



# Comhairle Cathrach Chorcaí Cork City Council

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

Catheason Investments Ltd.  
c/o Colm Clarken,  
Lisheemleigh,  
Dunmanway,  
Co.Cork.

21/07/2022

**RE: Section 5 Declaration R716/22 50 Shandon Street, Cork**

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 18<sup>th</sup> May 2022, I wish to advise as follows:

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

- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended), and

It is considered that *the internal renovations on first, second and third floors of 50 Shandon Street for the provision of shared accommodation* **IS DEVELOPMENT** and **IS NOT EXEMPTED DEVELOPMENT**.

Under Section 5(3)(a) of the Planning and Development Act, 2000, you may, on payment of the appropriate fee, refer this declaration for review by An Bord Pleanála within 4 weeks of the date it is issued, 21<sup>st</sup> July 2022.

Is mise le meas,

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**Kate Magner**  
Development Management Section  
Community, Culture and Placemaking Directorate  
Cork City Council



**We are Cork.**

<b>PLANNER'S REPORT</b> <b>Ref. R716/22</b>		Cork City Council Culture, Community and Placemaking
<b>Application type</b>	Section 5 Declaration	
<b>Description</b>	<i>Whether internal renovations on first, second and third floors for the provision of shared accommodation is development and if so, is it exempted development.</i>	
<b>Location</b>	50 Shandon Street, Cork	
<b>Applicant</b>	Catheason Investments Ltd	
<b>Date</b>	21/07/2022	
<b>Recommendation</b>	<i>Is development and is not exempted development</i>	

This report should be read in conjunction with the previous report on the file dated 14<sup>th</sup> June.

### 1. FURTHER INFORMATION REQUESTED

- 1) The applicant shall clarify/ expand on what is intended by 'shared accommodation'. Please confirm if the bedrooms are to be let out separately to individuals or if the accommodation will be rented/ let out as a single dwelling/ apartment. You are requested to provide information on the type of tenure intended.
- 2) The applicant shall provide information/ details (if known) on the nature/ type of the previous residential use on the site.

### 2. FURTHER INFORMATION PROVIDED

A response to the further information request was received on 28<sup>th</sup> September.

- 1) In response to Item one of the further information request, the applicant confirmed that the intended shared accommodation use is per the definition provided in the Apartment Guidelines. Shared Accommodation is defined in the Apartment Guidelines as comprising '*professionally managed rental accommodation, where individual rooms are rented within an overall development that includes access to shared or communal facilities and amenities.*'

The agent states that the applicant is an existing landlord and the property will be professionally managed by a letting agent who would advise on the type of tenure appropriate for the property. It is stated that the intention is that the rooms would be let out separately to individuals and a common kitchen/ dining and amenities area be provided. The agent states that the applicant believes they have identified a need for the supply of accommodation providing for the dynamics in the urban employment market.

- 2) In response to item 2 the applicant states that the property was previously in use as a ground floor retail unit with owner's accommodation at first floor level and 4 no. bedsits overhead. No evidence has been submitted by the applicant to demonstrate/ verify the property contained 4 no. bedsits.

### 3. ASSESSMENT

The intended use of the upper floors of the property is noted. The proposal would provide accommodation for up to 8 individuals (6 single bedrooms, 1 double bedroom) with each room being letting out separately. It is considered that each room would effectively be a separate residential unit.

The applicant’s response to Item 2 is noted. As outlined in the previous planning report there is no record of any planning permission on the site. It is stated by the applicant that that property was in retail use on the ground floor with owner’s accommodation at first floor level and 4 bedsits overhead. No evidence has been submitted by the applicant to demonstrate that there were bedsits on the upper floors.

The existing floor plans submitted indicate that the first floor of the property contained the living accommodation (kitchen, living room, bathroom and WC). The second and third floors contained the bedroom accommodation with two bedrooms and a storeroom at second floor level and two bedrooms at third floor level. It would appear from the floor plans submitted that the upper floors of the property were in use as a single residential unit. All of the bedroom rooms on the upper floors are accessed via the existing staircase which runs through the main living space at first floor level. It is unlikely that this arrangement would have been in place if there were bedsits on the upper floors. In the absence of any evidence or planning permission it is considered that the upper floor would have been in use as a single residential unit.

Section 3(3) of Part 1 of the Planning and Development Act states;

*‘For the avoidance of doubt, it is hereby declared that, for the purposes of this section, the use as two or more dwellings of any house previously used as a single dwelling involves a material change in the use of the structure and of each part thereof which is so used.’*

House is defined in the Planning and Development Act as follows:

*‘‘house’ means a building or part of a building which is being or has been occupied as a dwelling or was provided for use as a dwelling but has not been occupied, and where appropriate, includes a building which was designed for use as 2 or more dwellings or a flat, an apartment or other dwelling within such a building.’*

It is considered that the use of the upper floors of the subject property for the provision of shared accommodation comprises a material change of use where it results in multiple units within a property that has previously been used as a single dwelling.

‘Development’ is defined in section (3)(1) of the Act 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.’* The provision of shared accommodation at the subject site therefore constitutes a material change of use under section 3 of the Planning and Development Act. No exemption for such development is specifically provided for under the Planning and Development Act or the Planning and Development Regulations.

It is considered that the provision of shared accommodation at the subject site would result in an intensification of use of the site which is likely to (but may or may not) have impacts on neighbouring properties and/ or on the receiving environment. Reference is made to a section 5 referral decided by An Bord Pleanála under RRL3502. The question asked in that instance was *‘whether the use of permitted residential apartments as serviced apartments constitutes a material change of use.’* While the nature of the question asked in that instance is different to the current section 5 proposal before Cork City Council, the Planning Inspector considered that the change of use in that instance could potentially give rise to impacts on amenities of neighbours that could not reasonably be assessed under the section 5 process.

The Inspector stated:

*‘The proposal is therefore for a material change of use that is development under section 3 of the planning act. No exemption has been established for such development under the planning act or the planning regulations. The judgement in McMahon vs. Dublin Corporation described various*

*impacts on neighbours that might be more likely to arise from use for short term accommodation as opposed to residential use that would be material planning considerations, including noise, disturbance and traffic. The provision of an adequate supply of homes for the people of a locality is also a material planning consideration, as is made explicit under part V and section 94(1)(a) of the planning act. This may not have been a pressing social concern at the time of the McMahon judgement, but it certainly is now. It may well be that the particular circumstances of the site and the surrounding area mean that a change of use of the apartments there to short term accommodation, or a mix of short term and residential accommodation, would not injure the amenities of the area or unduly restrict the supply of housing so that the proposal was actually in keeping with the proper planning and sustainable development of the area. Or it might not be. These are planning matters which would need to be considered by the planning authority in the course of an application for permission upon which the public would have the opportunity to comment. Once it has been determined that such questions could reasonably be held to arise, it would be inappropriate to try and determine them in the course of a section 5 application which does not provide for any public consultation or the imposition by condition of any detailed or technical requirements that might be necessitated by the change of use.*

There are some material considerations arising from the provision of shared accommodation at the subject such as increased waste management requirements, cycle parking requirements, and increased requirements for water/ wastewater services etc. These are matters that would be assessed as part of a planning application and it would be inappropriate to make a determination on such matters through the course of a section 5 declaration.

On that basis and having regard to the above, it is considered that the provision of shared accommodation would constitute a material change of use under section 3(3) of the Planning Act, would lead to intensification of use and would therefore constitute development which is not exempted development.

#### **4. ENVIRONMENTAL ASSESSMENT**

##### **4.1 Screening for Environment 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.

##### **4.2 Screening for Appropriate Assessment**

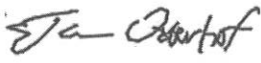
Section 177U (9) of the Act requires planning authorities to screen applications for a section 5 declaration for appropriate assessment. The provisions of the Habitats Directive, the Appropriate Assessment Guidelines for Planning Authorities 2009 (revised 2010) and the Act are noted. The relevant European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

#### **5. RECOMMENDATION**

In view of the above and having regard to –

- Sections 2, 3, and 4 of the Planning and Development Act 2000 (as amended),

It is considered that the internal renovations on first, second and third floors of 50 Shandon Street for the provision of shared accommodation **Is Development** and **Is Not Exempted Development**.



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Jan Oosterhof  
Assistant Planner

21/07/2022



## Tivoli Design Associates

Ocon House, 2 Tivoli Gardens, Silversprings ,Cork T:021 4551260 M: 087 9971433 E:cclarcken.tda@gmail.com

Development & Management Section,  
Community,Culture & Placemaking Directorate,  
Cork City Council,  
Anglesea Street,  
Cork

Ref 2102

27-06-22

**RE: Section 5 Declaration R718/22 50 Shandon Street, Cork**

A Chara,

I refer to your letter dated 15<sup>th</sup> June 2022 and the queries raised .

1. **Shared Accommodation:** This term is used as defined in Section 5.18 and 5.19 of the document *Sustainable Urban Housing : Design Standards For New Apartments – Guidelines For Planning Authorities published by the Department of Planning, Housing and Local Government 2020.*

The applicant/client who is an existing landlord will have the property professionally managed via a Letting Agent who would also advise on the type of tenure most appropriate for this type of property. It is assumed the type of tenure would be that of a Fixed Term Tenancy.

It is intended that the rooms would be let out separately to individuals and a common kitchen/dining and amenities area be provided. All bedrooms are to be provided with an En-Suite.

The applicant believes they have identified a need for the supply of accommodation providing for the dynamics in the urban employment market.

2. **Previous Residential Use:** The property was previously in use as a ground floor retail unit, (not part of this application), with owners accommodation at first floor level and 4 bedsits overhead .

Yours Sincerely

Registered Office  
Chase House,  
City Junction Business Park  
Malahide Road, Dublin 17

Directors  
C. Clarken

Associates  
J.Fitzgerald Chartered Engineer BEng(Hons)CEng,MIEI  
D.Mulcahy – Civil Engineer



**From:** Colm Clarken <cclarcken.tda@gmail.com>  
**Sent:** Monday 20 June 2022 16:24  
**To:** Kate Magner  
**Subject:** Section 5 R716/22

You don't often get email from cclarcken.tda@gmail.com. [Learn why this is important](#)

**[EXTERNAL EMAIL]** This email originated from outside Cork City Council. Do not follow guidance, click links or attachments unless you recognise the sender and know the content is safe.

Dear Kate,

In response to your letter dated 15/06/2022 the term 'Shared Accommodation' is as per the definition in section 5.18 of the document *Sustainable Urban Housing : Design Standards For New Apartments – Guidelines For Planning Authorities published by the Department of Planning, Housing and Local Government 2020.*

I note now however that in this updated policy document they are saying that Shared Accommodation is now unlikely to get planning , is 'under review', and there is no mention of 'Student Accommodation'.

Can you tell me where I might find the criteria for 'Student Accommodation' please ?

The previous use of this building was according to Cohalan Downing auctioneers :

***use as a ground floor retail unit with owners accommodation at first floor level and 4 bedsits overhead.***

Does the Section 5 Exemption require the previous use to be EXACTLY the same as the proposed use to be exempt from planning or is it sufficient that it is broadly the same as in this case 'residential' ?

I tried calling the Development Management Section of the council earlier but was unable to find someone who could answer any of my questions. I would appreciate if you could get back to me at your earliest convenience.

Is Mise Le meas

Colm Clarken

087 9971433

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Colm Clarken

**Tivoli Design Associates**

087 9971433



# Comhairle Cathrach Chorcaí Cork City Council

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

Catheason Investments Ltd.,  
c/o Colm Clarcken,  
Lisheenleigh,  
Dunmanway,  
Co. Cork

15/06/2022

**RE: Section 5 Declaration R716/22 50 Shandon Street, Cork**

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, I wish to advise under the provisions of section 5(2)(b) of the Planning and Development Act 2000, as amended, that the following further information is required in order to properly assess this application:

1. The applicant shall clarify/ expand on what is intended by 'shared accommodation'. Please confirm if the bedrooms are to be let out separately to individuals or if the accommodation will be rented/ let out as a single dwelling/ apartment. You are requested to provide information on the type of tenure intended.

2. The applicant shall provide information/ details (if known) on the nature/ type of the previous residential use on the site.

Is mise le meas,

Kate Magner  
Development Management Section  
Community, Culture and Placemaking Directorate  
Cork City Council



**We are Cork.**



<b>PLANNER'S REPORT</b> <b>Ref. R716/22</b>		Cork City Council Culture, Community and Placemaking
<b>Application type</b>	Section 5 Declaration	
<b>Description</b>	<i>Whether internal renovations on first, second and third floors for the provision of shared accommodation is development and if so, is it exempted development.</i>	
<b>Location</b>	50 Shandon Street, Cork	
<b>Applicant</b>	Catheason Investments Ltd	
<b>Date</b>	21/06/2022	
<b>Recommendation</b>	<i>Request further information</i>	

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

## 1. REQUIREMENTS FOR A SECTION 5 DECLARATION

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

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

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

## 2. THE QUESTION BEFORE THE PLANNING AUTHORITY

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

*Internal renovations on first, second and third floors for the provision of shared accommodation.*

### Additional Details Regarding Question/ Works/ Development

The applicant states:

*The building is currently unoccupied and uninhabitable. It had been a shop on Ground Floor with living accommodation on the upper floors.*

*The intention is to maintain its use as residential and undertake renovation of the upper floors comprising of a shared kitchen and dining area along with seven ensuite bedrooms.*

*No external alterations.*

The intention of the request is clear in that there are two separate elements that require consideration under this Section 5. The first relates to the internal renovations on the first, second and third floors and the second relates to the provision of shared accommodation. It is reasonable to consider the question before the planning authority as being;

*Whether internal renovations on first, second and third floors and the provision of shared accommodation is development and if so, if it is exempted development.*

### 3. SITE DESCRIPTION

The subject site is located on Shandon Street. The subject site comprises a three-storey terrace building with attic accommodation. The building is currently vacant and unoccupied. It is stated that the ground floor was previously in use as a shop with accommodation overhead. There is a laneway to south of the building. Access to the upper floors is via a stairwell to the rear of the property accessed off the laneway. The retail unit on the ground floor is accessed off Shandon Street.

### 4. PLANNING HISTORY

#### Subject Site

None.

### 5. LEGISLATIVE PROVISIONS

#### 5.1 *The Act*

Section 2(1),

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

Section 3(1),

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

Section 4(1)(h),

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

Section 4(2),

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

Section 5(1),

*(See section 1 of this report)*

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

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

### 6. ASSESSMENT

The purpose of this report is to assess whether or not the matter in question constitutes development and whether it falls within the scope of exempted development. Matters pertaining to the acceptability of the

proposal in respect of the proper planning and sustainable development of the area is not a consideration under section 5.

### 6.1 Development

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

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

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

The renovations include internal alterations (removal of some internal stud partitions and construction of new partitions etc) and therefore falls within the definition of ‘works’. As such, the proposal constitutes development within the meaning of the Act.

The other matter relates to the provision of shared accommodation. It is noted that the upper floors of the property were previously in residential use. There is no planning history for the site but based on the existing floor plans submitted, it is assumed that that upper floors were previously in use as a single residential dwelling. While the proposal may not result in a change of use (i.e. proposal would reintroduce a residential use on the upper floor), further information is required on the exact nature of the shared accommodation use proposed to establish if there is a material change of use by way of intensification.

#### CONCLUSION:

- Internal renovations on first, second and third floors constitutes exempted development
- Further information is required in relation to nature of shared accommodation use.

### 6.2 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).

I consider that the internal renovations come with **subsection (1) of section 4** and this element of the proposal is exempted.

#### Section 4(1)

I am of the view that proposal falls within the scope of section 4(1)(h), being the works that affect only the interior of the structure and do not materially affect the external appear of the structure to render the appearance inconsistent with the character of the structure or of neighbouring structures.

#### CONCLUSION:

- Internal renovations on first, second and third floors constitutes exempted development.

## 7. ENVIRONMENTAL ASSESSMENT

### 7.1 Screening for Environmental Impact Assessment

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

### 7.2 Screening for Appropriate Assessment

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

## 8. RECOMMENDATION

Request further information.

- 1) The applicant shall clarify/ expand on what is intended by ‘shared accommodation’. Please confirm if the bedrooms are to be let out separately to individuals or if the accommodation will be rented/ let out as a single dwelling/ apartment. You are requested to provide information on the type of tenure intended.
- 2) The applicant shall provide information/ details (if known) on the nature/ type of the previous residential use on the site.



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Jan Oosterhof  
Assistant Planner

14/06/2022

**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](mailto:planning@corkcity.ie)  
Fón/Tel: 021-4924564/4321  
Líonra/Web: [www.corkcity.ie](http://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**

50 Shandon Street, Cork

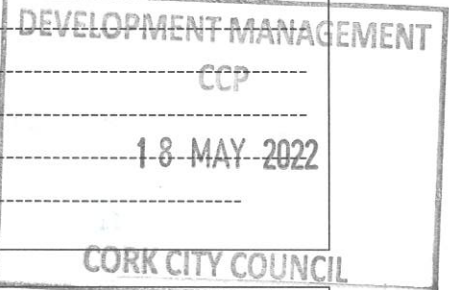
**2. QUESTION/ DECLARATION DETAILS**

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

*Sample Question:*

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

Internal renovations on First ,Second and Third Floors for the provision of shared accommodation.



**ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:**

*(Use additional sheets if required).*

The building is currently unoccupied and uninhabitable. It had been a shop on Ground Floor with living accommodation on the upper floors.

The intention is to maintain its use as residential and undertake renovation of the upper floors comprising of a shared kitchen and dining area along with seven ensuite bedrooms.

No external alterations.

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

There are no Enforcement Orders in place for this site

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**4. 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?**

**5. Was there previous relevant planning application/s on this site?**  No  
*If so please supply details:*

There have been no previous Planning Applications.

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**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	13.10 sq/m GROUND ( Entrance) 64.86 sq/m FIRST 61.77 sq/m SECOND 38.69 sq/m THIRD
(b) If a domestic extension, have any previous extensions/structures been erected at this location after 1 <sup>st</sup> October, 1964, (including those for which planning permission has been obtained)?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, please provide floor areas. (sq m) <u>  N/A  </u>
(c) If concerning a change of use of land and / or building(s), please state the following:	
Existing/ previous use (please circle) ----- -----N/A----- ----- -----	Proposed/existing use (please circle) ----- ----- -----

**7. APPLICANT/ CONTACT DETAILS**

<b>Name of applicant (principal, not agent):</b>	Catheason Investments Ltd
--	---------------------------

<b>Applicants Address</b>	1 Chapel gate, Ballyvolane, Cork T23 TPP6	
<b>Person/Agent acting on behalf of the Applicant (if any):</b>	Name:	<b>Colm Clarken</b>
	Address:	Lisheenleigh Dunmanway Co.Cork
	Telephone:	[REDACTED]
	Fax:	
	E-mail address:	[REDACTED]
<b>Should all correspondence be sent to the above address?</b> <small>(Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)</small>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

**5. LEGAL INTEREST**

Please tick appropriate box to show applicant's legal interest in the land or structure	<b>A. Owner</b> X	<b>B. Other</b>
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 and address of the owner if available		

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

Signature: Zur Dong Li

Date: 18-05-2012

**ADVISORY NOTES:**

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

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

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

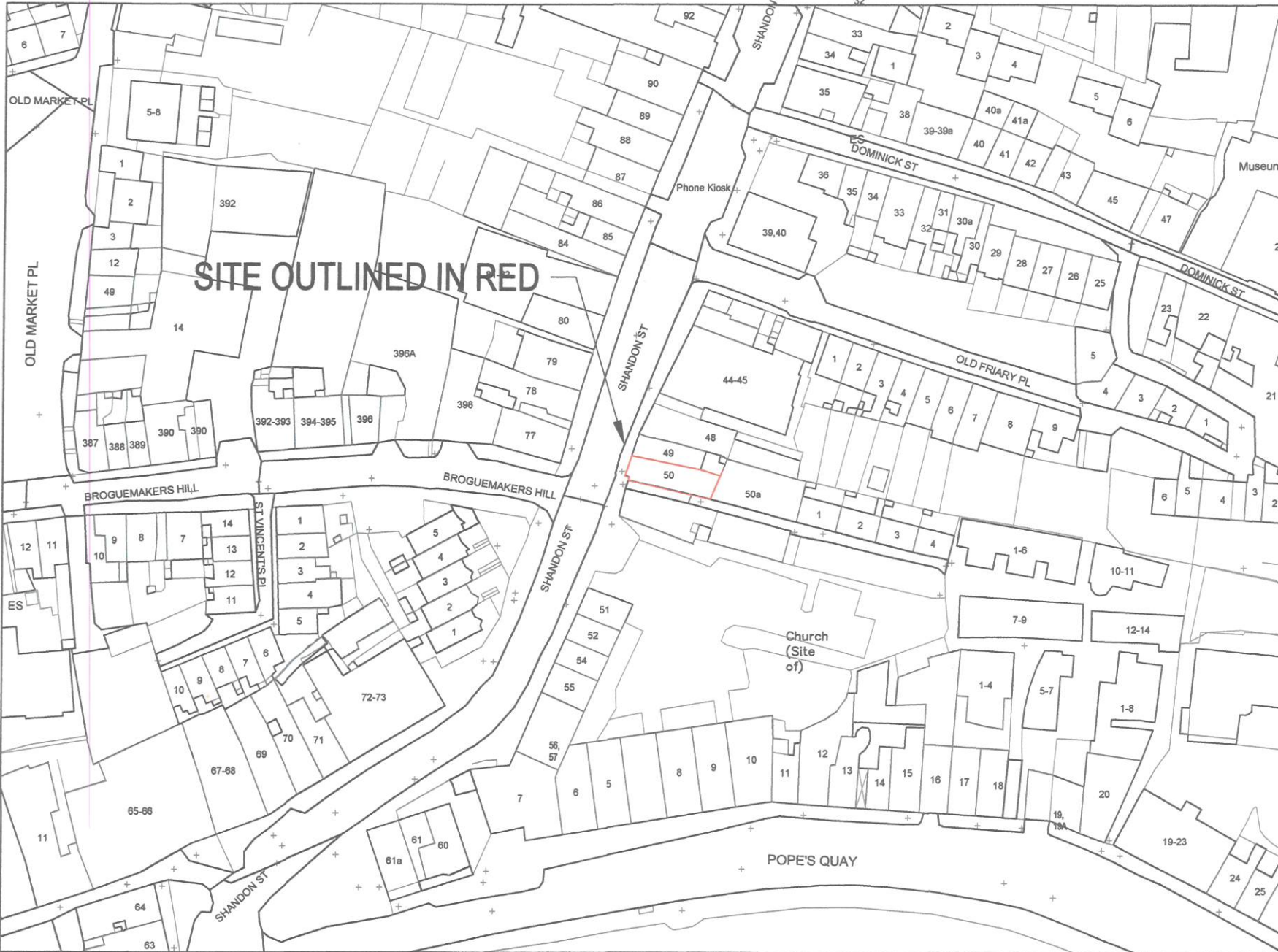
*The application should be sent to the following address:*

**The Development Management Section, Community, Culture & Placemaking Directorate,  
Cork City Council, City Hall, Anglesea Street, Cork.**





# SITE LOCATION MAP



**SITE OUTLINED IN RED**

567184  
572432

Publisher / Source:  
=====

Ordnance Survey Ireland (OSi)

Clip Extent / Area of Interest (AOI):  
=====

LLX,LLY= 566951.02,572260.6  
LRX,LRY= 567184.02,572260.6  
ULX,ULY= 566951.02,572432.6  
URX,URY= 567184.02,572432.6

Projection / Spatial Reference:  
=====

Projection= IRENET95\_Irish\_Transverse\_Me

Centre Point Coordinates:  
=====

X,Y= 567067.52,572346.6

Reference Index:  
=====

Map Series | Map Sheets  
1:1,000 | 6382-10  
1:1,000 | 6382-09

Data Extraction Date:  
=====

Date= 21-Apr-2022

Source Data Release:  
=====

DCMLS Release V1.151.113

Product Version:  
=====

Version= 1.4

License / Copyright:  
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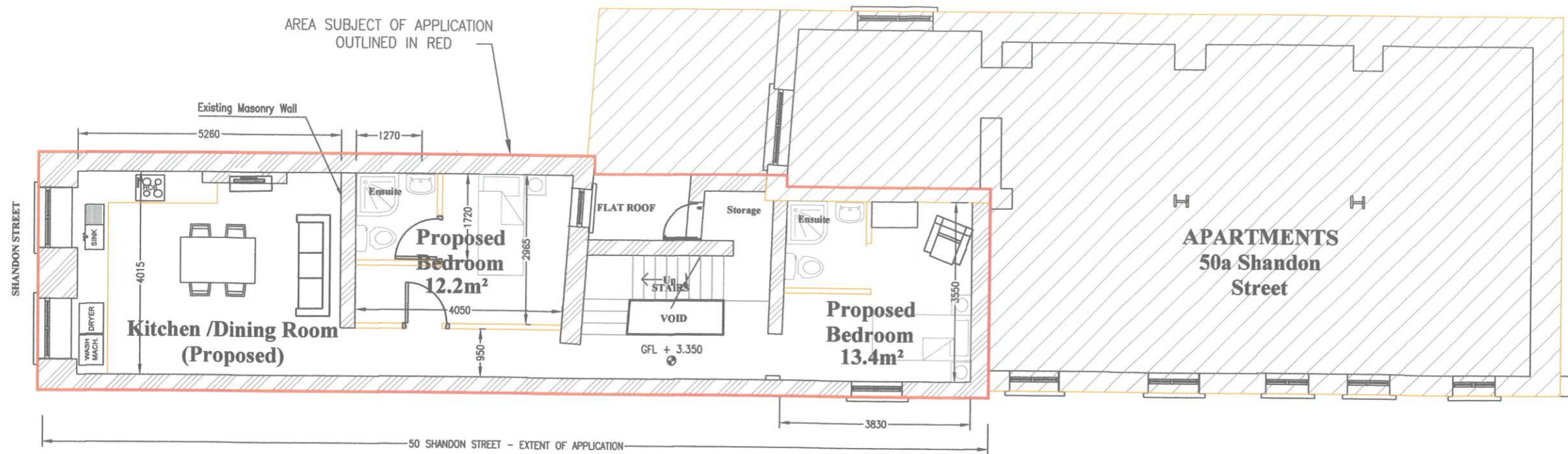
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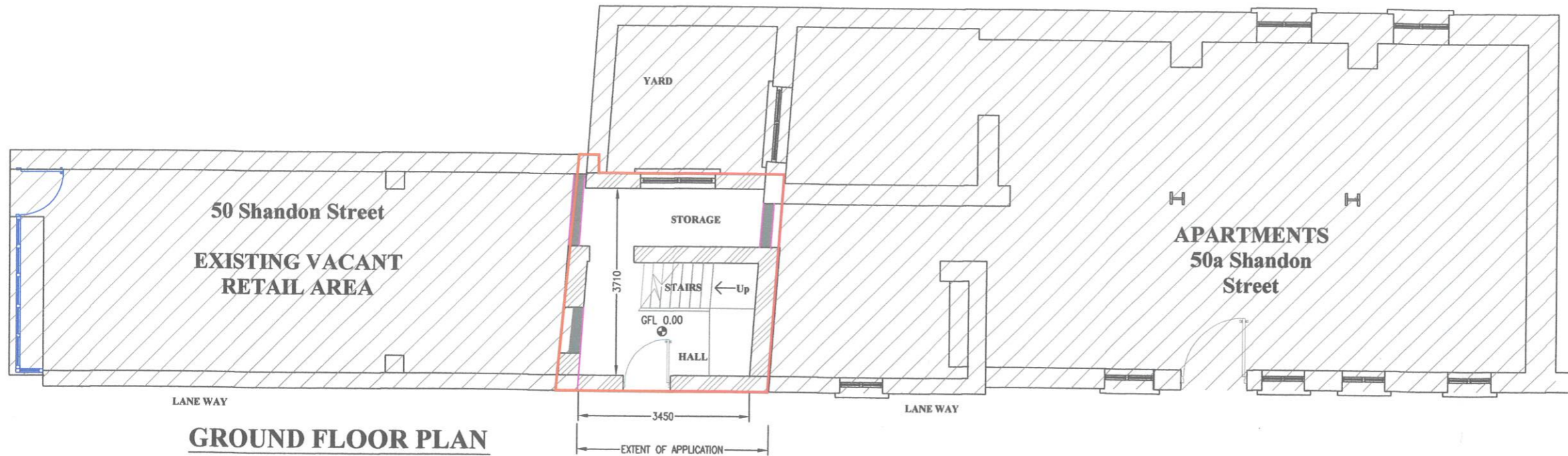


SCALE 1:1000

572260  
566951



**FIRST FLOOR PLAN**

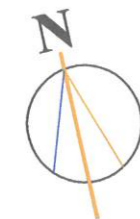


**GROUND FLOOR PLAN**

- NOTES:**
1. Read in conjunction with all other relevant drawings.
  2. Dimensions/Levels are approximate and taken to the nearest 25mm.
  3. All existing elevations to be retained.

**LEGEND**

Denotes Ground Floor level GFL 0.00



Tech. Check:
Eng. Check:
Approved:

Stage:	Part V Application
Scale:	1:100
Drawn:	
Date:	May 2022

Drawing No:	2102-01	Rev:	A
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ISSUE	AMENDMENT	BY	DATE
A	ISSUED FOR SECTION 5 DECLARATION	C.C.	17-05-22

Job:	50 Shandon Street
Title:	Ground & First Floor Plans- PROPOSED

**TDA** Tivoli Design Associates  
 CONSULTING ENGINEERS

Address:  
 Ocon House, 2 Tivoli Gardens, Silversprings, Cork  
 Phone: 021 4551260, Mob 087 9971433  
 Email: cclarke@tda@gmail.com

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 Consultants to be checked on site.  
 All dimensions to be checked on site.  
 Discrepancies before work proceeds.

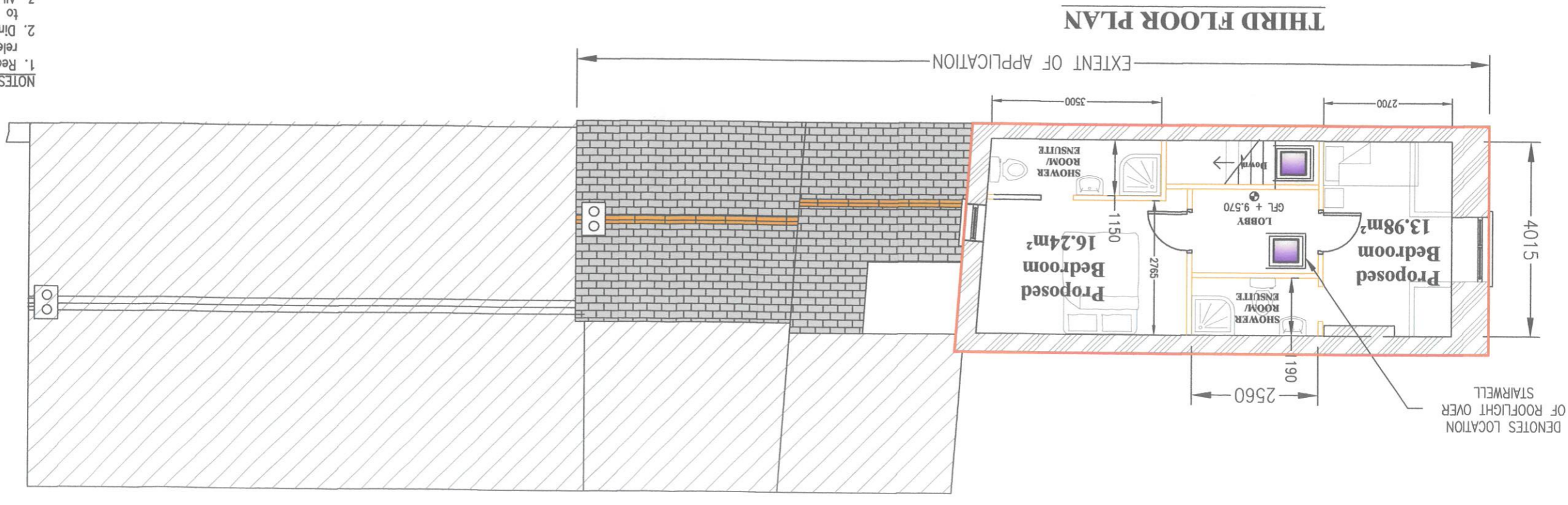
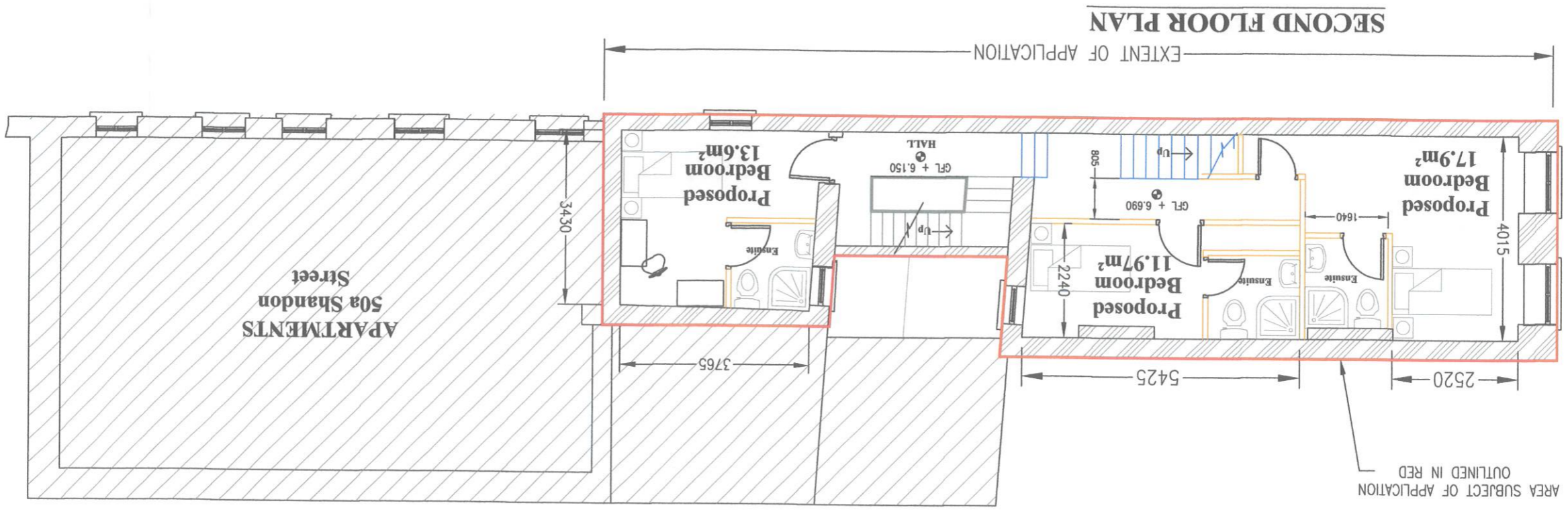
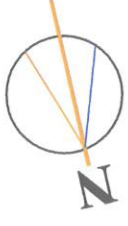
ISSUE	AMENDMENT	BY	DATE
A	ISSUED FOR SECTION 5 DECLARATION	C.C.	17-05-22

**Tivoli Design Associates**  
 CONSULTING ENGINEERS  
 Address: Ocean House, 2 Tivoli Gardens, Silver Springs, Cork  
 Phone: 021 4551260, Mob 087 9971433  
 Email: cclarke@tvd.com

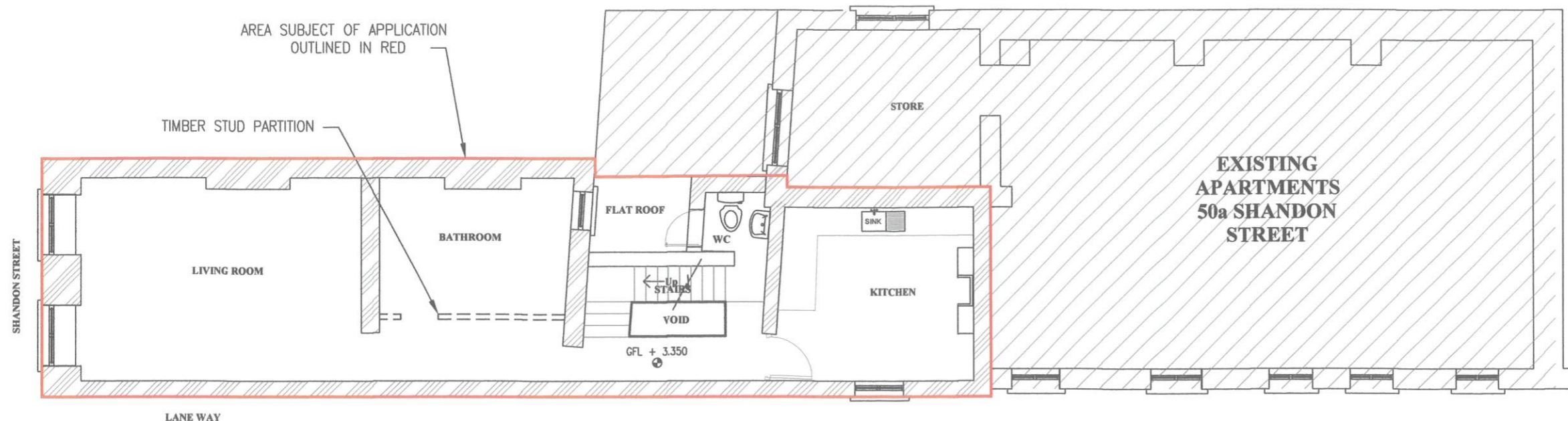
Job: 50 Shandon Street  
 Title: Second & Third Floor Plans – PROPOSED

Rev:	2102-02
Drawing No:	
Date:	
Drawn:	
Scale:	1:100
Stage:	Costing

Tech. Check:	
Eng. Check:	
Approved:	



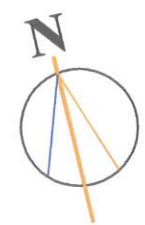
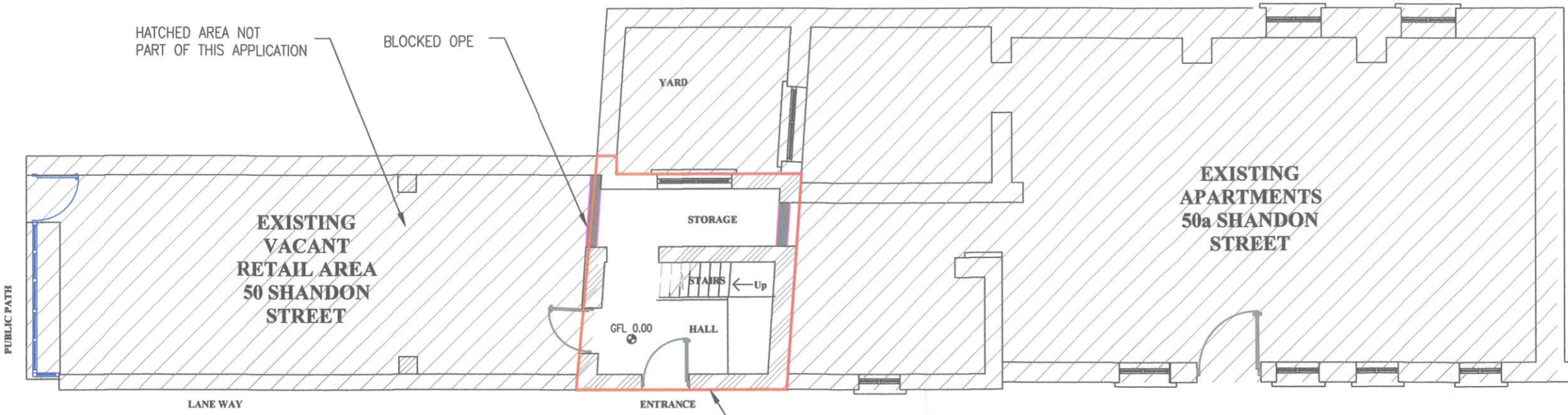
- NOTES:**
1. Read in conjunction with all other relevant drawings.
  2. Dimensions/Levels are approximate and taken to the nearest 25mm.
  3. All existing elevations to be retained.



- NOTES:**
1. Read in conjunction with all other relevant drawings.
  2. Dimensions/Levels are approximate and taken to the nearest 25mm.
  3. All existing elevations to be retained.

**LEGEND**  
 Denotes Ground Floor level  $\odot$  GFL 0.00

**FIRST FLOOR PLAN**



**GROUND FLOOR PLAN**

Tech. Check:  
 Eng. Check:  
 Approved:

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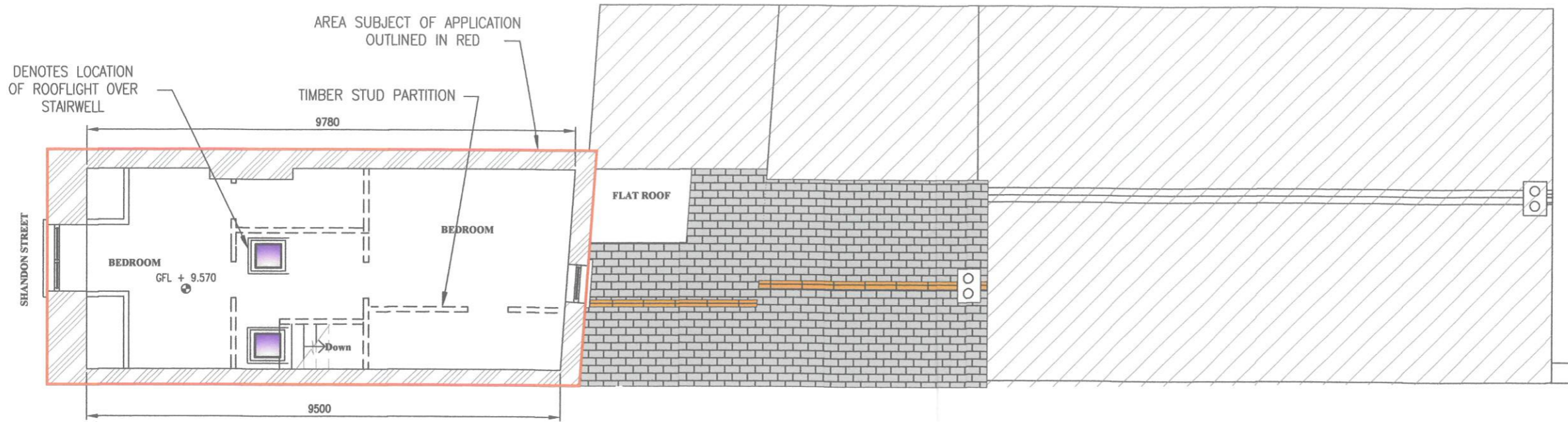
ISSUE	AMENDMENT	BY	DATE
A	ISSUED FOR SECTION 5 DECLARATION	C.C.	17-05-22

Job: 50 Shandon Street  
 Title: Ground & First Floor Plans- EXISTING

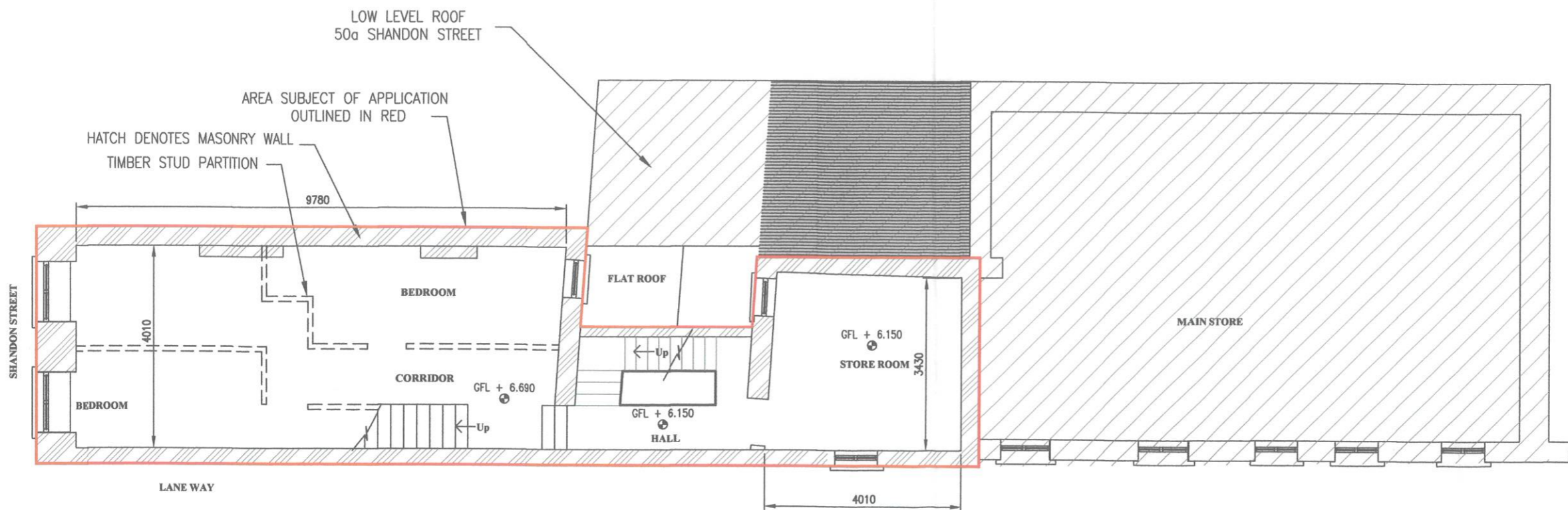
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Stage: Part V Application  
 Scale: 1:100  
 Drawn:  
 Date: May 2022  
 Drawing No: 2102-03  
 Rev: A



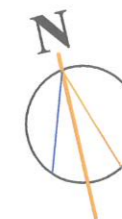
**THIRD FLOOR PLAN**



**SECOND FLOOR PLAN**

- NOTES:**
1. Read in conjunction with all other relevant drawings.
  2. Dimensions/Levels are approximate and taken to the nearest 25mm.
  3. All existing elevations to be retained.

**LEGEND**  
 Denotes Ground Floor level  $\oplus$  GFL 0.00



Tech. Check:  
 Eng. Check:  
 Approved:

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ISSUE	AMENDMENT	BY	DATE
A	ISSUED FOR SECTION 5 DECLARATION	C.C.	17-05-22

Job: 50 Shandon Street  
 Title: Second & Third Floor Plans- EXISTING

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Stage: Costing  
 Scale: 1:100  
 Drawn:  
 Date: May 2022  
 Drawing No: 2102-04  
 Rev: A