéal lena n-áirítear aon
 ná a úinéir an chloiseál.
 NI Níonnann bóthar,
 bealach nó coisín a sheath
 leas nó coisín a sheath
 fúisce ar chuid éir.
 NI Níallgeannann an Mearcaill
 seo aon ádhúlacht, ádhúlacht
 réimse nó ádhúlacht
 agus ní léiríonn sé ádhúlacht
 ar ghriotáire físeánaíche.

20 FREDERICK STREET SOUTH DUBLIN 2 IRELAND
 thebuildingconsultancy.ie
 T: +353 1 634 0020
 Dwg No: P009 Rev: -
 Status: SECTION 5 APPLICATION
 Scale: 1:1000 @ A3 Date: 05 JAN 2026
 Drawn: --- Checked: ---
 Project Number: P-D

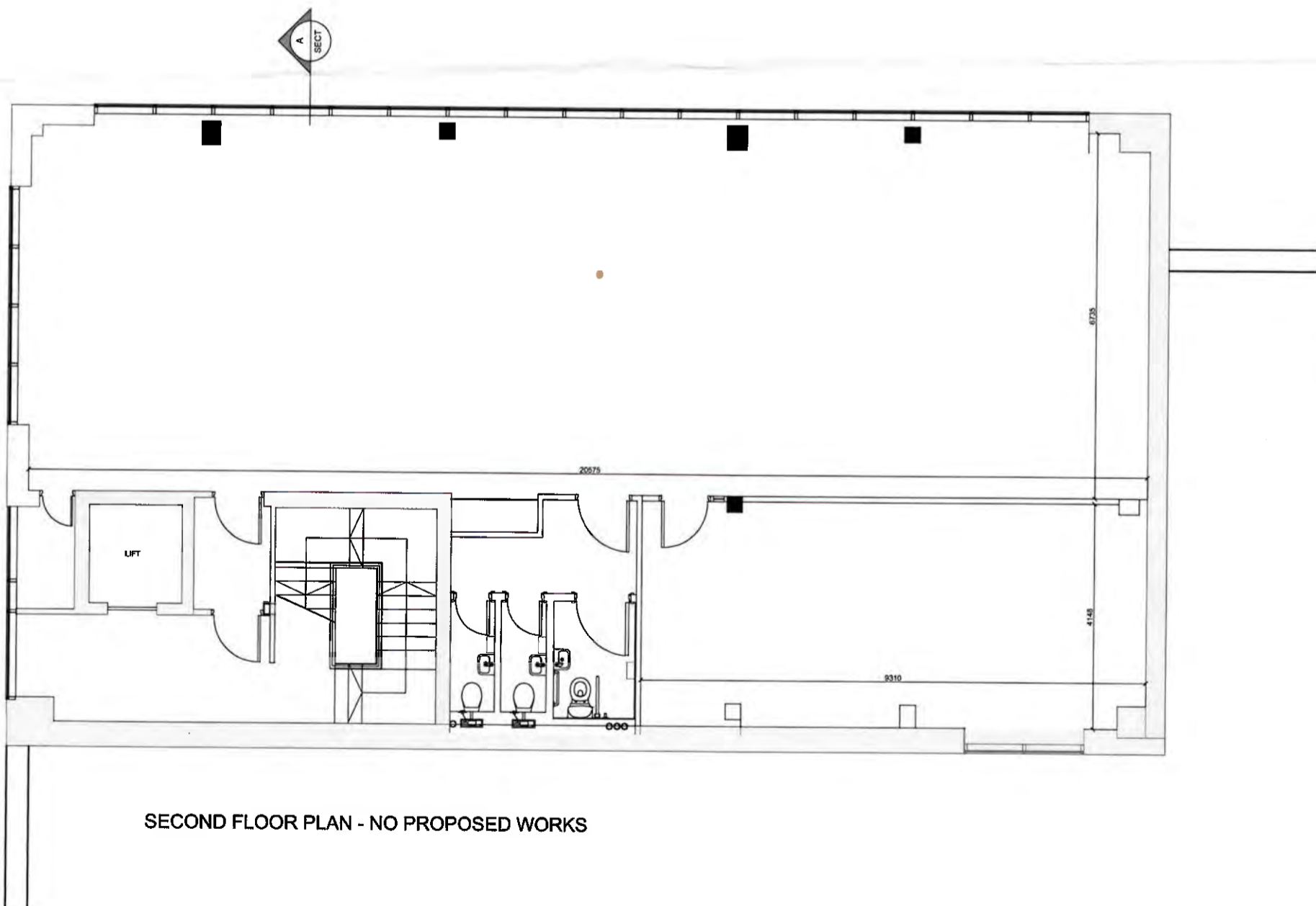
THE BUILDING CONSULTANCY
 Client: MELCORPO COMMERCIAL PROPERTIES LTD.
 Project: UNIT 14B, CORK TECHNOLOGY AND BUSINESS PARK, CORK
 Title: OS MAP
 Project Number: P-D

Rev.	Date
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Notes:



FIRST FLOOR PLAN - NO PROPOSED WORKS



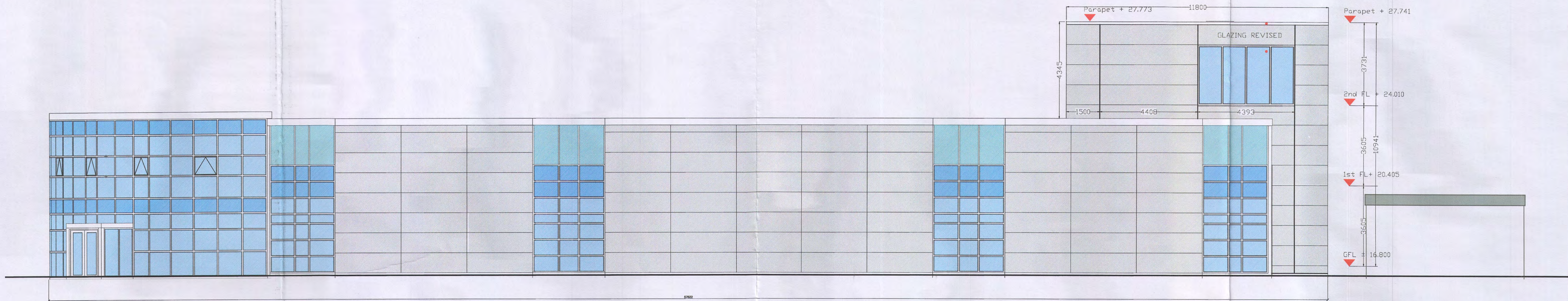
SECOND FLOOR PLAN - NO PROPOSED WORKS

---	Rev: -	Date: ---
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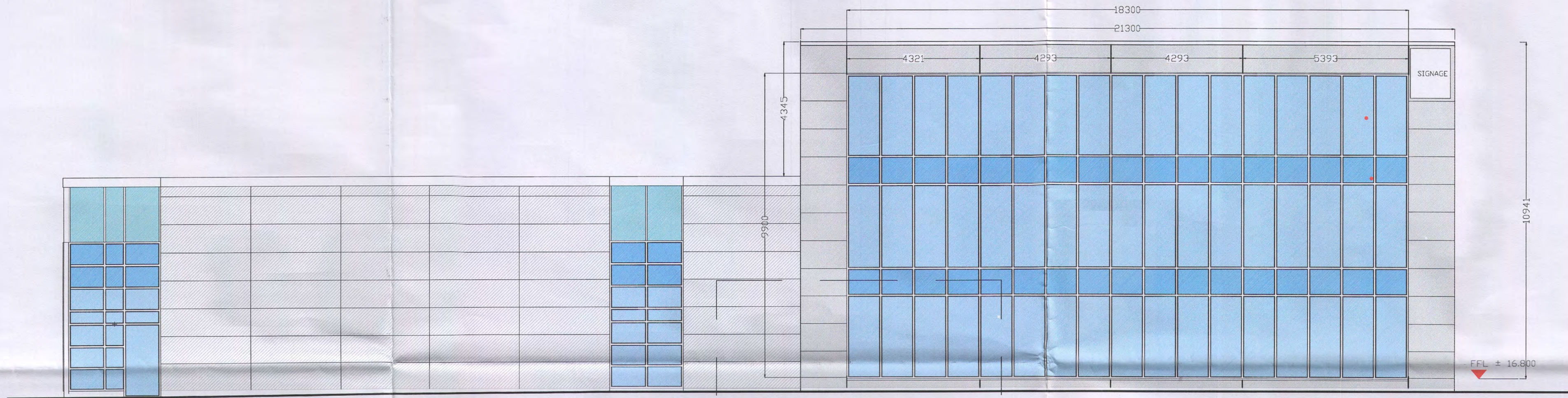
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 #thebuildingconsultancy.ie
 T: +353 1 6341000

Client: MELCORPO COMMERCIAL PROPERTIES LTD.	Dwg No: P007	Rev: -
Project: UNIT 14B, CORK TECHNOLOGY AND BUSINESS PARK, CORK	Status: SECTION 5 APPLICATION	
Title: PROPOSED FIRST & SECOND FLOOR PLAN	Scale: 1:100 @ A3	Date: 05 JAN 2026
Project Number: P-D	Drawn: PF	Checked: ---

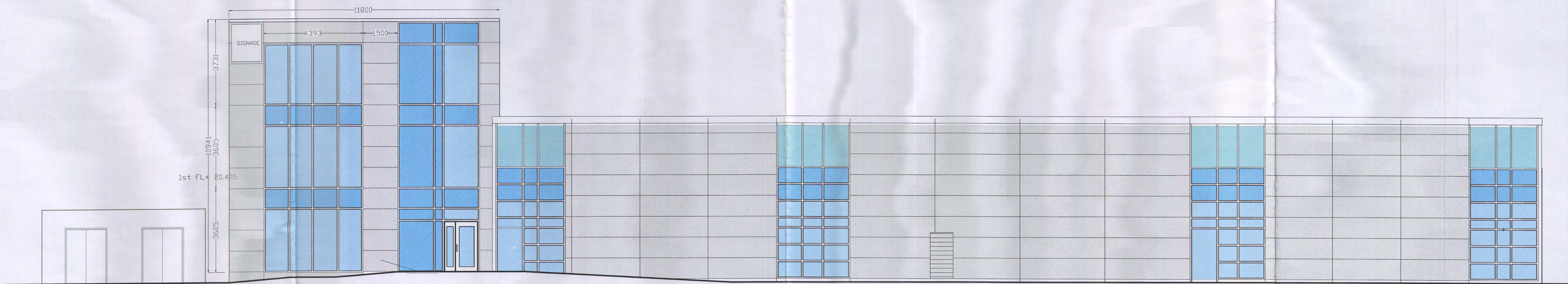
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WEST FACING ELEVATION
NOTE: NO WORKS TO BE CARRIED OUT TO ELEVATION



NORTH FACING ELEVATION
NOTE: NO WORKS TO BE CARRIED OUT TO ELEVATION



EAST FACING ELEVATION
NOTE: NO WORKS TO BE CARRIED OUT TO ELEVATION

Notes:

Rev: -	Date: ---	Rev: -	Date: ---
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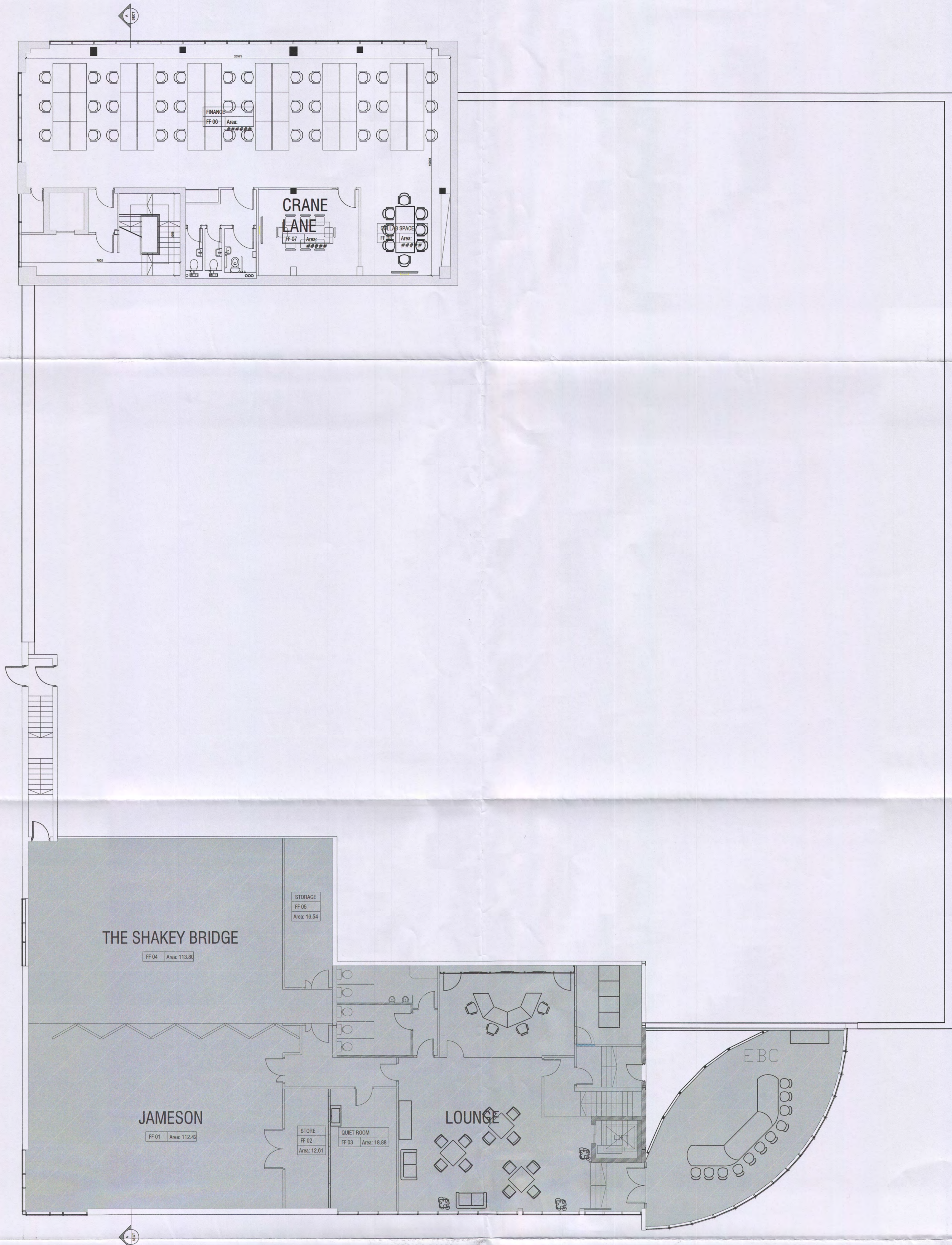
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 23 FREDERICK STREET SOUTH DUBLIN 2 IRELAND
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PROJECT CONSULTANCY - BUILDING CONSULTANCY - DESIGN CONSULTANCY - COST CONSULTANCY - M&E CONSULTANCY - SIGN CONSULTANCY

Client: MELCORPO COMMERCIAL PROPERTIES LTD.
 Project: UNIT 14B, CORK TECHNOLOGY AND BUSINESS PARK, CORK
 Title: EXISTING ELEVATIONS
 Project Number: P-D

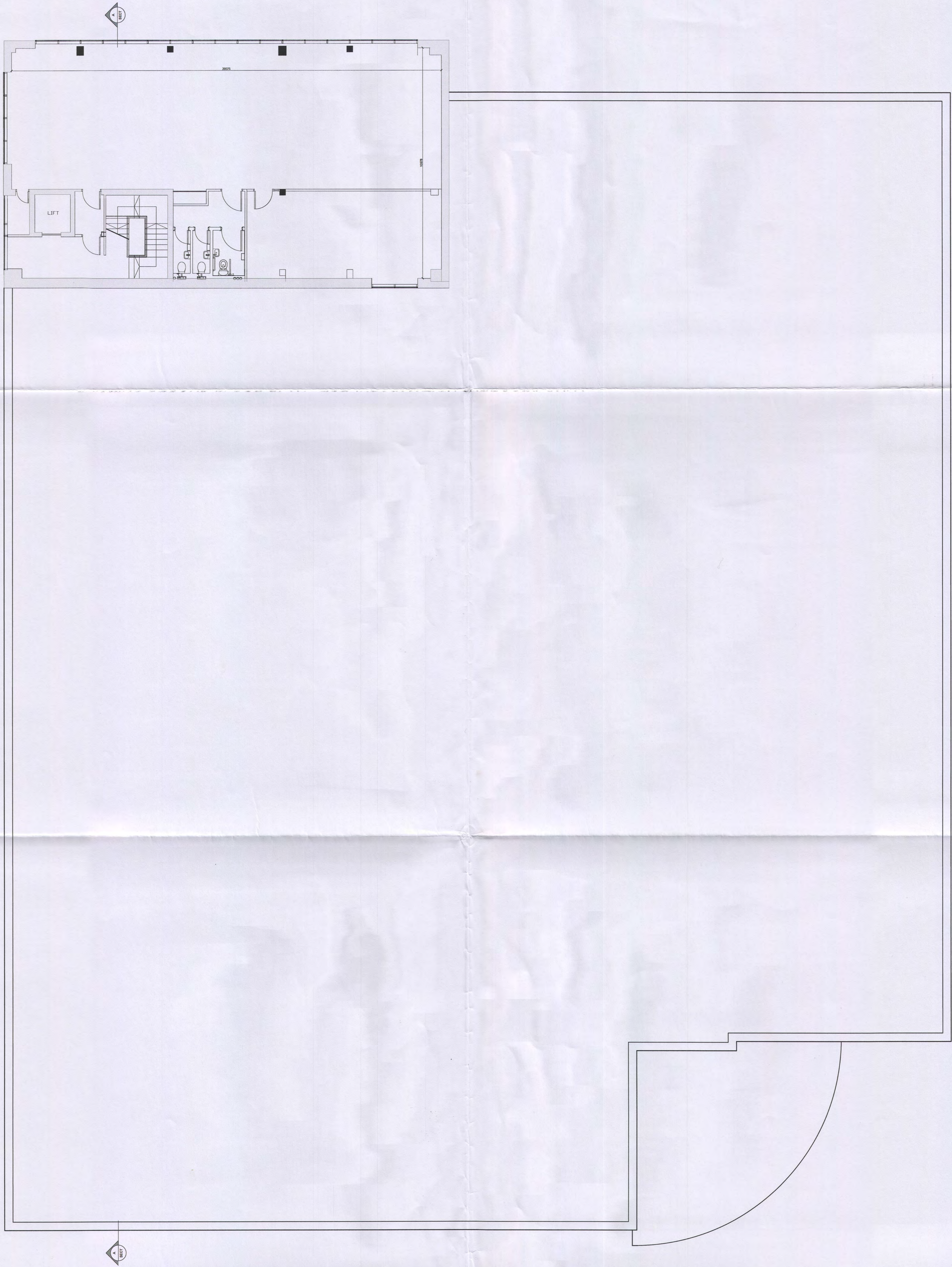
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 Status: SECTION 5 APPLICATION
 Scale: 1:100 @ A1
 Drawn: PF
 Rev: -
 Date: 05 JAN 2026
 Checked: ---

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EXISTING FIRST FLOOR PLAN - FOR INFORMATION PURPOSES
 NO PROPOSED WORKS TO BE CARRIED OUT TO THE FIRST FLOOR





EXISTING SECOND FLOOR PLAN - FOR INFORMATION PURPOSES ONLY
 NO PROPOSED WORKS TO BE CARRIED OUT TO THE FIRST FLOOR



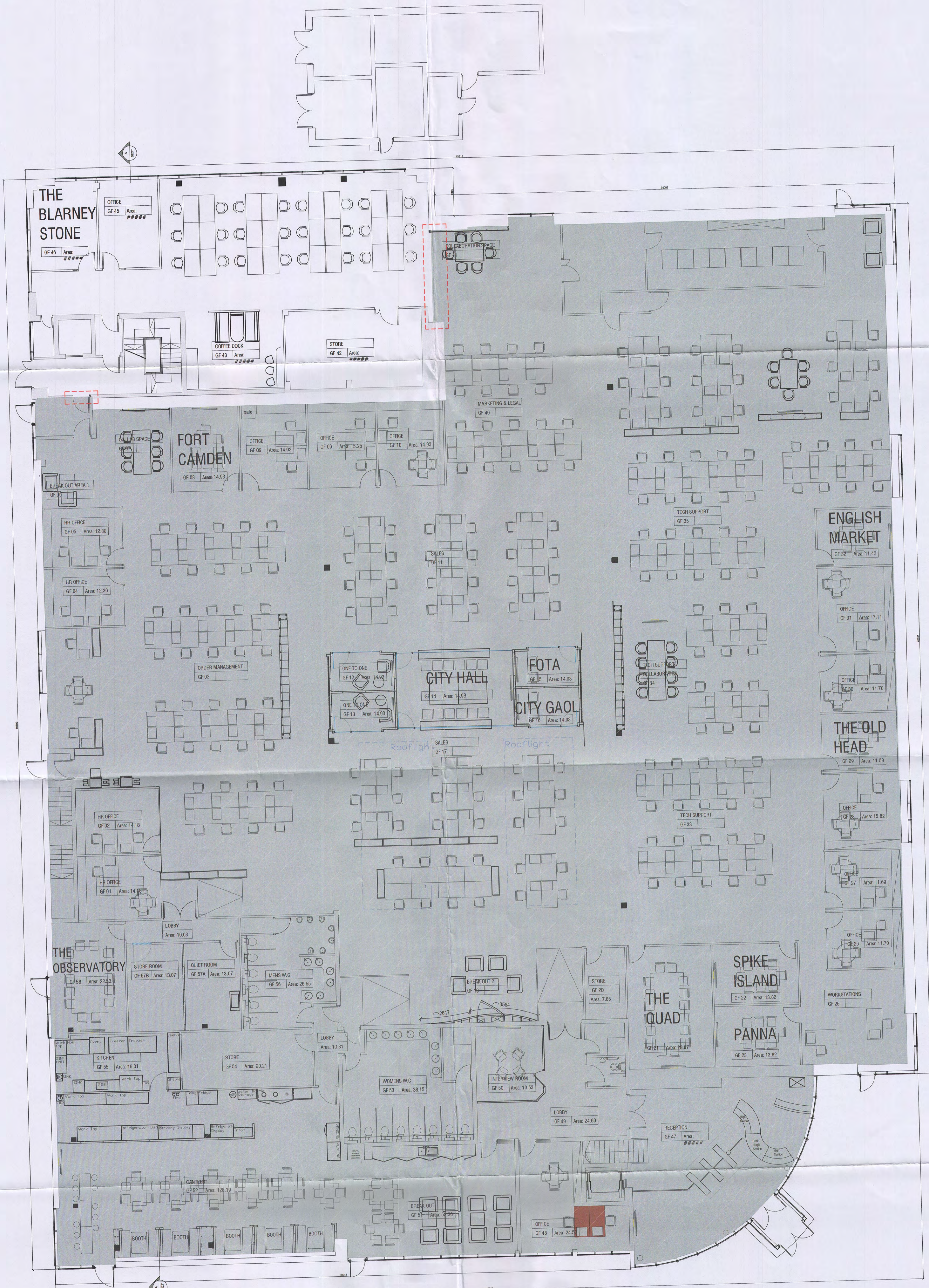
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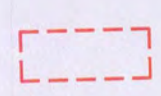
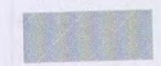
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Client: MELCORPO COMMERCIAL PROPERTIES LTD.	Dwg No: P003	Rev: -
Project: UNIT 14B, CORK TECHNOLOGY AND BUSINESS PARK, CORK	Status: SECTION 5 APPLICATION	
Title: EXISTING FIRST FLOOR PLAN	Scale: 1:100 @ A1	Date: 05 JAN 2026
Project Number: P-D	Drawn: PF	Checked: ---

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EXISTING GROUND FLOOR PLAN

 INDICATES AREAS WHERE DUB-DIVISION WORKS ARE BEING UNDERTAKEN - WORKS CONFINED TO THESE AREAS
 NOT INCLUDED AS PART OF APPLICATION AS NO WORKS PROPOSED



Notes:

Rev: -	Date: - - -

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Client: MELCORPO COMMERCIAL PROPERTIES LTD.	Dwg No: P001	Rev: -
Project: UNIT 14B, CORK TECHNOLOGY AND BUSINESS PARK, CORK	Status: SECTION 5 APPLICATION	
Title: EXISTING GROUND FLOOR PLAN	Scale: 1:100 @ A1	Date: 05 JAN 2026
Project Number: P-D	Drawn: PF	Checked: - - -

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Trend Micro