

Comhairle Cathrach Chorcaí Cork City Council

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

Brian Curtin
Hogan Architect
The Lodge, Proby's Quay
Cork

25/07/2020

**RE: Section 5 Declaration R583/20 – 9 Kinsale Cottages,
Evergreen Road, Cork**

A Chara,

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

In view of the above and having regard to –

- Sections 2,3, and 4 of the Planning and Development Act 2000 as amended, and
- Articles 10 (c) and (d) and Part 4 of Schedule 1 of the Planning and Development Regulations 2001 to 2018
- The works involving for the proposed front elevation which are not consistent with the established architectural character of the existing terrace
- This element of the proposed development will 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.
- The works element of the proposed development at front elevation do not comply with Article 10(6) (d) (ii) and (iii) of the Planning and Development Regulations, 2001-2019

It is considered that,

- The proposed development is development and is not exempted development

Is misa le meas,

Kerry Bergin
Community, Culture and Placemaking Directorate
Cork City Council



We are Cork.

Application type	SECTION 5 DECLARATION
Question	<i>is the change of use of the ground floor of No. 9 Kinsale Cottages, Evergreen Road, Cork including replacement of the existing shop front with a door and window, development, and if so, is it exempted development?</i>
Location	<i>No. 9 Kinsale Cottages, Evergreen Road, Cork</i>
Applicant	Skyplex Ltd
Date	23/07/2020
Recommendation	Is development, is not exempted development.

INTERPRETATION

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

1. REQUIREMENTS FOR A SECTION 5 DECLARATION APPLICATION

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

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

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

2. THE QUESTION BEFORE THE PLANNING AUTHORITY

The question to the planning authority is stated as: Referring to the Planning and Development (Amendment) No.2 Regulations 2013 (S.I. No. 30 of 2018) – providing an exemption, for a period of time, for the change of use and related works, of a vacant commercial premises for residential purposes.

The application is to enquire whether or not the proposed development complies with S.I. No. 30 of 2018 and is considered exempt from requiring planning permission.

3. SITE DESCRIPTION

The subject property is a two-storey mid building in an area zoned as *Local Centre* in the City Development Plan. The property is part of a terrace of two storey residential properties which front onto Evergreen Road. The area is predominantly characterised by residential uses and local services. The ground floor of the proposed was most recently uses as a hairdressers and would have fallen under the retail class use category. There are no submitted floor plans relating to the upper floor but it stated as being is use as a flat on the proposed front elevation drawing. .

4. DESCRIPTION OF THE DEVELOPMENT

It is proposed to change the use of this ground floor retail unit to a 1-bedroom apartment with a stated floor area of 47.77sqm. It is also proposed to remove the existing shop front at front elevation and replace it with a door and window. The proposed front elevation drawing shows an additional existing door with a stated as providing “access to the existing first floor flat to remain unaffected”.

5. RELEVANT PLANNING HISTORY

TP95/19734 – Permitted application for at electrical store/workshop at rear of 9 & 10 Kinsale Cottages.

6. LEGISLATIVE PROVISIONS

6.1 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, and*
- (b) in relation to a protected structure or proposed protected structure, includes—*
 - (i) the interior of the structure,*
 - (ii) the land lying within the curtilage of the structure,*
 - (iii) any other structures lying within that curtilage and their interiors, and*
 - (iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii).*

“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(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—

- (a) any of the developments specified in subsection (1), or*

(b) development which, having regard to any regulations under subsection (2), is exempted development for the purposes of this Act.

Section 5(1)

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

6.2 Planning and Development Regulations 2001 to 2018 as amended

Article 9

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

Article 10

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

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

(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 the making of these Regulations until 31 December 2021.

(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 or 6 of Part 4 to Schedule 1.

(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 or 6, 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).

7. ASSESSMENT

7.1 Development

The first issue for consideration is whether or not the matter at hand is ‘development’, which is defined in the Act as comprising two chief components: ‘works’ and / or ‘any material change in the use of any structures or other land’. It is clear that the proposal involves both “use” and “works” and constitutes a ‘material change in the use of any structures’. It is clearly therefore ‘development’ within the meaning of the Act.

CONCLUSION
Is development
7.2 Exempted development

The next issue for consideration is whether or not the matter at hand is exempted development. Section 2(1) of the Act defines ‘exempted development’ as having ‘the meaning specified in section 4’ of the Act (which relates to exempted development).

Section 4(3) of the Act states that exempted development either means development specified in section 4(1) or development which is exempted development having regard to any regulations under section 4(2).

Section 4(2)

It is considered that this proposal comes within the scope of section 4(2) as the works relate to a change of use. The substantive issues of the case are set out below.

The proposed works comprise the following:

the change of use of the ground floor from retail to residential including replacement of the existing shop front with a door and window.

I note that this exemption is being applied for under Article 10 of the Planning and Development Regulations 2001 to 2018 which state that any proposed development seeking exemption under these regulations must meet three specific criteria specified in Article 10 (6) (c) subject to the conditions and limitations set out in paragraph (d). These criteria are:

6 (c)

- 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 or 6, 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,*

(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 affect only the interior of the structure and shall 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:*
 - (1) an area to which a special amenity area order relates;*
 - (2) an area of special planning control;*
 - (3) 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.

- i) the structure concerned was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018,*

The application states that the unit has been in situ for a considerable period. I also note that the retail unit is visible on Google Street View in an image dated as June 2009, where they were not in occupation. I consider that this confirms that the structure was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018 and therefore meets the requirement of section 6 (c) (i) above.

- ii) the structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3 or 6, and*

It is noted that the established use on this unit is under Class 1 (retail).

- 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 Planning Authority accepts that the unit has been vacant for at least 2 years.

An assessment of the proposed development in relation to the specific elements of the legalisation is as follows:

Element of Legislation:	Compliance:
i) the structure concerned was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018,	Yes
(ii) the structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3 or 6, and	yes
(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,	Yes
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).	yes
(d) (i) The development is commenced and completed during the relevant period.	yes
(ii) Subject to sub-paragraph (iii), any related works, including works as may be required to comply with sub-paragraph (vii), shall affect only the interior of the structure and shall 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.	No - See below
(iii) Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighbouring structures.	No – see below
(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	Not applicable

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.	Not applicable
(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.	Yes
(vii) Rooms for use, or intended for use, as habitable rooms shall have adequate natural lighting.	Yes
(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.	Not applicable
(ix) No development shall contravene a condition attached to permission under the Act or be inconsistent with any use specified or included in such permission.	Yes
(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.	Not applicable
(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.	Not applicable
(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.	Not applicable

Assessment of documents submitted

Having regard to the details within the documentation submitted, I consider that the element relating to the proposed change of use from retail to residential is within the provision of Article 10(6)(c) of the Planning and Development Regulations, 2001-2019 and is therefore exempted development.

The proposed development must also come within the provisions of Article 10 (6) (d) to be considered exempted development. I note that the external changes include the additional of a new door and window on to the front elevation. This will result in 2 front doors on the front façade of this property. I note that Kinsale Cottages is a terrace of fine grain two storey properties, with a mix of residential and retail uses of the ground floor. Out of the 10 properties within this terrace, 6 of the properties have remained intact as residential

properties. This terrace has a distinctive fine grain architectural character with a front door and a single window at the ground floor element of the front elevation.

The proposed front elevation of this development proposed two front doors and a window at front elevation. This is not consistent with the established architectural character of the terrace. It is therefore considered that this element of the proposed development will 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.

Therefore, the works element at front elevation do not comply with Article 10(6) (d) (ii) and (iii) of the *Planning and Development Regulations, 2001-2019*.

CONCLUSION

Is development, is not exempted development.

8. ENVIRONMENTAL ASSESSMENT

I note the provisions of sections 4(4), 4(4A) and 177U(9) of the Act which state,

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.

Section 4(4A)

Notwithstanding subsection (4), the Minister may make regulations prescribing development or any class of development that is—

- (a) authorised, or required to be authorised by or under any statute (other than this Act) whether by means of a licence, consent, approval or otherwise, and*
- (b) as respects which an environmental impact assessment or an appropriate assessment is required,*

to be exempted development.

Section 177U(9)

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.

8.1 Screening for Environmental Impact Assessment

Having regard to the contents of Article 103 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 environmental impact assessment is not required.

8.2 Screening for Appropriate Assessment

The applicant has not submitted an appropriate assessment screening report. 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 these European sites. **Accordingly it is considered that appropriate assessment is not required.**

9. RECOMMENDATION

In view of the above and having regard to —

- Sections 2, 3, and 4 of the Planning and Development Act 2000 as amended, and
- Articles 10(c) and(d) and Part 4 of Schedule 1 of the Planning and Development Regulations 2001 to 2018
 - The works involving for the proposed front elevation which are not consistent with the established architectural character of the existing terrace
 - This element of the proposed development will 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.
 - The works element of the proposed development at front elevation do not comply with Article 10(6) (d) (ii) and (iii) of the *Planning and Development Regulations, 2001-2019*.

It is considered that,

- The proposed development is development and is not exempted development.

Gwen Jordan McGee
Senior Executive Planner
Development Management
Community, Culture and Placemaking

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: 021-4924762

Líonra/Web: www.corkcity.ie

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

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

9 Kinsale Cottages, Evergreen Road, Cork, T12 TK54

2. QUESTION/ DECLARATION DETAILS

PLEASE STATE THE SPECIFIC QUESTION FOR WHICH A DECLARATION IS SOUGHT:

Sample Question: *Is the construction of a shed at No 1 Wall St, Cork development and if so, is it exempted development?*

Note: only works listed and described under this section will be assessed under the section 5 declaration.

Is the change of use of the ground floor of No.9 Kinsale Cottages, Evergreen Road, Cork, including replacement of the existing shopfront with a door and window, development and if so, is it exempted development?

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:

(Use additional sheets if required).

Development is in accordance with section 10(6) of the Planning and Development Regulations 2001-2019 (See attached correspondence)

- The structure was constructed prior to the introduction of the amendment regulations;*
- The ground floor had been in Class 1 use (shop / hairdresser) for a considerable period;*
- The premises has been vacant well in excess of 2 years;*
- The required external works will be consistent with the character of the streetscape and neighbouring structures;*
- The development will consist the provision of a single residential unit;*
- Development complies with the Design Standards for New Apartments (March 2018);*
- Natural lighting will be provided to all rooms;*
- The building is not a protected structure;*
- No conditions of planning, special amenity orders, or special planning control area will be contravened by the proposed change of use;*
- Article 9(1) of the Planning and Development Regulations is not infringed;*
- No on-site wastewater treatment is proposed.*

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

If so please supply details: No.

4. 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?

5. Was there previous relevant planning application/s on this site?

If so please supply details: N/A

6. 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	79.74 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) N/A
(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)
Shop / hairdresser - Class 1	Residential

8. 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	N/A	
If you are not the legal owner, please state the name and address of the owner if available	N/A	

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

Signature:  Brian Curtin (on behalf of Skyplex Ltd).

Date: 26th June 2020

CONTACT DETAILS

10. Applicant:

Name(s)	Skyplex Limited,
Address	Drews Fuel and Go, ----- Shortcastle Street, ----- Mallow, Co. Cork -----

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

Name(s):	Brian Curtin	
Address:	Hogan Architecture ----- The Lodge, Proby's Quay ----- Cork -----	
Telephone:	021-4311206	
E-mail address:	mail@hoganarchitecture.com	
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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>

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.

ADVISORY NOTES:

<p>The application must be accompanied by the required fee of €80</p> <p>The application should be accompanied by a site location map which is based on the Ordnance Survey map for the area, is a scale not less than 1:1000 and it shall clearly identify the site in question.</p> <p>Sufficient information should be submitted to enable the Planning Authority to make a decision. If applicable, any plans submitted should be to scale and based on an accurate survey of the lands/structure in question.</p> <p><i>The application should be sent to the following address:</i></p> <p style="text-align: center;">The Development Management Section, Community, Culture & Placemaking Directorate, Cork City Council, City Hall, Anglesea Street, Cork.</p>
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- The Planning Authority may require further information to be submitted to enable the authority to issue the declaration.
- The Planning Authority may request other person(s) other than the applicant to submit information on the question which has arisen and on which the declaration is sought.
- Any person issued with a declaration may on payment to An Bord Pleanála refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.
- In the event that no declaration is issued by the Planning Authority, any person who made a request may on payment to the Board of such a fee as may be prescribed, refer the question for decision to the Board within 4 weeks of the date that a declaration was due to be issued by the Planning Authority.

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

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



National Mapping Agency

Land Registry Compliant Map

CENTRE COORDINATES:
ITM 567775,570787

ORDER NO.:
50117841_1

PUBLISHED:
23/04/2020

MAP SHEETS:
6382-20

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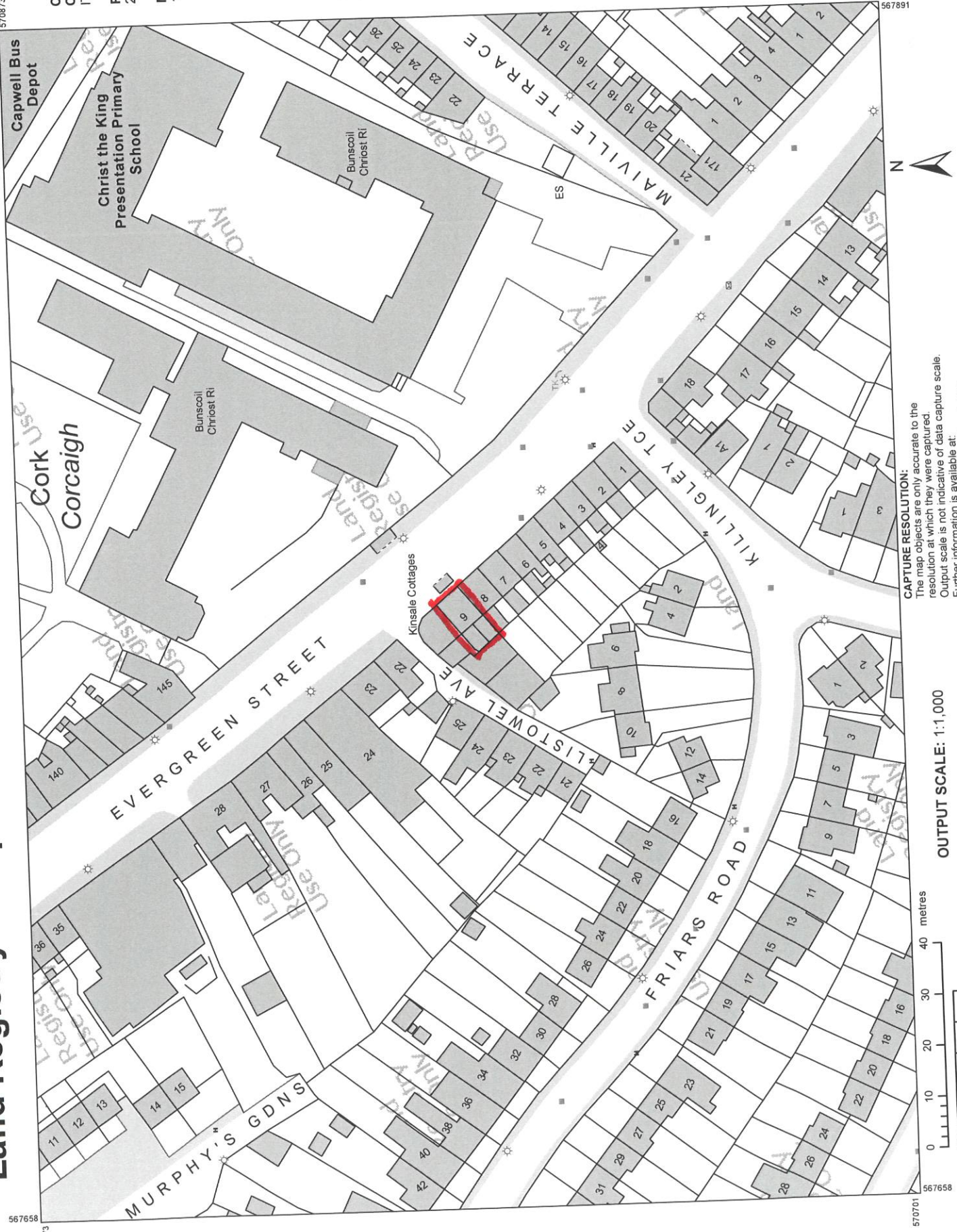
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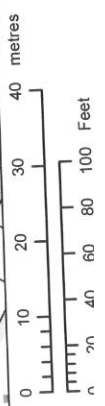
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The map objects are only accurate to the
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Further information is available at:
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OUTPUT SCALE: 1:1,000



567891

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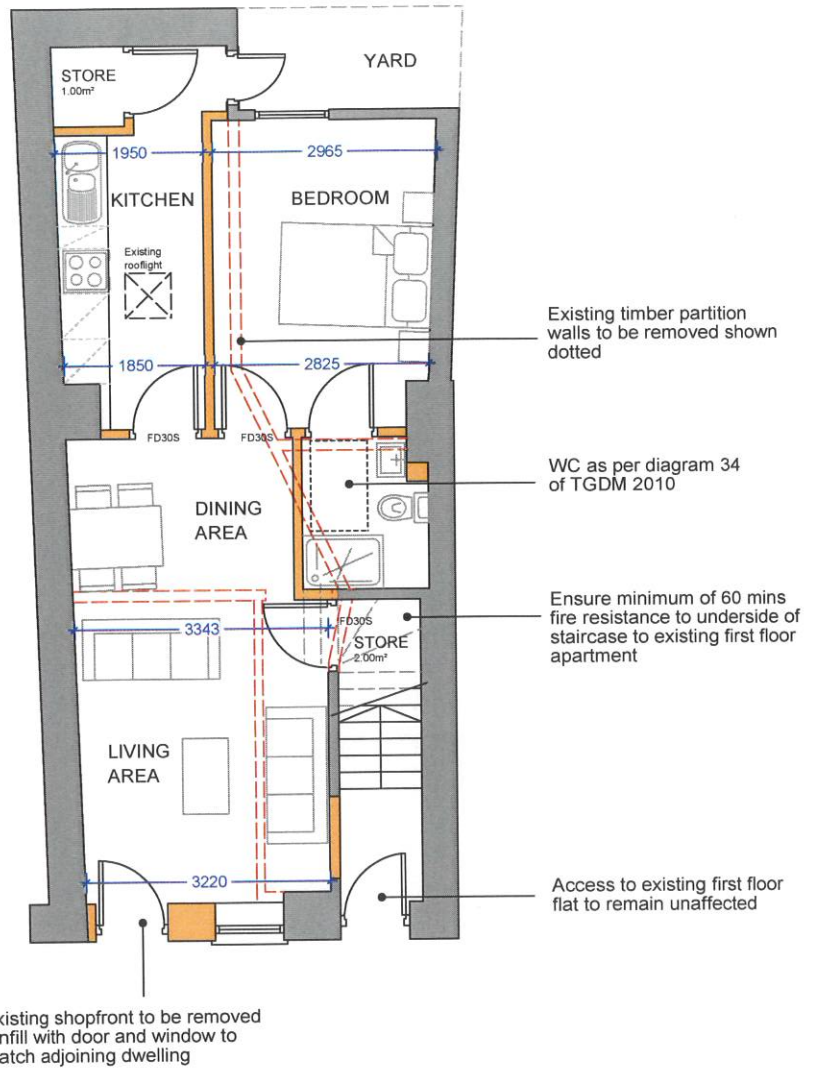
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Map of the City of New York



GROUND FLOOR PLAN



STREET ELEVATION