

Comhairle Cathrach Chorcaí Cork City Council

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

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.
D01V902

Your Ref: ABP-306780-20

18th July 2020

Re: Whether the replacement signage is or is not development and is or is not exempted development and whether the current use as a licence cafe/restaurant is not a material change of use from Tp12/35314 and TP13/35544 and is or is not development
52/53 North Main Street

Our Ref: R566/20

Dear Sir/Madam,

I refer to the above appeal and I the Planning Authority wishes to respond to correspondence dated 07th July 2020 as follows:

- (i) Please find attached a full copy of history files relating to 12/35314 and 13/35544
- (ii) A full copy of history file 17/37500 has already been issued to you so therefore I have not enclosed same as advised from previous correspondence

Yours faithfully,

Kerry Bergin
Assistant Staff Officer
Community Culture and Placemaking
Planning Department
Cork City Council

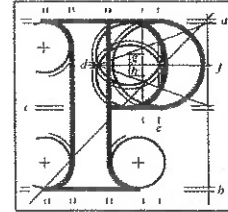
AN BORD PLEANÁLA	
LDG- _____	
ABP- _____	
21 JUL 2020	
Fee: € _____	Type: _____
Time: _____	By: <u>Pest</u>



We are Cork.

Our Case Number: ABP-306780-20

Planning Authority Reference Number: R566/20



**An
Bord
Pleanála**

Cork City Council
C/O Gwen Jordan McGee
Community, Culture and Placemaking Directorate
City Hall
Cork
Co. Cork

Date: 07 July 2020

Re: Whether replacement signage is or is not development and is or is not exempted development and whether the current use as a Licence cafe/restaurant is not a material change of use from TP12/35314 and TP13/35544 and is or is not development.
52/53 North Main Street, Cork

Dear Sir / Madam,

An Bord Pleanála has asked me to refer to the documents already received from you in relation to the above-mentioned appeal.

To enable consideration of the appeal to proceed, the following further documentation relevant to the application and to your decision is required:-

- **Please forward a full copy of history files 12/35314, 13/35544.**
- **Please forward a full copy of history files 17/37500, if you have issued one full copy already please ignore this request for this history file.**

Would you be good enough to have these documents forwarded by **return of post** please.



Teil
Glaio Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email

(01) 858 8100
1890 275 175
(01) 872 2684
www.pleanala.ie
bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,



Doina Chiforescu
Administrative Assistant
Direct Line: 01-8737133

BP10

Teil
Glaó Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email

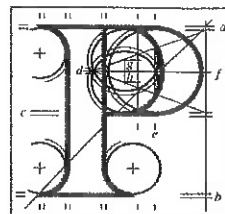
(01) 858 8100
1890 275 175
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64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Case Number: ABP-306780-20

Planning Authority Reference Number: R566/20



**An
Bord
Pleanála**

Cork City Council
C/O Gwen Jordan McGee
Community, Culture and Placemaking Directorate
City Hall
Cork
Co. Cork

Info sent 07/06/20

Date: 27 May 2020

Re: Whether replacement signage is or is not development and is or is not exempted development and whether the current use as a Licence cafe/restaurant is not a material change of use from TP12/35314 and TP13/35544 and is or is not development.
52/53 North Main Street, Cork

Dear Sir / Madam,

An Bord Pleanála has asked me to refer to the documents already received from you in relation to the above-mentioned referral.

To enable consideration of the referral to proceed, the following further documentation relevant to the application and to your decision is required:-

- **Please forward history files 12/35314, 13/35544 (Manager's Order and Site location map) and 17/37500.**

Would you be good enough to have these documents forwarded by **return of post** please.

Yours faithfully,

Doina Chiforescu
Administrative Assistant
Direct Line: 01-8737133

BPRL10

**Comhairle Cathrach Chorcaí
Cork City Council**

29 MAY 2020

**Strategic Planning & Economic
Development Directorate**

**Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost**

**Tel
LoCall
Fax
Website
Email**

**(01) 858 8100
1890 275 175
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**64 Sráid Maoilbhríde
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**64 Marlborough Street
Dublin 1
D01 V902**



Comhairle Cathrach Chorcaí Cork City Council

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

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.
D01V902

Your Ref: APB-306780-20

07th June 2020

Re: Section 5 Declaration
Whether replacement signage is or is not development and is or is not exempt
development and whether the current use as a Licence cafe/restaurant is not a
material change of use from TP12/35314 and TP13/35544 and is or is not
development
52/53 North Main Street, Cork
Our Reference – R566/20

Dear Sir/Madam,

I refer to the above appeal and I the Planning Authority wishes to respond as follows:

- (i) Please find enclosed the history files 12/35314, 13/35544, and 17/37500

Yours faithfully,

Kerry Bergin
Assistant Staff Officer
Community Culture and Placemaking
Planning Department
Cork City Council



We are Cork.

Comhairle Cathrach Chorcaí Cork City Council



Halla na Cathrach
Corcaigh.

RE: T.P.13/35544

FIRST SCHEDULE

Having regard to the zoning provisions of the Cork City Development Plan, 2009-2015 and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the amenities of the area or of properties in the vicinity, would be acceptable in terms of traffic and pedestrian safety and convenience and would, therefore, be in accordance with the proper planning and sustainable development of the area.

COMHAIRLE CATHRACH CHORCAÍ

CORK CITY COUNCIL

Number of Order: 1328/13

Subject: Decision to grant PERMISSION under the Planning & Development Act 2000

Order:

1. In pursuance of the powers conferred on Cork City Council by the Planning and Development Act 2000, it is hereby decided that PERMISSION is to be granted to: Ms. Cliona Kiely, c/o Huw O'Toole Designs Ltd. 11-12 Marlboro Street, Cork.

For the development of land, namely: Permission to change front window type to 52 North Main Street, a protected structure. To change the front window type, front signage and to erect a new vent flue on the gable end of the eastern elevation of 53 North Main Street, Cork, amended under application T.P.12/35314.

In accordance with particulars and plans submitted by: Ms. Cliona Kiely, c/o Huw O'Toole Designs Ltd. 11-12 Marlboro Street, Cork.

on 27/02/13 Ref No. in Planning Register T.P.13/35544

Subject to the conditions and reasons set out in the attached Schedule.

2. The PERMISSION is to be granted, subject to the said conditions, provided no appeal is made to An Bord Pleanála, within the statutory time for the making of such appeals.

The Staff Officer, Planning Department is hereby authorised to sign the notification of decision to grant and the notification of the grant PERMISSION

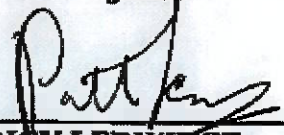
Dated

16th

day of

April

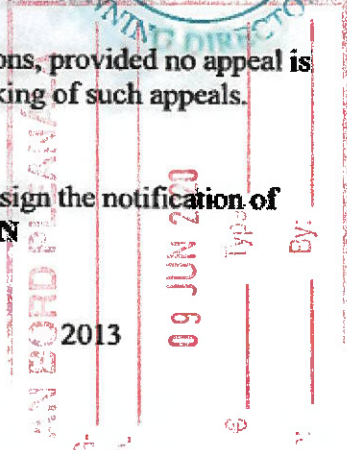
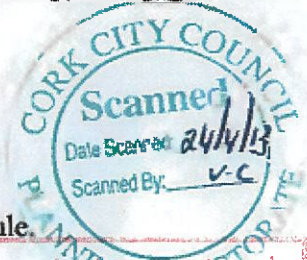
2013



PATRICK LEDWIDGE

DIRECTOR OF SERVICES

STRATEGIC PLANNING AND ECONOMIC DEVELOPMENT



SITE NOTICE

27-02-2013

13/35544
Strategic Planning & Economic
Development Directorate

25

The planning application may be inspected or purchased at the offices of the planning authority at City Hall, Cork, Monday - Friday 9.30a.m. - 4.30p.m. A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application.

Signed:

Date of erection of site notice 23/02/2013

MUR O'TOOLE DESIGNS LTD
11-12 Marlborough Street, Cork

087 804 1036

MUN O'TOOLE DESIGN LTD

2-12 Marlboro Street, Cork

087 804 1636

Info@huwutoole.com

www.huwotool.com

This form should be accompanied by the following documentation:

Please note that if the appropriate documentation is not included, your application will be deemed invalid.

ALL Planning Applications

- ☒ The relevant page of newspaper that contains notice of your application
- ☒ A copy of the site notice
- ☒ 6 copies of site location map¹⁶
- ☒ 6 copies of site or layout plan¹⁶⁺¹⁷
- ☒ 6 copies of plans and other particulars required to describe the works to which the development relates (include detailed drawings of floor plans, elevations and sections – except in the case of outline permission)
- ☒ The appropriate Planning Fee

Where the applicant is not the legal owner of the land or structure in question:

- ☒ The written consent of the owner to make the application

Where the application is for residential development that is subject to Part V of the 2000 Act:

- ☐ Specification of the manner in which it is proposed to comply with section 96 of Part V

Or

- ☐ A certificate of exemption from the requirements of Part V

Or

- ☐ A copy of the application submitted for a certificate of exemption.

RECEIVED
09 JUN 2020
Type: _____
By: _____

Cork City Council

Comhairle Cathrach Chorcaí

4. Schedule of Floor Areas and Uses

- (a) A schedule of proposed floor areas and uses shall be provided with all applications.
(area is determined from the external dimensions)
- (b) Where a change of use is proposed, a Schedule of existing/permitted uses and floor areas shall be provided.
- (c) For Residential/Apartment development, a Schedule of floor areas of each unit shall be provided.

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate.

Signed: 

Date: 23/01/13

(Applicant or Agent as appropriate)

SUPPLEMENTARY APPLICATION FORMPlease answer all questions fully

1. Is this application in respect of an extension to the family home: Yes [] No [☒]

N.B – The *family home* above must be your permanent private residence.

Your response will determine the level of Development Contribution payable.

2. If the response to *Question 1* is Yes and if the Applicant's address supplied at *Question 23* is not the location of the proposed development, please clarify why this is the case:

3. **Development Contribution:** The floor area of the proposed development shall be calculated as the gross external floor area of all floorspace over all storeys and levels, including ground floor, mezzanine, basement and undercroft levels. Gross external floor area is measured from the outside of the external walls of any proposed building, or structure, and includes internal walls, passages, storage areas, voids etc.

Total gross floor area 1120 Sq.m

(include all floors and basements including basement car parking)

Gross floor area:

Existing Structure	External <u>1120</u> Sq.m
Proposed Works	External <u>192</u> Sq.m
Work to be retained	External <u>1120</u> Sq.m
To be demolished	External <u>0</u> Sq.m
Area subject to change of use	External <u>192</u> Sq.m

Cork City Council

Comhairle Cathrach Chorcaí

FOR OFFICE USE ONLY

Receipt No. 31013137339

Fee: ~~Refund~~ €160.00

Received _____

Balance Due _____


T.P. No. _____

Date Received 07/03/13

CONTACT DETAILS**23. Applicant address / contact details¹⁹**

Applicant		<i>Cliona Kieley</i>
Address	HUW O'TOOLE DESIGNS LTD 11-12 Marlboro Street, Cork 087 804 1636 info@huwotoole.com www.huwotoole.com	<i>8 Coburn Street</i> <i>Cork.</i>

24. Agent's (if any) address¹⁹

Agent (if any)	
Address	HUW O'TOOLE DESIGNS LTD 11-12 Marlboro Street, Cork 087 804 1636 info@huwotoole.com www.huwotoole.com
Should all correspondence be sent to the above address? (please tick box) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)	

The name and address elements of the application provided in Questions 23-24 will be held, and be available for inspection / purchase by the public in accordance with the Planning and Development Act 2000 and associated regulations for a period of 7 years commencing on the date of the making of the decision.

ADDITIONAL CONTACT INFORMATION

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. These details will not be made available to any third party with the exception of An Bord Pleanála in the event of an appeal, where again it will only be used by An Bord Pleanála for the purposes of administering the appeal. The additional contact information will be destroyed on the completion of the application process and when no appeal is made to An Bord Pleanála.

21. Details of Public Notice

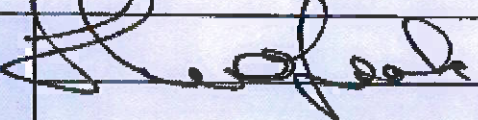
Approved newspaper ¹⁵ in which notice was published	E. ECHO.
Date of publication	26/02/2013
Date on which site notice was erected	25/02/2013

25/2/13
 SIGNIS LTD
 111-113 Main Street, Cork
 Tel: 041 41636
 info@signis.com
 www.signis.com

22. Application Fee

Fee Payable	€160.
Basis of Calculation	Elevation Change + New Flue Change €80 €80 CHECKED E. Cullinane CCC.

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Act 2000, as amended, and the Regulations made thereunder:

Signed (Applicant or Agent as appropriate)	
Date	31/1/13

NB Please ensure that, where appropriate, the attached Supplementary Application Form is also fully completed.

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements.

19. Pre-application Consultation

Has a pre-application consultation taken place in relation to the proposed development?

Yes ☒ No ☐

If yes, please give details:

Reference No. (if any): _____

Date(s) of consultation: 15 / 2012

Persons involved: Michelle Delaney Pat Ruane.

20. Services

Proposed Source of Water Supply

Existing connection ☒ New connection ☐

Public Mains ☒ Group Water Scheme ☐ Private Well ☐

Other (please specify): _____

Name of Group Water Scheme (where applicable)

Proposed Wastewater Management/Treatment

Existing ☒ New ☐

Public Sewer ☒ Conventional septic tank system ☐

Other on-site treatment system ☐ Please specify _____

Proposed Surface Water Disposal

Public Sewer/Drain ☒ Soakpit ☐

Watercourse ☐ Other ☐ Please specify _____

09 JUN 2020

Type: _____

By: _____

18. Site History

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded?

Yes ☒ No ☐

If yes, please give details e.g. year, extent.

GROUND FLOOR. NO. 62. WITHIN LAST 20 YEARS

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes ☐ No ☒

If yes, please give details.

Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes ☒ No ☐

If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:

Reference No.: 12/353/2

Date: 3/7/12

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001 as amended.

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development¹³?

Yes ☐ No ☒

An Bord Pleanála Reference No.: _____

Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?	✓	
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994 ¹⁰		✓
Does the application relate to work within or close to a European Site (under S.I. No.94 of 1997) or a Natural Heritage Area?		✓
Does the proposed development require the preparation of an Environmental Impact Statement ¹¹ ?		✓
Does the application relate to a development which comprises or is for the purposes of an activity requiring an integrated pollution prevention and control licence?		✓
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?		✓
Do the Major Accident Regulations apply to the proposed development?		✓
Does the application relate to a development in a Strategic Development Zone?		✓
Does the proposed development involve the demolition of any habitable house ¹² ?		✓

09 JUL 2020

By: _____

Type: _____

By: _____

<i>Proposed use (or use it is proposed to retain)</i>	<i>Licensed Cafe/Bar/Restaurant</i>
<i>Nature and extent of any such proposed use (or use it is proposed to retain)</i>	<i>Eatery, Cafe/Bar</i>

16. Social and Affordable Housing

<i>Please tick appropriate box</i>	<i>Yes</i>	<i>No</i>
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>		
<p>If the answer to the above question is "yes" and the development is not exempt (see below), you must specify, as part of your application, the manner in which you propose to comply with section 96 of Part V of the Act.</p> <p>If the answer to the above question is "yes" but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p> <p>If the answer to the above question is "no" by virtue of section 96(13) of the Planning and Development Act 2000, details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.</p>		

17. Development Details

<i>Please tick appropriate box</i>	<i>Yes</i>	<i>No</i>
<i>Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?</i>	<i>✓</i>	

12. Where the application relates to a building or buildings:

Gross floor space ⁵ of any existing building(s) in m ²	470m ²
Gross floor space of proposed works in m ²	112 112
Gross floor space of work to be retained in m ² (if appropriate)	—
Gross floor space of any demolition in m ² (if appropriate)	Roof removal 48m ²

13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

Class of Development	Gross floor area in m ²
MA	

14. In the case of residential development please provide breakdown of residential mix:

Number of Houses	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Apartment			NA				
Number of car parking spaces to be provided	Existing:		Proposed:			Total:	

15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use ⁶ (or previous use where retention permission is sought)	Retail (shop).
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7. Person/Agent acting on behalf of the Applicant (if any):

Name	Huw O'Toole
------	-------------

Address to be supplied at Question 24

8. Person responsible for preparation of Drawings and Plans ³:

Name	Huw O'Toole
Firm / Company	HUW O'TOOLE DESIGNS LTD 11-12 Marlboro Street, Cork 087 804 1636 info@huwotoole.com www.huwotoole.com

9. Description of Proposed Development:

Brief description of nature and extent of development ⁴	Change of position of flue than that indicated in T.P. 12/35314 New windows to front Elevation of 52+53 North Main St
--	--

10. Legal Interest of Applicant in the Land or Structure:

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner	B. Occupier
	C. Other	
Where legal interest is 'Other', please expand further on your interest in the land or structure	Lease holder.	
If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation		

11. Site Area:

Area of site to which the application relates in hectares	0.047 ha
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470m²

Cork City Council

Comhairle Cathrach Chorcaí

3. Type of planning permission (please tick appropriate box):

- ☒ Permission
☐ Permission for retention
☐ Outline Permission
☐ Permission consequent on Grant of Outline Permission

4. Where planning permission is consequent on grant of outline permission:

Outline Permission Register Reference Number: _____

Date of Grant of Outline Permission: 1/1/

5. Applicant²:

Name(s) **BLACK DOG DARS LTD.**

Address to be supplied at Question 23

6. Where Applicant is a Company (registered under the Companies Acts 1963 to 1999):

Name(s) of company director(s)	Seán Melale
Registered Address (of company)	8 Coligny St. Cork.
Company Registration No.	489851
Telephone No.	086 383 6486
Email Address (if any)	_____
Fax No. (if any)	_____

AN BORD PLEANÁLA
1 DG-
AP-
1 E
1 E
09 JUN 2020
By: _____

DATA PROTECTION

The planning process is an open and public one. In that context, all planning applications are made available for public inspection and Cork City Council publishes weekly lists of planning applications received and decisions made. This information is also placed on our website.

It has come to our attention that the publication of planning applications by planning authorities can lead to applicants being targeted by persons in the business sector engaged in direct marketing. In response to a request from the Data Protection Commissioner, you are hereby given an opportunity to indicate a preference with regard to the receipt of direct marketing arising from the lodging of a planning application. Direct marketing may be by post, by telephone, by hand or by e-mail or text message.

If you are satisfied to receive direct marketing please tick this box.

☐

N.B. It is the responsibility of those entities wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 & 2003 taking account of the preference outlined above.

PLANNING APPLICATION FORM

1. Name of Relevant Planning Authority: **Cork City Council**
2. Location of Proposed Development:

Postal Address or Townland or Location (as may best identify the land or structure in question)	52-53 NORTH MAIN STREET CORK.
Ordnance Survey Map Ref No (and the Grid Reference where available)	6383

Comhairle Cathrach Chorcaí
Cork City Council

27-02-2013

13/355/14
Strategic Planning & Economic
Development Directorate
PLANNING APPLICATION FORM

Comhairle Cathrach Chorcaí
Cork City Council

04-02-2013

13/355/14
Strategic Planning & Economic
Development Directorate

COMHAIRLE CATHRACH CHORCAÍ

CORK CITY COUNCIL

Fón/Tel: 021-4966222

Lionra/Web: www.corkcity.ie

R-Post/E-mail: planning@corkcity.ie

Planning & Development Directorate
City Hall,
Cork.

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING:

STANDARD PLANNING APPLICATION FORM AND ACCOMPANYING DOCUMENTATION:

Please ensure that each section of this application form is fully completed and signed. The applicant should enter n/a (not applicable) where appropriate.

Please ensure that all necessary documentation is attached to your application form.

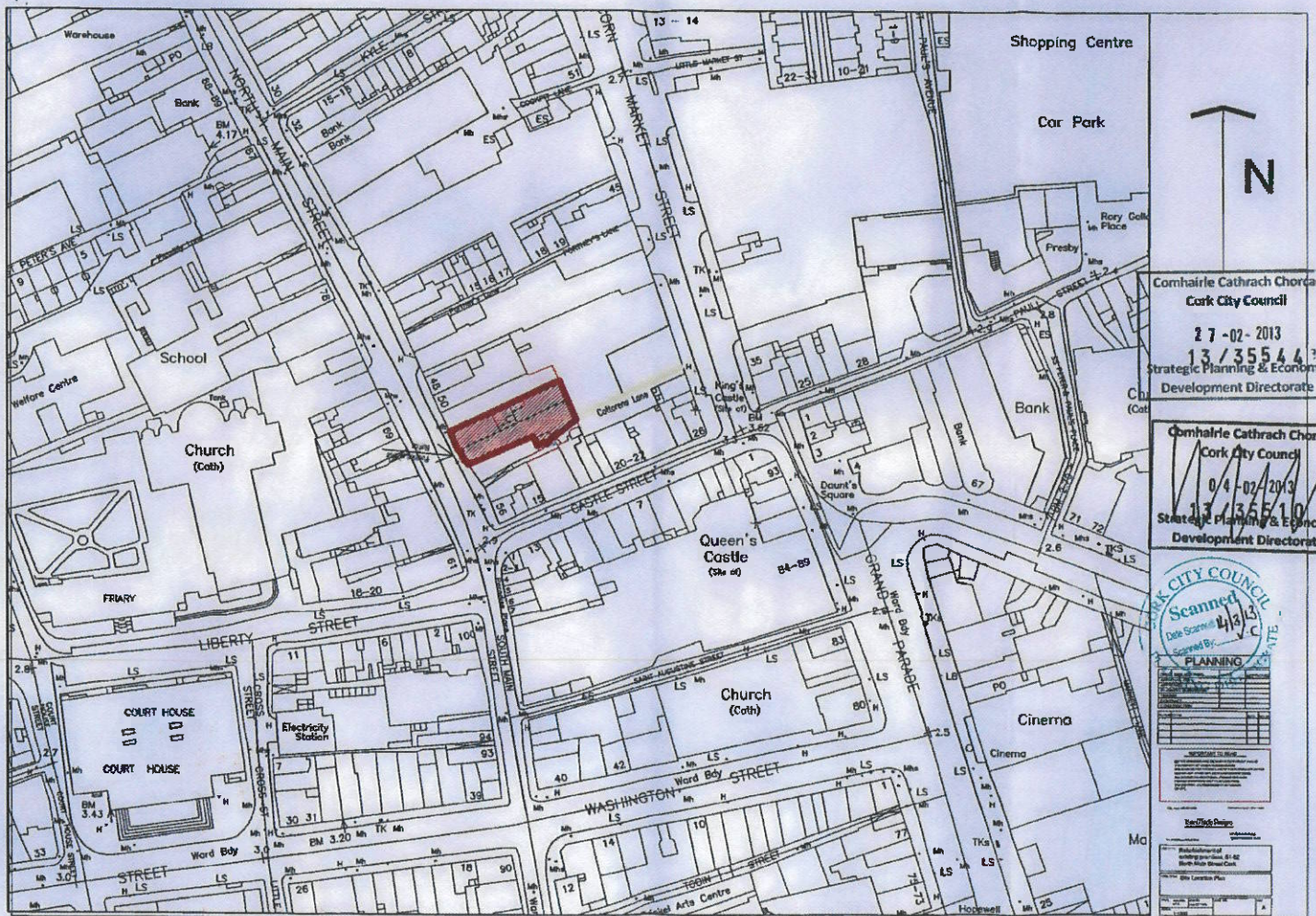
Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application.

ADDITIONAL INFORMATION

It should be noted that each planning authority has its own development plan, which sets out local development policies and objectives for its own area. The authority may therefore need supplementary information (i.e. other than that required in this form) in order to determine whether the application conforms with the development plan and may request this on a supplementary application form.

Failure to supply the supplementary information will not invalidate your planning application. However, if it is not supplied, the planning authority may not be able to reach a decision on whether or not to grant permission on the basis of the information available to it. Therefore failure to supply this information could delay the decision on an application or lead to a refusal of permission.

Applicants should therefore contact the relevant planning authority to determine what local policies and objectives would apply to the development proposed and whether additional information is required.

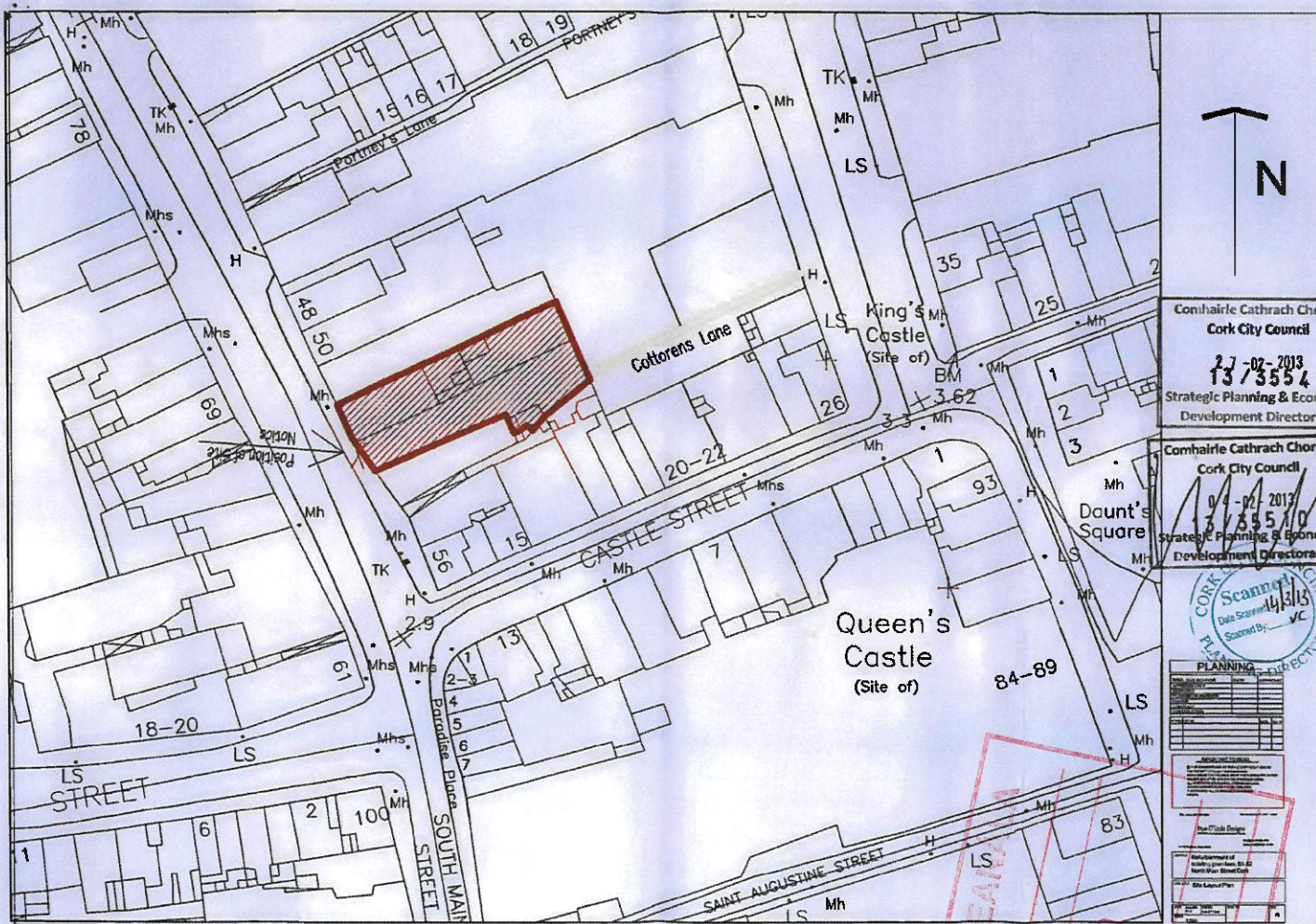


Comhairle Cathrach Chorcaí
Cork City Council
27-02-2013
13/35544
Strategic Planning & Economic
Development Directorate

Comhairle Cathrach Chorcaí
Cork City Council
04-02-2013
13/35510
Strategic Planning & Economic
Development Directorate

Scanned
Date Scanned 4/13/13
Signed By: [Signature]
PLANNING
[Table with columns for various planning stages and dates]

Production of this map was funded by the City of Cork
[Table with columns for various planning stages and dates]



Comhairle Cathrach Chorcaí
Cork City Council
27-02-2013
13/35544
Strategic Planning & Economic
Development Directorate

Comhairle Cathrach Chorcaí
Cork City Council
04-02-2013
13/35544
Strategic Planning & Economic
Development Directorate

Scanned
Date Scanned: 14/3/13
Scanned By: VC

PLANNING	APPROVAL
1. Planning Officer	1. Planning Officer
2. Planning Committee	2. Planning Committee
3. Planning Committee	3. Planning Committee
4. Planning Committee	4. Planning Committee
5. Planning Committee	5. Planning Committee
6. Planning Committee	6. Planning Committee
7. Planning Committee	7. Planning Committee
8. Planning Committee	8. Planning Committee
9. Planning Committee	9. Planning Committee
10. Planning Committee	10. Planning Committee

PLANNING	APPROVAL
1. Planning Officer	1. Planning Officer
2. Planning Committee	2. Planning Committee
3. Planning Committee	3. Planning Committee
4. Planning Committee	4. Planning Committee
5. Planning Committee	5. Planning Committee
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7. Planning Committee	7. Planning Committee
8. Planning Committee	8. Planning Committee
9. Planning Committee	9. Planning Committee
10. Planning Committee	10. Planning Committee

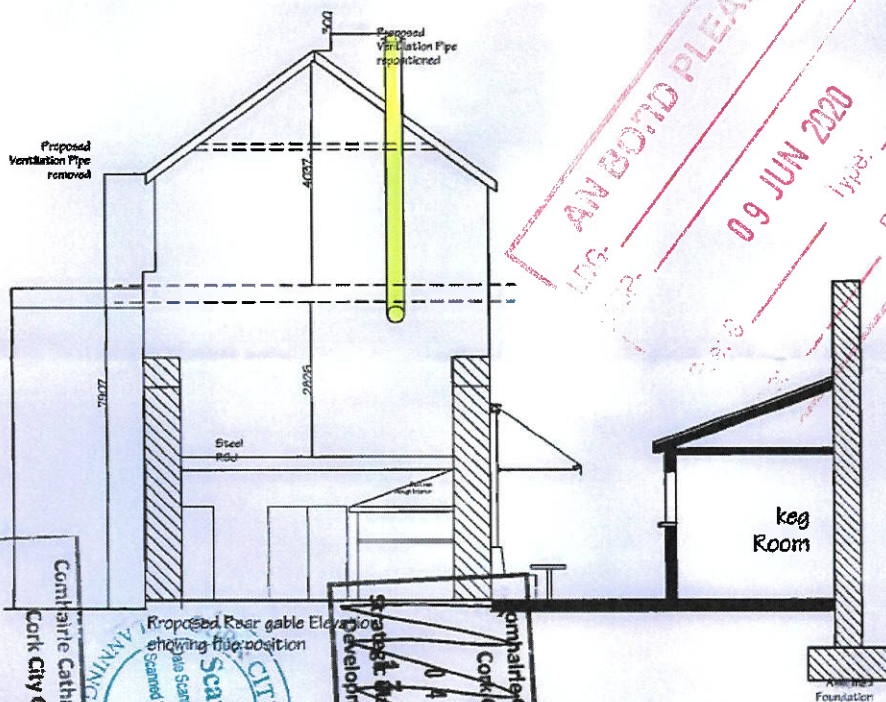
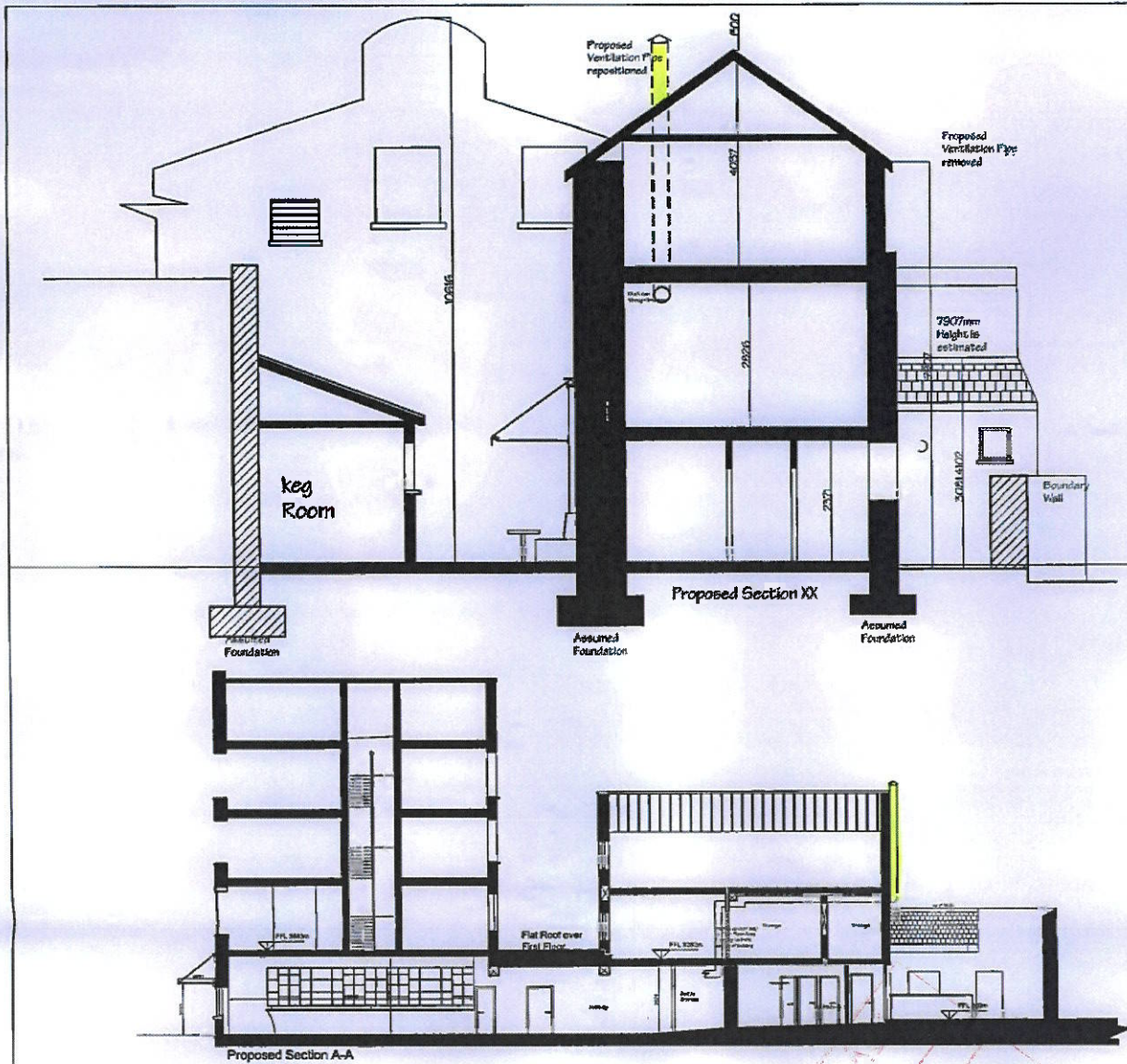
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Time: _____

09 JUN 2020

Type: _____
By: _____



L12- AN BOND PLANNING
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Planning	
PLANNING NO.	13-35544
DATE	09 JUN 2020
BY	
REMARKS	

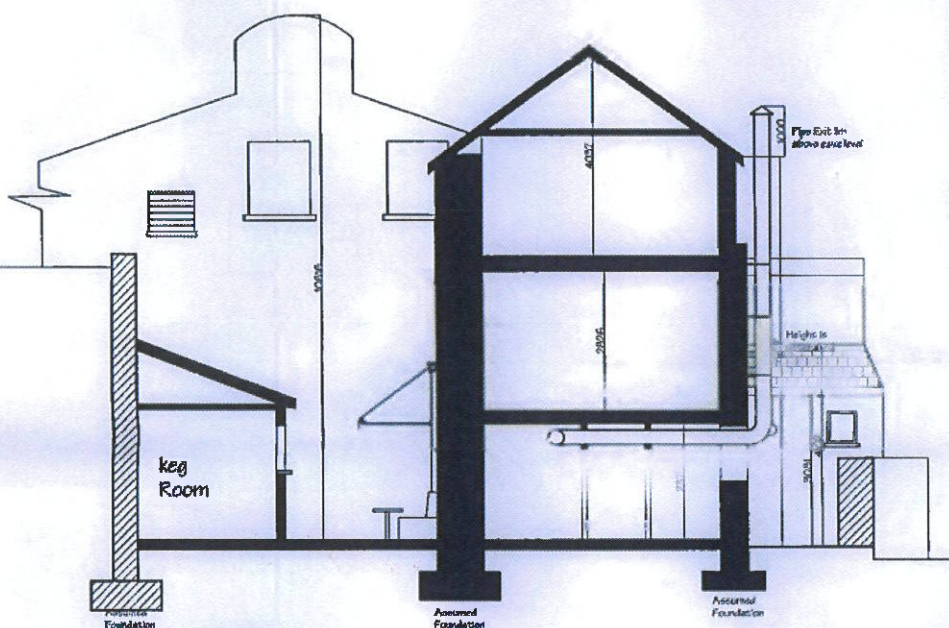
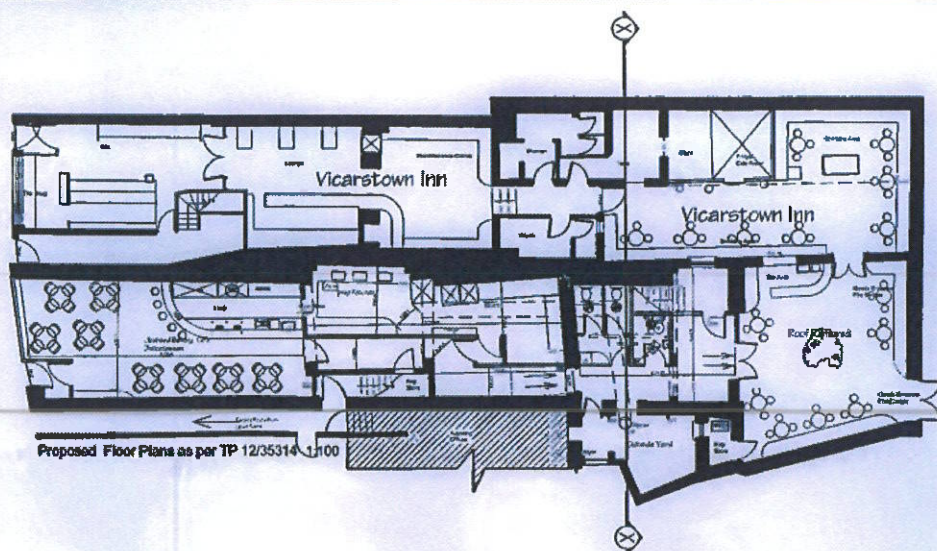
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 Strategic Planning & Economic
 Development Directorate

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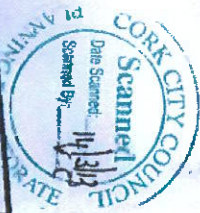


Proposed Elevation

Existing Elevation

Comhairle Cathrach Chiorcal
Cork City Council
27-02-2013
13/35544
Strategic Planning & Economic
Development Directorate

Comhairle Cathrach Choral
Comhárú Council
04-02-2013
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Strategic Planning & Economic
Development Directorate



Planning		
DATE COMPLETED	DATE	APPROVED
10/1/00		
<p>1. Name of Project</p> <p>2. Location</p> <p>3. Project Description</p>		
<p>4. General Plan Use Zone</p> <p>5. General Planning Code</p> <p>6. Higher Level from Manual</p> <p>7. Additional Info</p>		
<p>IMPORTANT TO KNOW</p> <p>any project that includes construction within the jurisdiction of the City of San Francisco must be reviewed by the Department of Planning and Economic Development. Projects that are not reviewed by the Department of Planning and Economic Development may be subject to enforcement action by the Department of Planning and Economic Development.</p>		
<p>City of San Francisco Department of Planning and Economic Development 1015 Market Street, Suite 1000 San Francisco, CA 94102-4400 Phone: (415) 398-6000 Fax: (415) 398-6001</p>		



Proposed Elevation



Existing Elevation

Cork City Council
Strategic Planning & Economic
Development Directorate
103/08543/0

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09 JUN 2020
By: _____

Comhairle Cathrach Chorcaí Cork City Council



Halla na Cathrach
Corcaigh.

Schedule of Conditions attached to
Planning Permission issued by Cork
City Council - Ref. T.P.13/35544

Second Schedule

1. The development shall be carried out in accordance with the drawings and specifications submitted to the Planning Authority on 27/02/13 except where altered or amended by conditions in this permission.

Reason: To enable the Planning Authority to check the proposed development when completed.

2. Prior to commencement of development revised drawings at a scale of 1:50 shall be submitted for the written agreement of the Planning Authority which take into account the following:-
 - The detailing of widening entrances.
 - The omission of the awnings.

Reason: In the interests of the architectural integrity of the buildings which are of historic merit.



Comhairle Cathrach Chorcaí Cork City Council



Halla na Cathrach
Corcaigh.

RE: T.P.13/35544

FIRST SCHEDULE

Having regard to the zoning provisions of the Cork City Development Plan, 2009-2015 and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the amenities of the area or of properties in the vicinity, would be acceptable in terms of traffic and pedestrian safety and convenience and would, therefore, be in accordance with the proper planning and sustainable development of the area.

PL

Schedules as standard

C1 plans

C2 insert c2 of tp 12 35314

First Schedule

As standard

Second Schedule

C1 plans

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All development applications are required to be screened for any likely impacts on the integrity of a Natura 2000 site and the need to submit a Natura Impact Statement.

For the purposes of the Article 6 of the Habitats Directive ,the relevant European sites are the Cork Harbour SPA (site code 004030) and the Great Island Channel cSAC (site code 001058). Having regard to its nature, scale and location it is considered that the proposed development would not affect the integrity of those sites and accordingly a Natura Impact Statement is not required.

- Flood Risk.

Please refer to Drainage report.

4.0 Internal Technical Referrals

Reports are noted.

5.0 Submissions

NA

6.0 Assessment

The following applies;

- The proposed works do not significantly affect the Protected Structure.
- The new windows are of a folding variety.
- Two awnings are shown.

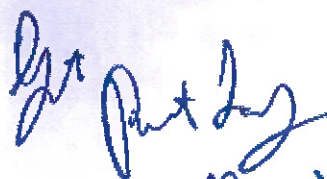
Having considered the application it is concluded that there is no objection from a planning perspective subject to the omission of the awnings as per tp 12 35314.

Development contributions not applied.

7.0 Conclusion and Recommendation.

Permission with conditions is recommended


Dominic O'Brien SEP 15.04.13.


Disdpm
16/4/2013

STRATEGIC PLANNING AND ECONOMIC DEVELOPMENT DIRECTORATE

Planning Report ref. TP 13 35544

Description to change front window type to 52 North Main Street a Protected Structure.

To change the front window type, signage and new vent flue on the gable end of east elevation of 53 North Main Street.

Summary of recommendation

Permission with conditions



1.0 Development Description

Permission is sought for changes to ground floor front windows, signage and vent flue at 52 & 53 North Main Street.

2.0 Planning History

Under TP 12 35314 permission was sought for change of use from retail to licensed cafe, the widening of entrance doors, awnings, etc at 52/53 North Main Street.

3.0 Policy Context

- **City Development Plan 2009-15.**

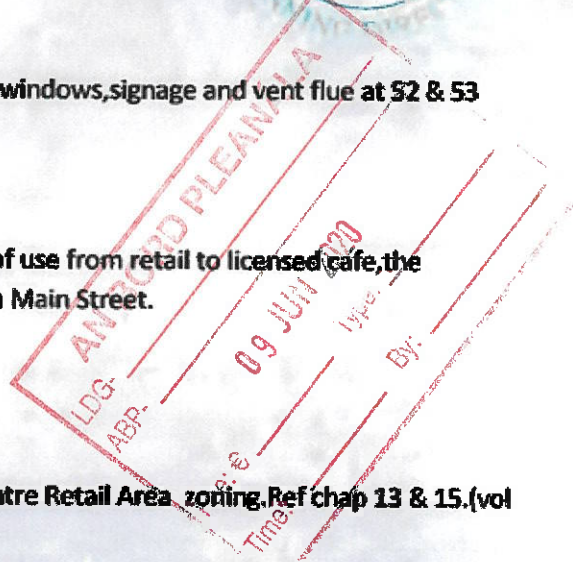
The existing established building is within the "City Centre Retail Area zoning Ref chap 13 & 15. (vol 2 development objectives).

Also chaps 9, 16 & 17 (heritage, urban design and development management), are also relevant.

- **Sub-threshold EIS and Appropriate Assessment.**

Where it appears to the planning authority that a development proposal would be likely to have significant effects on the environment a sub-threshold or discretionary EIS can be requested.

- 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 2001-2011, it is considered that the proposed development by reason of its nature, scale and location would not be likely to have significant effects on the environment. Accordingly it is considered that an EIS is not required in this instance.



Comhairle Cathrach Chorcaí Cork City Council



Halla na Cathrach
Corcaigh.

**Schedule of Conditions attached to
Planning Permission issued by Cork
City Council - Ref. T.P.13/35544**

Second Schedule

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Comhairle Cathrach Chorcaí Cork City Council

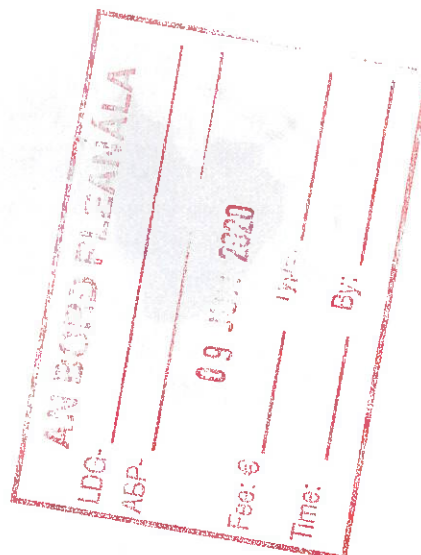


Halla na Cathrach
Corcaigh.

RE: T.P.13/35544

FIRST SCHEDULE

Having regard to the zoning provisions of the Cork City Development Plan, 2009-2015 and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the amenities of the area or of properties in the vicinity, would be acceptable in terms of traffic and pedestrian safety and convenience and would, therefore, be in accordance with the proper planning and sustainable development of the area.





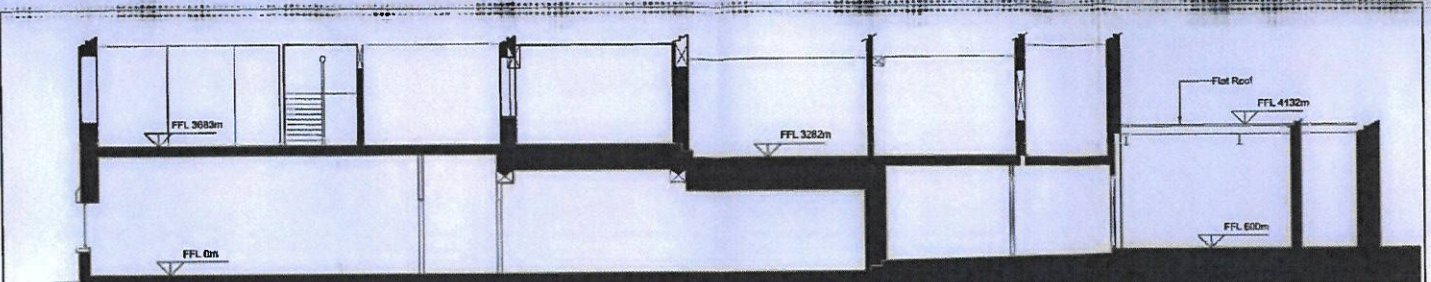
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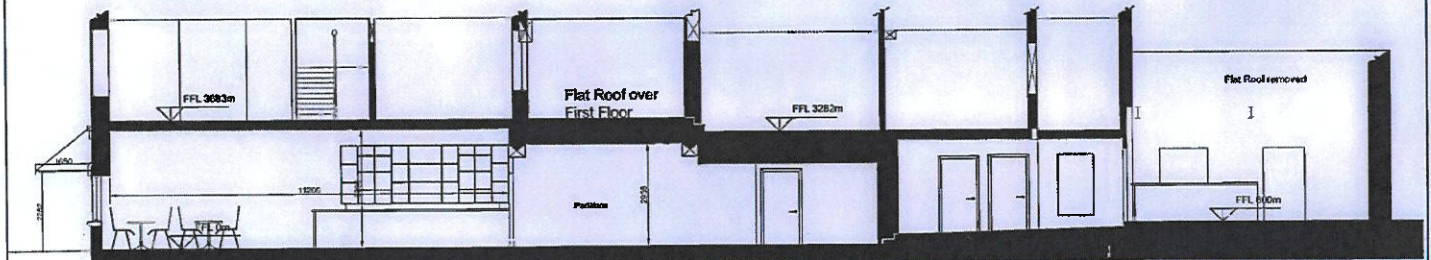
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Development Directorate**

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Existing Elevation



Existing Section A-A



Proposed Section A-A

1

DRAFT

NO.	DATE	DESCRIPTION
1	27-06-2012	Issue for comment
2	12/35314	Revised drawing

Cornhairie Cathrach Chéad
 Cork City Council
 27-06-2012
 Strategic Planning & Economic
 Development Directorate

NO.	DATE	DESCRIPTION
1	27-06-2012	Issue for comment
2	12/35314	Revised drawing

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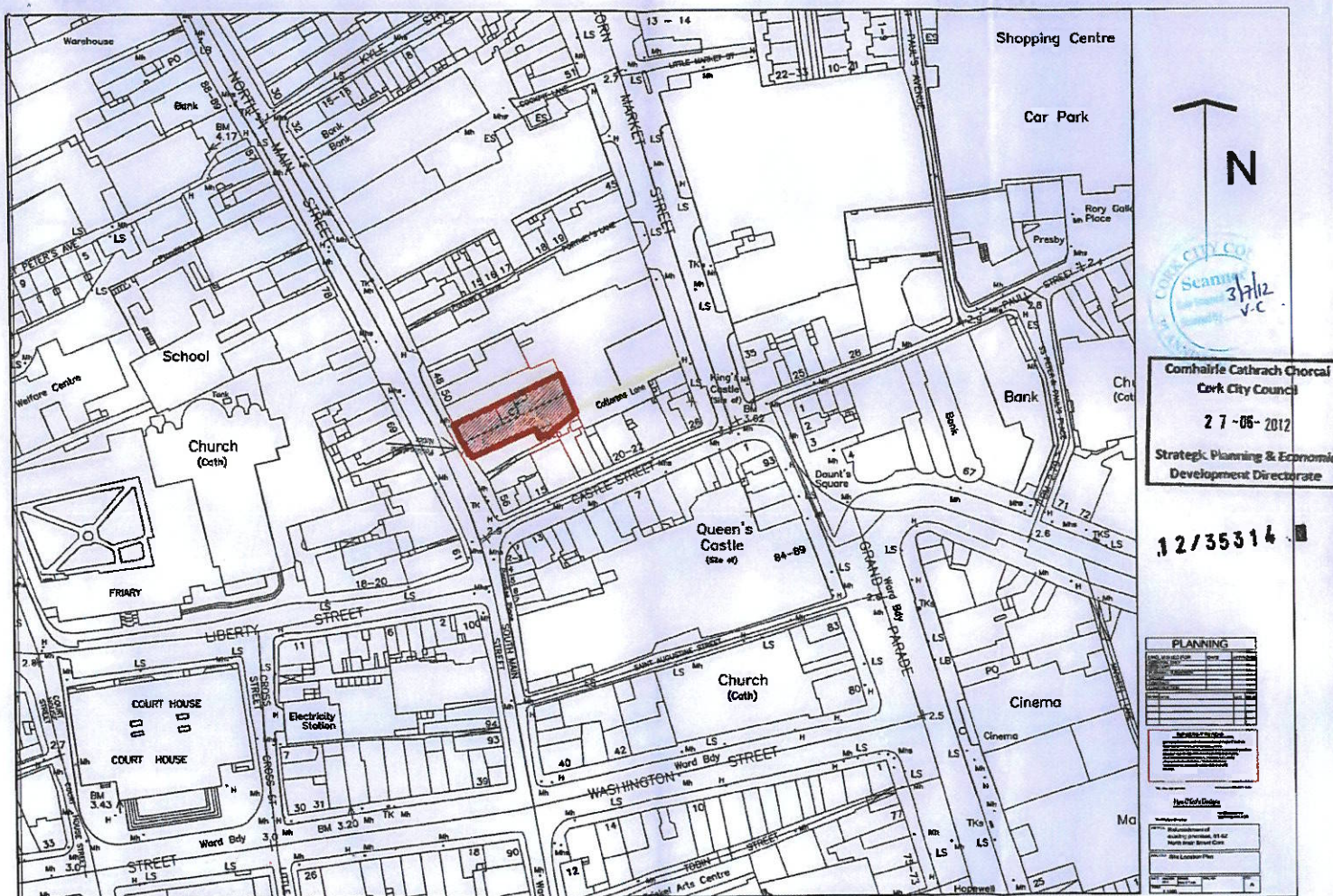
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09 JUN 2020

For: 0 _____

To: _____





Comhairle Cathrach Chorcaí Cork City Council



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Facs/Fax: 021-4314238

Líonra/Web: www.corkcity.ie

Tag/Ref

Halla na Cathrach
Corcaigh.

Schedule of Conditions attached to
Planning Permission issued by Cork
City Council - Ref. T.P.12/35314

Second Schedule

7 cont/d.....

- Class 1 - Roads, Transportation Infrastructure and Facilities
- Class 2 - Water and Drainage Infrastructure and Facilities
- Class 3 - Parks, Recreation, Amenity and Community Facilities

The present value of the contribution as determined under the GDCS made by Cork City Council on the 27th April, 2009 is €826.16, which sum is subject to indexation in accordance with the Consumer Price Index prevailing at the date of payment and subject further to such exemptions or reductions as apply to the proposed development having regard to the provisions of Table 5 of the GDC Scheme and to such partial refund of 64 % of the contributions paid in respect of first time buyers of residential property, not exceeding 108 square metres, as set out in Table 5 of the GDC Scheme.

Reason: To comply with the General Development Contribution Scheme which was adopted by Cork City Council on 27th April, 2009 and in the interests of the proper planning and sustainable development of the area.

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Schedule of Conditions attached to
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City Council - Ref. T.P.12/35314

Second Schedule

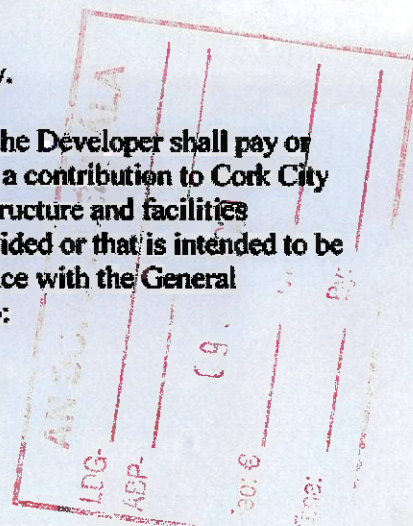
6 cont/d.....

Details of the agreement shall be submitted to the Planning Authority for record purposes.

- (ii) All New Meters shall include a transponder with each meter and both shall be to Cork City Council Water Department specification. They shall be installed by Water Department.
- (iii) A metering proposal document shall be agreed with the Water Department prior to commencement on site where more than one user is involved. Details of the agreement shall be submitted to the Planning Authority for record purposes.
- (iv) Prior to occupation and departure of the premises the occupier shall inform the Water Department Metering Section of any change in water user details for charging purposes.
- (c) Any redundant water services shall be traced back to the public main by the developer and shall be blanked off by Cork City Council at the developer's expense.
- (d) Any existing lead services pipes to the site shall be replaced / made redundant at no cost to the local authority. This work shall be carried out to the satisfaction of the water department Cork City Council.
- (e) The various water connections shall be agreed with the Cork City Council Water Section before work commences.
- (f) All work shall comply to the City Council's General Specifications for Watermains and Services for New Developments.

Reason: In the interests of a satisfactory water supply.

- 7. Prior to the commencement of the proposed development, the Developer shall pay or enter into an agreement with the Planning Authority to pay a contribution to Cork City Council in respect of the following classes of public infrastructure and facilities benefiting development in the City of Cork and that is provided or that is intended to be provided by or on behalf of Cork City Council, in accordance with the General Development Contributions Scheme ("the GDCS scheme"):



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Schedule of Conditions attached to
Planning Permission issued by Cork
City Council - Ref. T.P.12/35314

Second Schedule

5 cont/d.....

- (d) All waste water from all proposed kitchens and food preparation areas shall drain to a suitable grease trap/interceptor prior to discharge to the public sewerage system. Grease traps shall be designed to BS EN 1825 or similar as approved by the Planning Authority. Full details of the proposed grease trap/interceptor, including details of the proposed maintenance regime shall be submitted to and agreed in writing with the Planning Authority.
No under-sink or other type of food macerators/grinders for processing and discharging waste food to the drainage system shall be installed;
- (e) Where existing connections are to be retained, a CCTV survey shall be carried out of all existing drain connections to the public sewers and results submitted to the Planning Authority. Where necessary, remedial works shall be carried out, the scope of these works will be determined by the Planning Authority.
- (f) Where existing connections to the public sewerage are to become redundant the public sewerage shall be made good. Any Redundant drains shall be sealed and blocked off at site boundary. Proposals in this respect shall be submitted to and agreed in writing with the Planning Authority.

Reason: In the interests of public health.

- 6.(a) The Café/Restaurant shall have:-
 - (i) A separate metered water supply. The metering arrangements shall be agreed with the City Council Water Section prior to commencement of works on site.
 - (ii) Cold water storage of not less than one days demand shall be provided.
 - (iii) All fittings except drinking points shall be fed from storage.
 - (iv) Each WC suite installed in an existing non-domestic premises, whether in an additional WC suite or a replacement for an existing suite, shall have a maximum flush of 6 litres using a multi flush or single flush facility.
- (b)(i) A 1:200 map showing the position of existing / proposed meters for the building shall be submitted to the Water Department prior to development commencing.

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Schedule of Conditions attached to
Planning Permission issued by Cork
City Council - Ref. T.P.12/35314

Second Schedule

4 cont/d....

In the event of accidental damage to the public footway/roadway the applicant shall be responsible for its immediate temporary reinstatement. Cork City Council at all times reserves its right to undertake the said works, at the applicant's expense, in the event of failure or unsatisfactory execution of the works. The cost of same shall be calculated in accordance with the Roads and Transportation Directorate schedule of reinstatement charges prevailing at the date of the works by Cork City Council.

- (c) Building number (or name(s) & numbers) shall be prominently displayed to Cork City Council satisfaction.
- (d) Surface water from (down-pipes or) site shall not run across public footpath (or road).

Reason: In the interests of safety of pedestrians and road users.

- 5.(a) Prior to commencement, Site specific flood risk assessment to be submitted having regard to the vulnerability and proposed use of the property. Risk assessment to include Proposals detailing measures to address the risk of flooding within the property, including measures with respect to managing and mitigating flood risk to occupants and users, and shall also address egress from the building in the event of a flood, together with flood resilience & protection of the building.
Building Ground Floor Levels to Ordnance Datum (Malin Head) to be submitted.
- (b) All drainage shall be separated throughout. All paved and roofed areas shall discharge to the storm drainage system. All toilets, urinals, wash hand basins, sinks, showers, baths, dishwashers and washing machines shall discharge to the foul drainage system. Drainage to be on separate systems connected at last manhole within development at site boundary;
- (c) All storm runoff and foul water from the proposed development shall discharge to existing drains located within the site boundary. There shall be no new connections to the public sewerage.

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Schedule of Conditions attached to
Planning Permission issued by Cork
City Council - Ref. T.P.12/35314

Second Schedule

3 cont/d.....

Alternatively, a communal type storage area may be provided for a larger type bin. It will be necessary in all cases to be able to present the wheeled bins at a convenient location for refuse collection. Details of waste storage and presentation shall be agreed with the Planning Authority.

- (j) All waste oil shall be dealt with in a manner agreed with Cork City Council and shall not be presented for refuse collection or for disposal at any landfill site. Prior to commencement of development the developer shall submit to the Planning Authority for its written agreement, proposals for dealing with waste oil.
- (k) Upon commissioning of the structure, noise from activities associated with this development shall not give rise to noise levels off site exceeding 55 dB(A) Leq, 15 minutes during the hours of 0800-2200 and 45 dB(A), Leq, 15 minutes during the hours of 2200-0800. There shall be no audible tonal or impulsive noise. The developer shall engage the services of a noise specialist to assess compliance with this condition as required.
- (l) Noise from the premises shall not exceed the background levels by more than 5 dB(A) between 0800 hours and 2200 hours and by more than 3 dB(A) at any other time when measured at any external position at a noise sensitive premises. The noise level shall be measured as Leq, 15 minutes.

Reason: In the interests of orderly disposal and management of waste.

- 4.(a) Gates/doors shall be recessed and/or be incapable of opening outwards, steps and access ramps shall be recessed or contained within the curtilage of the proposed development, in order not to impede or obstruct the public road.
- (b) Planning permission for the proposed development does not entitle the developer to undertake works which would involve excavation or damage to the public road, or to erect a hoarding, scaffolding or temporary fencing on the public footway/roadway. The specific consent by way of licence from Cork City Council (Roads Protection and Asset Management Division), will be required for any such works, subject to compliance with the licence conditions as based on the "Directions for the Management and Control of Roadworks in Cork City".

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Halla na Cathrach
Corcaigh.

Schedule of Conditions attached to Planning Permission issued by Cork City Council - Ref. T.P.12/35314

Second Schedule

3 cont/d....

- (d) Working hours during site clearance and construction shall be restricted to 0800-1800 hours on Mondays to Fridays and to 0800-1600 hours on Saturdays. Activities outside these hours shall require the prior approval of the Planning Authority.
- (e) All builders' rubble arising from this development shall be assessed for reuse on site. Waste Gypsum shall be segregated and delivered to an appropriate facility. Construction and demolition waste shall be segregated and disposed of at an authorised facility.
- (f) Construction waste such as wood, metal, and cardboard, shall be segregated and submitted for recycling. Waste Gypsum shall be segregated and delivered to an appropriate facility. Hazardous construction waste such as paint, lubricants, oil, lighting, wood preservative shall be segregated and disposed of at an approved facility.
- (g) The developer shall ensure that any waste removed off-site during site clearance operations or construction works will be removed by authorised waste contractors only. The material shall only be taken to sites authorised by Cork City Council or the Environmental Protection Agency.
- (h) The developer shall provide and maintain within the confines of the site, facilities for the storage of recyclable materials e.g. paper, cardboard, glass, metal. The developer shall make arrangements for the proper collection and submission for recycling of these materials.
- (i) The developer shall provide within the curtilage of the site designated vented waste storage space of sufficient capacity to accommodate the segregated storage of municipal waste, food waste and mixed dry recyclables. Sufficient space for the storage of at least

3 No. of 0.240m² wheeled bins.

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Reason: To enable the Planning Authority to check the proposed development when completed.

2. Prior to commencement of development revised drawings at a scale of 1:50 shall be submitted for the written agreement of the Planning Authority which take into account the following:-
 - The detailing of widening entrances.
 - The omission of the awnings.

Reason: In the interests of the architectural integrity of the buildings which are of historic merit.

- 3.(a) The Developer shall ensure that no appreciable negative environmental impacts occur because of the construction works associated with this development. The developer shall give particular attention to dust, noise, odour, litter, dirt on public roads, surface water runoff, spillage of fuel oils. Operations liable to produce dust shall be screened and dust suppression devices used where appropriate. Fuel oils and other chemicals shall be adequately banded, with bands having volumes of at least 110% of the volumes of fuel stored. Prior to commencement of development the developer shall submit to the Planning Authority for agreement, details outlining how these issues are to be addressed.
- (b) The developer shall take measures to ensure that construction works do not give rise to dirt or litter on the public road, and shall be responsible for the immediate removal from the public road, of any dirt or litter caused by the construction works.
- (c) Noise during site clearance and construction shall not exceed 65 dB (A), Leq 30 minutes and the peak noise shall not exceed 75 dB (A), when measured at any point off site.

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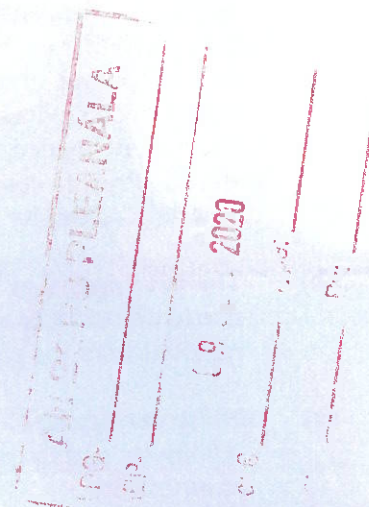
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Corcaigh.

RE: T.P.12/35314

FIRST SCHEDULE

Having regard to the zoning provisions of the Cork City Development Plan, 2009-2015 and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the amenities of the area or of properties in the vicinity, would be acceptable in terms of traffic and pedestrian safety and convenience and would, therefore, be in accordance with the proper planning and sustainable development of the area.



C3 environment

C4 roads

C5 water

C6 drainage

C7 contribution

It is noted that the proposal is for ground floors only. The complete refurbishment of the exterior of no 53 would have been beneficial for the historic fabric.

Development Contributions

No 52 is a Protected Structure and is exempt under the terms of the adopted contribution scheme.

No real changes are proposed to no 52. Although no 53 is on the National Inventory and is of special interest it is not exempt. Refer to roads report for rate.

Recommendation

Permission is recommended with conditions.

Dominic O'Brien
Dominic O'Brien SEP 15 08/12

First Schedule

Standard

Second Schedule

Conditions

C1 plans etc

C2 prior to commencement of development revised drawings at a scale of 1:50 shall be submitted for the written agreement of the Planning Authority which take into account the following:

- The detailing of widened entrances.
- The omission of the awnings.

In the interests of the architectural integrity of the buildings which are of historic merit.

Grant McDowell
A/DOS
15/8/12

AN BORD PLEANULA
09 JUN 2020
Type: _____
By: _____

of the proposed development, it is unlikely to impact negatively on the integrity of those sites. Accordingly it is considered that a Natura Impact Statement for the purposes of Article 6 of the Habitats Directive is not required to be submitted.

Flood risk

Refer to Drainage report.

Internal Technical Referrals

Technical reports as no objections subject to conditions.

Conservation report is noted.

Submissions

A letter of objection has been received from an adjacent property raising the following issues;

1. A right of way concern over the apparent link from nos 52/53 to the escape route hallway.
2. licensing issue.
3. extraction fans and ducts routing.

This objection has been clarified in revised drawings.

Assessment

A cover letter sets out the proposal;

- It will function as a licenced restaurant making its products (pasta/pizzas/breads etc) in central kitchen in no 53.
- Hours of opening proposed 8am-11.30.
- The removal of the rear roof (53) is to facilitate the creation of an outdoor eating area.
- Two Victorian style awnings are proposed.
- Widened doors to both 52 and 53 as required by fire office.

I note revised drawings showing ground floor layout amendments to address issues raised by third party.

No 53 is vacant for some time and appears to have been last used as a charity shop.

Having regard to the location, to the recent site history, and to the nature of the proposed use, from a planning perspective the change of use is considered acceptable.

A number of concerns with detailing can be appropriately conditioned, eg awnings and door details. I consider the omission of the awning proposed for no 53 desirable on architectural grounds since it would interfere with the symmetry of a fine design and detailed shopfront. No 52 is a Protected Structure and the fascia detailing is visually disrupted by the proposed awning.

Planning Report**Tp 12/ 35314****52/53 North Main Street****Summary recommendation****Permission with conditions.****Site Description**

these two buildings are part of a varied terrace of architectural styles on the eastern side of North Main Street.

Development Description

Permission is sought;

- A change of use of the ground floor of 53 from retail to a licensed cafe/restaurant use,
- The widening of the front entry doors,
- The removal of the rear flat roof,
- The provision of awnings to the front of 52 and 53,
- The installation of a new preparation kitchen within 53 and associated site works.

No 52 is a Protected Structure.

Planning History

No recent planning history record.

Policy Context

The current City Development Plan contains a number of policies and objectives of relevance including;

- City Centre Retail Area.
- North Main Street Architectural Conservation Area.
- Zone of Archaeological Potential.
- Chaps 9/13/15 & 17 refers in particular.
- Protected Structure no 52 PS 1057. Both buildings are identified on the NIAH. (refer to file.)

Sub-threshold EIS and Appropriate Assessment

Having regard to Article 103 (as amended art 14 Planning and Development Regulations 2011) and Schedule 7 of the Planning and Development Regulations 2001-11, it is considered that the proposed development by reason of its nature, scale and location would not be likely to have significant effects on the environment. Accordingly it is considered that an EIS is not required to be submitted.

There are two Natura 2000 sites to take account of: the Cork Harbour SPA and the Great Island Channel cSAC. In respect of which it is considered that having regard to the nature, scale and location



NO PLEA

09 JUN 2020

type:

py:

Comhairle Cathrach Chorcaí Cork City Council



Halla na Cathrach
Corcaigh.

Fón/Tel: 021-4924000
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Lionra/Web: www.corkcity.ie Tag/Ref

Schedule of Conditions attached to
Planning Permission issued by Cork
City Council - Ref. T.P.12/35314

Second Schedule

7 cont/d.....

- Class 1 - Roads, Transportation Infrastructure and Facilities
- Class 2 - Water and Drainage Infrastructure and Facilities
- Class 3 - Parks, Recreation, Amenity and Community Facilities

The present value of the contribution as determined under the GDCS made by Cork City Council on the 27th April, 2009 is €826.16, which sum is subject to indexation in accordance with the Consumer Price Index prevailing at the date of payment and subject further to such exemptions or reductions as apply to the proposed development having regard to the provisions of Table 5 of the GDC Scheme and to such partial refund of 64 % of the contributions paid in respect of first time buyers of residential property, not exceeding 108 square metres, as set out in Table 5 of the GDC Scheme.

Reason: To comply with the General Development Contribution Scheme which was adopted by Cork City Council on 27th April, 2009 and in the interests of the proper planning and sustainable development of the area.

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Second Schedule

6 cont/d.....

Details of the agreement shall be submitted to the Planning Authority for record purposes.

- (ii) All New Meters shall include a transponder with each meter and both shall be to Cork City Council Water Department specification. They shall be installed by Water Department.
- (iii) A metering proposal document shall be agreed with the Water Department prior to commencement on site where more than one user is involved. Details of the agreement shall be submitted to the Planning Authority for record purposes.
- (iv) Prior to occupation and departure of the premises the occupier shall inform the Water Department Metering Section of any change in water user details for charging purposes.
- (c) Any redundant water services shall be traced back to the public main by the developer and shall be blanked off by Cork City Council at the developer's expense.
- (d) Any existing lead services pipes to the site shall be replaced / made redundant at no cost to the local authority. This work shall be carried out to the satisfaction of the water department Cork City Council.
- (e) The various water connections shall be agreed with the Cork City Council Water Section before work commences.
- (f) All work shall comply to the City Council's General Specifications for Watermains and Services for New Developments.

Reason: In the interests of a satisfactory water supply.

7. Prior to the commencement of the proposed development, the Developer shall pay or enter into an agreement with the Planning Authority to pay a contribution to Cork City Council in respect of the following classes of public infrastructure and facilities benefiting development in the City of Cork and that is provided or that is intended to be provided by or on behalf of Cork City Council, in accordance with the General Development Contributions Scheme ("the GDCS scheme"):

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Second Schedule

5 cont/d.....

- (d) All waste water from all proposed kitchens and food preparation areas shall drain to a suitable grease trap/interceptor prior to discharge to the public sewerage system. Grease traps shall be designed to BS EN 1825 or similar as approved by the Planning Authority. Full details of the proposed grease trap/interceptor, including details of the proposed maintenance regime shall be submitted to and agreed in writing with the Planning Authority.
No under-sink or other type of food macerators/grinders for processing and discharging waste food to the drainage system shall be installed;
- (e) Where existing connections are to be retained, a CCTV survey shall be carried out of all existing drain connections to the public sewers and results submitted to the Planning Authority. Where necessary, remedial works shall be carried out, the scope of these works will be determined by the Planning Authority.
- (f) Where existing connections to the public sewerage are to become redundant the public sewerage shall be made good. Any Redundant drains shall be sealed and blocked off at site boundary. Proposals in this respect shall be submitted to and agreed in writing with the Planning Authority.

Reason: In the interests of public health.

6.(a) The Café/Restaurant shall have:-

- (i) A separate metered water supply. The metering arrangements shall be agreed with the City Council Water Section prior to commencement of works on site.
 - (ii) Cold water storage of not less than one days demand shall be provided.
 - (iii) All fittings except drinking points shall be fed from storage.
 - (iv) Each WC suite installed in an existing non-domestic premises, whether in an additional WC suite or a replacement for an existing suite, shall have a maximum flush of 6 litres using a multi flush or single flush facility.
- (b)(i) A 1:200 map showing the position of existing / proposed meters for the building shall be submitted to the Water Department prior to development commencing.

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Second Schedule

4 cont/d....

In the event of accidental damage to the public footway/roadway the applicant shall be responsible for its immediate temporary reinstatement. Cork City Council at all times reserves its right to undertake the said works, at the applicant's expense, in the event of failure or unsatisfactory execution of the works. The cost of same shall be calculated in accordance with the Roads and Transportation Directorate schedule of reinstatement charges prevailing at the date of the works by Cork City Council.

- (c) Building number (or name(s) & numbers) shall be prominently displayed to Cork City Council satisfaction.
- (d) Surface water from (down-pipes or) site shall not run across public footpath (or road).

Reason: In the interests of safety of pedestrians and road users.

- 5.(a) Prior to commencement, Site specific flood risk assessment to be submitted having regard to the vulnerability and proposed use of the property. Risk assessment to include Proposals detailing measures to address the risk of flooding within the property, including measures with respect to managing and mitigating flood risk to occupants and users, and shall also address egress from the building in the event of a flood, together with flood resilience & protection of the building.

Building Ground Floor Levels to Ordnance Datum (Malin Head) to be submitted.

- (b) All drainage shall be separated throughout. All paved and roofed areas shall discharge to the storm drainage system. All toilets, urinals, wash hand basins, sinks, showers, baths, dishwashers and washingmachines shall discharge to the foul drainage system. Drainage to be on separate systems connected at last manhole within development at site boundary;
- (c) All storm runoff and foul water from the proposed development shall discharge to existing drains located within the site boundary. There shall be no new connections to the public sewerage.

LDG-	ADP-	Fee: €	Time:
		09.2020	
			By:

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Second Schedule

3 cont/d.....

Alternatively, a communal type storage area may be provided for a larger type bin. It will be necessary in all cases to be able to present the wheeled bins at a convenient location for refuse collection. Details of waste storage and presentation shall be agreed with the Planning Authority.

- (j) All waste oil shall be dealt with in a manner agreed with Cork City Council and shall not be presented for refuse collection or for disposal at any landfill site. Prior to commencement of development the developer shall submit to the Planning Authority for its written agreement, proposals for dealing with waste oil.
- (k) Upon commissioning of the structure, noise from activities associated with this development shall not give rise to noise levels off site exceeding 55 dB(A) Leq, 15 minutes during the hours of 0800-2200 and 45 dB(A), Leq, 15 minutes during the hours of 2200-0800. There shall be no audible tonal or impulsive noise. The developer shall engage the services of a noise specialist to assess compliance with this condition as required.
- (l) Noise from the premises shall not exceed the background levels by more than 5 dB(A) between 0800 hours and 2200 hours and by more than 3 dB(A) at any other time when measured at any external position at a noise sensitive premises. The noise level shall be measured as Leq, 15 minutes.

Reason: In the interests of orderly disposal and management of waste.

- 4.(a) Gates/doors shall be recessed and/or be incapable of opening outwards, steps and access ramps shall be recessed or contained within the curtilage of the proposed development, in order not to impede or obstruct the public road.
- (b) Planning permission for the proposed development does not entitle the developer to undertake works which would involve excavation or damage to the public road, or to erect a hoarding, scaffolding or temporary fencing on the public footway/roadway. The specific consent by way of licence from Cork City Council (Roads Protection and Asset Management Division), will be required for any such works, subject to compliance with the licence conditions as based on the "Directions for the Management and Control of Roadworks in Cork City".

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Schedule of Conditions attached to Planning Permission issued by Cork City Council - Ref. T.P.12/35314

Second Schedule

3 cont/d....

- (d) Working hours during site clearance and construction shall be restricted to 0800-1800 hours on Mondays to Fridays and to 0800-1600 hours on Saturdays. Activities outside these hours shall require the prior approval of the Planning Authority.
- (e) All builders' rubble arising from this development shall be assessed for reuse on site. Waste Gypsum shall be segregated and delivered to an appropriate facility. Construction and demolition waste shall be segregated and disposed of at an authorised facility.
- (f) Construction waste such as wood, metal, and cardboard, shall be segregated and submitted for recycling. Waste Gypsum shall be segregated and delivered to an appropriate facility. Hazardous construction waste such as paint, lubricants, oil, lighting, wood preservative shall be segregated and disposed of at an approved facility.
- (g) The developer shall ensure that any waste removed off-site during site clearance operations or construction works will be removed by authorised waste contractors only. The material shall only be taken to sites authorised by Cork City Council or the Environmental Protection Agency.
- (h) The developer shall provide and maintain within the confines of the site, facilities for the storage of recyclable materials e.g. paper, cardboard, glass, metal. The developer shall make arrangements for the proper collection and submission for recycling of these materials.
- (i) The developer shall provide within the curtilage of the site designated vented waste storage space of sufficient capacity to accommodate the segregated storage of municipal waste, food waste and mixed dry recyclables. Sufficient space for the storage of at least

3 No. of 0.240m² wheeled bins.

AN BORD PÁNAÍ

LDG- _____
ABP- _____

09.05.20

Fee: € _____
Time: _____

Comhairle Cathrach Chorcaí Cork City Council



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Corcaigh.

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Tag/Ref

Schedule of Conditions attached to Planning Permission issued by Cork City Council - Ref. T.P.12/35314

Second Schedule

1. The development shall be carried out in accordance with the drawings and specifications submitted to the Planning Authority on 27/06/12 except where altered or amended by conditions in this permission.

Reason: To enable the Planning Authority to check the proposed development when completed.

2. Prior to commencement of development revised drawings at a scale of 1:50 shall be submitted for the written agreement of the Planning Authority which take into account the following:-
 - The detailing of widening entrances.
 - The omission of the awnings.

Reason: In the interests of the architectural integrity of the buildings which are of historic merit.

- 3.(a) The Developer shall ensure that no appreciable negative environmental impacts occur because of the construction works associated with this development. The developer shall give particular attention to dust, noise, odour, litter, dirt on public roads, surface water runoff, spillage of fuel oils. Operations liable to produce dust shall be screened and dust suppression devices used where appropriate. Fuel oils and other chemicals shall be adequately banded, with bands having volumes of at least 110% of the volumes of fuel stored. Prior to commencement of development the developer shall submit to the Planning Authority for agreement, details outlining how these issues are to be addressed.
- (b) The developer shall take measures to ensure that construction works do not give rise to dirt or litter on the public road, and shall be responsible for the immediate removal from the public road, of any dirt or litter caused by the construction works.
- (c) Noise during site clearance and construction shall not exceed 65 dB (A), Leq 30minutes and the peak noise shall not exceed 75 dB (A), when measured at any point off site.

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Corcaigh.

RE: T.P.12/35314

FIRST SCHEDULE

Having regard to the zoning provisions of the Cork City Development Plan, 2009-2015 and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the amenities of the area or of properties in the vicinity, would be acceptable in terms of traffic and pedestrian safety and convenience and would, therefore, be in accordance with the proper planning and sustainable development of the area.

AN BORD PLEANála	
LDC:	
APP:	
Fee: €	09 June 2020
Type:	
Time:	By:

NOTES

1. An appeal against a decision of a planning authority, under section 34 of the Planning and Development Act 2000, may be made to An Bord Pleanála within 4 weeks beginning on the date of decision. An appeal shall be made in writing and shall state the subject matter of the appeal and the grounds of the appeal. An appeal by the applicant for permission should be accompanied by this form. In the case of an appeal by any other person, the name of the applicant, particulars of the proposed development and the date of the decision of the planning authority should be stated.

The correct fee must accompany each appeal to An Bord Pleanála. For clarification of correct fee please contact An Bord Pleanála.

For details of the new Appeals procedure, please note attached leaflet.

*Appeals should be addressed to: An Bord Pleanála,
64 Marlborough Street,
Dublin 1.*

2. Grant of permission under the Planning and Development Act 2000 is not to be taken as a waiver of the provisions of any local Act, Order, Regulation or any other Statutory Provision in force in Cork City.
3. This notification does not exempt the applicant from any requirements which the Fire Authority, pursuant to the Fire Services Act, 1981, and the Building Control Regulations, 1992, made pursuant to the Building Control Act, 1990, may require to be implemented. These requirements may call for changes in the constructional details of the development. You are therefore advised to contact the Fire Department, Cork City Council to discuss these matters prior to the submission of the Commencement Notice (as required by Article 6, Part 2 of the Building Control Regulations, 1992) and the making of an application for a Fire Safety Certificate pursuant to Article 9, Part 3 of said Building Control Regulations, 1992 (if applicable).
4. The Applicant should note that changes in the Constructional details consequent on 3 above may require permission under the Planning and Development Act 2000.
5. The Planning Authority, in deciding this planning application, has had regard to any submissions or observations received in accordance with the Planning and Development Regulations 2001-2006.
6. In accordance with Article 20 of the Planning and Development Regulations 2006 you are hereby required to remove forthwith any site notice erected in respect of this planning application.

COMHAIRLE CATHRACH CHORCAÍ - CORK CITY COUNCIL

PLANNING AND DEVELOPMENT ACT 2000

NOTIFICATION OF DECISION TO GRANT

PERMISSION

SUBJECT TO CONDITIONS UNDER SECTION 34 OF THE ACT OF 2000

TO: Black Dog Bars Ltd.,
c/o Huw O'Toole Architects,
11-12 Marlboro Street,
Cork.

Reg No. T.P.12/35314

Application Received: 27/06/12

Unsolicited Additional Information Received: 16/08/12

In pursuance of the powers conferred upon them by the above mentioned Acts, Cork City Council have by order dated 21st August, 2012 decided to grant PERMISSION for the development of land, namely:

Permission at 52-53 North Main Street, Cork for the change of use of the ground floor from retail to a licensed café/restaurant use, the widening of the front entry doors and provision of awnings to the front of No's 52 and 53, the removal of the rear flat roof and installation of a new preparation kitchen within No. 53 and associated works. No. 52 is a protected structure.

In accordance with plans and particulars submitted on 27/06/12 & Unsolicited Additional Information Received on 16/08/12

Subject to the conditions and reasons set out in the attached Schedule.

If there is no appeal against said decision, a grant of PERMISSION in accordance with the decision, will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanála (see footnote).

It should be noted that until a grant of PERMISSION has been issued, the development in question is NOT AUTHORISED.

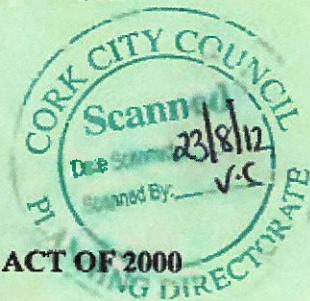
NB. This permission is subject to 7 condition(s).

Signed on behalf of Cork City Council

J. Whelan

Senior Staff Officer, Strategic Planning and Economic Development Directorate Date: 21/08/12

NB See Notes Overleaf.



AN BORD PLEANÁLA	
LDG:	09 JUN 2012
APP:	Type:
FEED:	By:
DATE:	

Comhairle Cathrach Chorcaí Cork City Council



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Schedule of Conditions attached to
Planning Permission issued by Cork
City Council - Ref. T.P.12/35314

Second Schedule

7 cont/d.....

- Class 1 - Roads, Transportation Infrastructure and Facilities
- Class 2 - Water and Drainage Infrastructure and Facilities
- Class 3 - Parks, Recreation, Amenity and Community Facilities

The present value of the contribution as determined under the GDCS made by Cork City Council on the 27th April, 2009 is €826.16, which sum is subject to indexation in accordance with the Consumer Price Index prevailing at the date of payment and subject further to such exemptions or reductions as apply to the proposed development having regard to the provisions of Table 5 of the GDC Scheme and to such partial refund of 64 % of the contributions paid in respect of first time buyers of residential property, not exceeding 108 square metres, as set out in Table 5 of the GDC Scheme.

Reason: To comply with the General Development Contribution Scheme which was adopted by Cork City Council on 27th April, 2009 and in the interests of the proper planning and sustainable development of the area.

AN BORD PLEANÁLA

LDG-	
ABP-	
Fee: €	69 JUL 2020
Time:	
By:	

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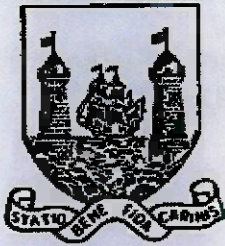
6 cont/d.....

- Details of the agreement shall be submitted to the Planning Authority for record purposes.
- (ii) All New Meters shall include a transponder with each meter and both shall be to Cork City Council Water Department specification. They shall be installed by Water Department.
 - (iii) A metering proposal document shall be agreed with the Water Department prior to commencement on site where more than one user is involved. Details of the agreement shall be submitted to the Planning Authority for record purposes.
 - (iv) Prior to occupation and departure of the premises the occupier shall inform the Water Department Metering Section of any change in water user details for charging purposes.
 - (c) Any redundant water services shall be traced back to the public main by the developer and shall be blanked off by Cork City Council at the developer's expense.
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 - (e) The various water connections shall be agreed with the Cork City Council Water Section before work commences.
 - (f) All work shall comply to the City Council's General Specifications for Watermains and Services for New Developments.

Reason: In the interests of a satisfactory water supply.

7. Prior to the commencement of the proposed development, the Developer shall pay or enter into an agreement with the Planning Authority to pay a contribution to Cork City Council in respect of the following classes of public infrastructure and facilities benefiting development in the City of Cork and that is provided or that is intended to be provided by or on behalf of Cork City Council, in accordance with the General Development Contributions Scheme ("the GDCS scheme"):

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5 cont/d.....

- (d) All waste water from all proposed kitchens and food preparation areas shall drain to a suitable grease trap/interceptor prior to discharge to the public sewerage system. Grease traps shall be designed to BS EN 1825 or similar as approved by the Planning Authority. Full details of the proposed grease trap/interceptor, including details of the proposed maintenance regime shall be submitted to and agreed in writing with the Planning Authority.

No under-sink or other type of food macerators/grinders for processing and discharging waste food to the drainage system shall be installed;

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Reason: In the interests of public health.

- 6.(a) The Café/Restaurant shall have:-

- (i) A separate metered water supply. The metering arrangements shall be agreed with the City Council Water Section prior to commencement of works on site.
- (ii) Cold water storage of not less than one days demand shall be provided.
- (iii) All fittings except drinking points shall be fed from storage.
- (iv) Each WC suite installed in an existing non-domestic premises, whether in an additional WC suite or a replacement for an existing suite, shall have a maximum flush of 6 litres using a multi flush or single flush facility.

- (b)(i) A 1:200 map showing the position of existing / proposed meters for the building shall be submitted to the Water Department prior to development commencing.

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4 cont/d....

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- (c) Building number (or name(s) & numbers) shall be prominently displayed to Cork City Council satisfaction.
- (d) Surface water from (down-pipes or) site shall not run across public footpath (or road).

Reason: In the interests of safety of pedestrians and road users.

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Building Ground Floor Levels to Ordnance Datum (Malin Head) to be submitted.
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3 cont/d.....

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- (k) Upon commissioning of the structure, noise from activities associated with this development shall not give rise to noise levels off site exceeding 55 dB(A) Leq, 15 minutes during the hours of 0800-2200 and 45 dB(A), Leq, 15 minutes during the hours of 2200-0800. There shall be no audible tonal or impulsive noise. The developer shall engage the services of a noise specialist to assess compliance with this condition as required.
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Reason: In the interests of orderly disposal and management of waste.

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- (i) The developer shall provide within the curtilage of the site designated vented waste storage space of sufficient capacity to accommodate the segregated storage of municipal waste, food waste and mixed dry recyclables. Sufficient space for the storage of at least

3 No. of 0.240m² wheeled bins.

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1. The development shall be carried out in accordance with the drawings and specifications submitted to the Planning Authority on 27/06/12 except where altered or amended by conditions in this permission.

Reason: To enable the Planning Authority to check the proposed development when completed.

2. Prior to commencement of development revised drawings at a scale of 1:50 shall be submitted for the written agreement of the Planning Authority which take into account the following:-

- The detailing of widening entrances.
- The omission of the awnings.

Reason: In the interests of the architectural integrity of the buildings which are of historic merit.

- 3.(a) The Developer shall ensure that no appreciable negative environmental impacts occur because of the construction works associated with this development. The developer shall give particular attention to dust, noise, odour, litter, dirt on public roads, surface water runoff, spillage of fuel oils. Operations liable to produce dust shall be screened and dust suppression devices used where appropriate. Fuel oils and other chemicals shall be adequately bunded, with bunds having volumes of at least 110% of the volumes of fuel stored. Prior to commencement of development the developer shall submit to the Planning Authority for agreement, details outlining how these issues are to be addressed.

- (b) The developer shall take measures to ensure that construction works do not give rise to dirt or litter on the public road, and shall be responsible for the immediate removal from the public road, of any dirt or litter caused by the construction works.

- (c) Noise during site clearance and construction shall not exceed 65 dB (A), Leq 30 minutes and the peak noise shall not exceed 75 dB (A), when measured at any point off site.

Stamp: PLENÁLA 2012

Feilte:	By:
Time:	

Comhairle Cathrach Chorcaí Cork City Council



Halla na Cathrach
Corcaigh.

Fón/Tel: 021-4924000

Faics/Fax: 021-4314238

Lionra/Web: www.corkcity.ie

Tag/Ref

RE: T.P.12/35314

FIRST SCHEDULE

Having regard to the zoning provisions of the Cork City Development Plan, 2009-2015 and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the amenities of the area or of properties in the vicinity, would be acceptable in terms of traffic and pedestrian safety and convenience and would, therefore, be in accordance with the proper planning and sustainable development of the area.

COMHAIRLE CATHRACH CHORCAÍ

CORK CITY COUNCIL

Number of Order: 2707/12

Subject: Decision to grant PERMISSION under the Planning & Development Act 2000

Order:

1. In pursuance of the powers conferred on Cork City Council by the Planning and Development Act 2000, it is hereby decided that PERMISSION is to be granted to: Black Dog Bars Ltd., c/o Huw O'Toole Architects, 11-12 Marlboro Street, Cork.

For the development of land, namely: Permission at 52-53 North Main Street, Cork for the change of use of the ground floor from retail to a licensed café/restaurant use, the widening of the front entry doors and provision of awnings to the front of No's 52 and 53, the removal of the rear flat roof and installation of a new preparation kitchen within No. 53 and associated works. No. 52 is a protected structure.

In accordance with particulars and plans submitted by: Black Dog Bars Ltd., c/o Huw O'Toole Architects, 11-12 Marlboro Street, Cork.

on 27/06/12 and Unsolicited Additional Information Received on 16/08/12 Ref No. in Planning Register T.P.12/35314

Subject to the conditions and reasons set out in the attached Schedule.

2. The PERMISSION is to be granted, subject to the said conditions, provided no appeal is made to An Bord Pleanála, within the statutory time for the making of such appeals.

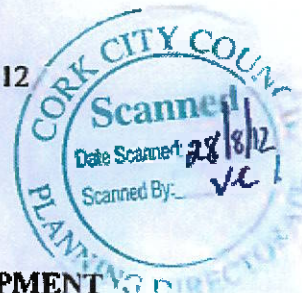
The Staff Officer, Planning Department is hereby authorised to sign the notification of decision to grant and the notification of the grant PERMISSION

Dated 21st day of August

2012

A. McDowell
A/DIRECTOR OF SERVICES

STRATEGIC PLANNING AND ECONOMIC DEVELOPMENT



Comhairle Cathrach Chorcaí Cork City Council



Halla na Cathrach
Corcaigh.

TO: Black Dog Bars Ltd
c/o. Huw O' Toole Architects
11-12 Marlboro Street,
Cork

RE/ PLANNING AND DEVELOPMENT ACT 2000
NOTIFICATION OF FINAL GRANT


Planning Register Number: 12/35314
Valid Application Receipt Date: 27/06/2012



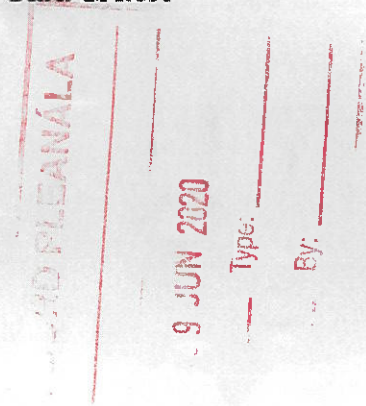
In pursuance of the powers conferred upon them by the above mentioned Acts, Cork City Council have by Order dated 21/08/2012 **GRANTED PERMISSION** to the above named, for the development of land, namely:-

for the change of use of the ground floor from retail to a licensed cafe/restaurant use, the widening of the front entry doors and provision of awnings to the front of No's 52 and 53, the removal of the rear flat roof and installation of a new preparation kitchen within No. 53 and associated site works. No 52 is a protected structure. AT 52-53 North Main Street Cork subject to the 7 conditions set out in the schedule attached to said order.

Signed on behalf of Cork City Council


Administrative Officer, Strategic Planning &
Economic Development Directorate

Date: 21/09/2012



Comhairle Cathrach Chorcaí Cork City Council



Halla na Cathrach
Corcaigh.

**Schedule of Conditions attached to
Planning Permission issued by Cork
City Council - Ref. T.P.13/35544**

Second Schedule

1. The development shall be carried out in accordance with the drawings and specifications submitted to the Planning Authority on 27/02/13 except where altered or amended by conditions in this permission.

Reason: To enable the Planning Authority to check the proposed development when completed.

2. Prior to commencement of development revised drawings at a scale of 1:50 shall be submitted for the written agreement of the Planning Authority which take into account the following:-

- The detailing of widening entrances.
- The omission of the awnings.

Reason: In the interests of the architectural integrity of the buildings which are of historic merit.

RECORD PLANNING	09 JUN 2020	Type: _____	By: _____
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Comhairle Cathrach Chorcaí
Cork City Council

27-06-2012

12/353141
Strategic Planning & Economic
Development Directorate

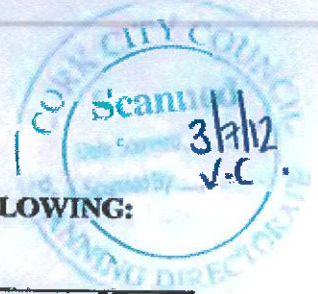
PLANNING APPLICATION FORM

COMHAIRLE CATHRACH CHORCAÍ

CORK CITY COUNCIL

Fón/Tel: 021-4966222
Lionra/Web: www.corkcity.ie
R-Phost/E-mail: planning@corkcity.ie

Planning & Development Directorate
City Hall,
Cork.



BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING:

STANDARD PLANNING APPLICATION FORM AND ACCOMPANYING DOCUMENTATION:

Please ensure that each section of this application form is fully completed and signed. The applicant should enter n/a (not applicable) where appropriate.

Please ensure that all necessary documentation is attached to your application form.

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application.

ADDITIONAL INFORMATION

It should be noted that each planning authority has its own development plan, which sets out local development policies and objectives for its own area. The authority may therefore need supplementary information (i.e. other than that required in this form) in order to determine whether the application conforms with the development plan and may request this on a supplementary application form.

Failure to supply the supplementary information will not invalidate your planning application. However, if it is not supplied, the planning authority may not be able to reach a decision on whether or not to grant permission on the basis of the information available to it. Therefore failure to supply this information could delay the decision on an application or lead to a refusal of permission.

Applicants should therefore contact the relevant planning authority to determine what local policies and objectives would apply to the development proposed and whether additional information is required.

LDG-

Fee: €

Type:

Time:

By:

DATA PROTECTION

The planning process is an open and public one. In that context, all planning applications are made available for public inspection and Cork City Council publishes weekly lists of planning applications received and decisions made. This information is also placed on our website.

It has come to our attention that the publication of planning applications by planning authorities can lead to applicants being targeted by persons in the business sector engaged in direct marketing. In response to a request from the Data Protection Commissioner, you are hereby given an opportunity to indicate a preference with regard to the receipt of direct marketing arising from the lodging of a planning application. Direct marketing may be by post, by telephone, by hand or by e-mail or text message.

If you are satisfied to receive direct marketing please tick this box.



N.B. It is the responsibility of those entities wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 & 2003 taking account of the preference outlined above.

PLANNING APPLICATION FORM

1. Name of Relevant Planning Authority: **Cork City Council**
2. Location of Proposed Development:

Postal Address or Townland or Location (as may best identify the land or structure in question)	52-53 NORTH MAIN STREET CORK.
Ordnance Survey Map Ref No (and the Grid Reference where available) ¹	6383

Cork City Council

Comhairle Cathrach Chorcaí

3. Type of planning permission (please tick appropriate box):

- ☒ Permission
☐ Permission for retention
☐ Outline Permission
☐ Permission consequent on Grant of Outline Permission

4. Where planning permission is consequent on grant of outline permission:

Outline Permission Register Reference Number: _____

Date of Grant of Outline Permission: 1/1/

5. Applicant²:

Name(s)	Black Dog Bars Ltd.
---------	---------------------

Address to be supplied at Question 23

6. Where Applicant is a Company (registered under the Companies Acts 1963 to 1999):

Name(s) of company director(s)	Chiona Mc Labe.
Registered Address (of company)	8 Colahung St. Cork.
Company Registration No.	489851
Telephone No.	
Email Address (if any)	
Fax No. (if any)	

09 JUN 2020

Fee: € _____ Type: _____

Time: _____ By: _____ 3

7. Person/Agent acting on behalf of the Applicant (If any):

Name	Huw O'Toole
------	-------------

Address to be supplied at Question 24

8. Person responsible for preparation of Drawings and Plans ³:

Name	
Firm / Company	HUW O'TOOLE DESIGNS LTD 11-12 Marlboro Street, Cork 087 804 1636 Info@huwotoole.com www.huwotoole.com

9. Description of Proposed Development:

Brief description of nature and extent of development	The erection of awnings to 52+53 N. main st. change of use from retail to cafe/restaurant on no. 53. widening of entry down 52+53. New removal rear roof NO. 52 + new prep kitchen to NO. 53
---	---

10. Legal Interest of Applicant in the Land or Structure:

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner	B. Occupier
	C. Other	<input checked="" type="checkbox"/>
Where legal interest is 'Other', please expand further on your interest in the land or structure		
If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation		

11. Site Area:

Area of site to which the application relates in hectares	0.047 ha
---	----------

470 m²

12. Where the application relates to a building or buildings:

Gross floor space ⁵ of any existing building(s) in m ²	470m ²
Gross floor space of proposed works in m ²	112
Gross floor space of work to be retained in m ² (if appropriate)	—
Gross floor space of any demolition in m ² (if appropriate)	Roof removal 48m ²

13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

Class of Development	Gross floor area in m ²
NA	

14. In the case of residential development please provide breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses							
Apartments			NA				
Number of car-parking spaces to be provided	Existing:	Proposed:		Total:			

15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use ⁶ (or previous use where retention permission is sought)	Retail Shop.
--	--------------

Fee: € _____
 Time: _____ Py: 5

Proposed use (or use it is proposed to retain)	licensed café + restaurant. Preparation kitchen
Nature and extent of any such proposed use (or use it is proposed to retain)	This would be a licensed café from 8am - 11.30pm. Baking + Delicatessen included

16. Social and Affordable Housing

Please tick appropriate box	Yes	No
Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies? ⁷		
<p>If the answer to the above question is "yes" and the development is not exempt (see below), you must specify, as part of your application, the manner in which you propose to comply with section 96 of Part V of the Act.</p> <p>If the answer to the above question is "yes" but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000⁸, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p> <p>If the answer to the above question is "no" by virtue of section 96(13) of the Planning and Development Act 2000⁹, details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.</p>		

17. Development Details

Please tick appropriate box	Yes	No
Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?	✓ N052	✗

Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?	✓	NA
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994 ¹⁰		✓
Does the application relate to work within or close to a European Site (under S.I. No.94 of 1997) or a Natural Heritage Area?		✓
Does the proposed development require the preparation of an Environmental Impact Statement ¹¹ ?		✓
Does the application relate to a development which comprises or is for the purposes of an activity requiring an integrated pollution prevention and control licence?		✓
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?		✓
Do the Major Accident Regulations apply to the proposed development?		✓
Does the application relate to a development in a Strategic Development Zone?		✓
Does the proposed development involve the demolition of any habitable house ¹² ?		✓

AN BORD PLEANÁLA

LDG- _____

ABP- _____

09.03.2011

Fee: € _____

Time: _____ Dy: 7

18. Site History

Details regarding site history (if known)
Has the site in question ever, to your knowledge, been flooded? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details e.g. year, extent. Ground Floor no. 52. WITHIN. LAST 20 YEARS
Are you aware of previous uses of the site e.g. dumping or quarrying? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details.
Are you aware of any valid planning applications previously made in respect of this land/structure? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known: Reference No.: _____ Date: _____ If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001 as amended.
Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development ¹³ ? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> An Bord Pleanála Reference No.: _____

19. Pre-application Consultation

<i>Has a pre-application consultation taken place in relation to the proposed development?</i>	
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If yes, please give details:	
Reference No. (if any): _____	
Date(s) of consultation: <u>15 / 2012</u>	
Persons involved: <u>Michelle Delaney Pat Ruane.</u>	

20. Services

Proposed Source of Water Supply	
Existing connection <input checked="" type="checkbox"/>	New connection <input type="checkbox"/>
Public Mains <input checked="" type="checkbox"/>	Group Water Scheme <input type="checkbox"/> Private Well <input type="checkbox"/>
Other (please specify): _____	
Name of Group Water Scheme (where applicable) _____	
Proposed Wastewater Management/Treatment	
Existing <input checked="" type="checkbox"/>	New <input type="checkbox"/>
Public Sewer <input checked="" type="checkbox"/>	Conventional septic tank system <input type="checkbox"/>
Other on-site treatment system <input type="checkbox"/> Please specify _____	
Proposed Surface Water Disposal	
Public Sewer/Drain <input checked="" type="checkbox"/>	Soakpit <input type="checkbox"/>
Watercourse <input type="checkbox"/>	Other <input type="checkbox"/> Please specify _____

AN BORD PLEANÁLA	
LDG- _____	ADP- _____
69 JUN 2012	
Fee: € _____	9
Time: _____	By: _____

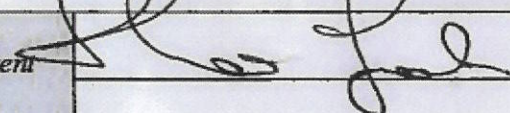
21. Details of Public Notice

Approved newspaper ¹⁵ in which notice was published	E-Echo.
Date of publication	23/6/12
Date on which site notice was erected	23/6/12

22. Application Fee

Fee Payable	851.20.
Basis of Calculation (Elevation + roof)	80+80+(192×3.6) 691.20 (floor area chimney). €851.20. checked with P. Cullen

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Act 2000, as amended, and the Regulations made thereunder:

Signed (Applicant or Agent as appropriate)	
Date	25/6/12.

NB Please ensure that, where appropriate, the attached Supplementary Application Form is also fully completed.

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements.

Cork City Council

Comhairle Cathrach Chorcaí


CONTACT DETAILS

23. Applicant address / contact details¹⁹

Applicant	
Address	HUW O'TOOLE DESIGNS LTD 11-12 Marlboro Street, Cork 087 804 1636 info@huwotoole.com www.huwotoole.com

Cliona Kieley
8 Coburn Street
Cork.

24. Agent's (if any) address¹⁹

Agent (if any)	
Address	HUW O'TOOLE DESIGNS LTD 11-12 Marlboro Street, Cork 087 804 1636 info@huwotoole.com www.huwotoole.com
Should all correspondence be sent to the above address? (please tick box)	
Yes [<input checked="" type="checkbox"/>] No [<input type="checkbox"/>]	
(Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)	

The name and address elements of the application provided in Questions 23-24 will be held, and be available for inspection / purchase by the public in accordance with the Planning and Development Act 2000 and associated regulations for a period of 7 years commencing on the date of the making of the decision.

ADDITIONAL CONTACT INFORMATION

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. These details will not be made available to any third party with the exception of An Bord Pleanála in the event of an appeal, where again it will only be used by An Bord Pleanála for the purposes of administering the appeal. The additional contact information will be destroyed on the completion of the application process and when no appeal is made to An Bord Pleanála.

X _____

AN BORD PLEANÁLA	
LD3-	_____
ABP-	_____
09 JUL 2020	
Fee: €	_____
Time:	_____

Cork City Council

Comhairle Cathrach Chorcaí

FOR OFFICE USE ONLY

Receipt No. 31013122989

Fee: Refund €851.20

Received _____

Balance Due _____

T.P. No. _____

Date Received 03/07/12

SUPPLEMENTARY APPLICATION FORM

Please answer all questions fully

1. Is this application in respect of an extension to the family home: Yes [] No [✓]

**N.B – The family home above must be your permanent private residence.
Your response will determine the level of Development Contribution payable.**

2. If the response to *Question 1* is Yes and if the Applicant's address supplied at *Question 23* is not the location of the proposed development, please clarify why this is the case:

3. Development Contribution: The floor area of the proposed development shall be calculated as the gross external floor area of all floorspace over all storeys and levels, including ground floor, mezzanine, basement and undercroft levels. Gross external floor area is measured from the outside of the external walls of any proposed building, or structure, and includes internal walls, passages, storage areas, voids etc.

Total gross floor area 1120 Sq.m

(include all floors and basements including basement car parking)

Gross floor area:

Existing Structure 5	External 1120 Sq. m
Proposed Works	External .. 192 Sq.m
Work to be retained	External 1120 Sq.m
To be demolished	External 0 Sq.m
Area subject to change of use	External 192 Sq.m

Rec: 6
Time: 13

Cork City Council

Comhairle Cathrach Chorcaí

4. Schedule of Floor Areas and Uses

- (a) A schedule of proposed floor areas and uses shall be provided with all applications.
(area is determined from the external dimensions)
- (b) Where a change of use is proposed, a Schedule of existing/permitted uses and floor areas shall be provided.
- (c) For Residential/Apartment development, a Schedule of floor areas of each unit shall be provided.

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate.

Signed:

Paul O'Loke
(Applicant or Agent as appropriate)

Date:

15/06/2012

CORK CITY COUNCIL

SITE NOTICE



I, BLACK DOG LTD,
intend to apply for permission ~~to erect/construct/alter/extend~~
~~to erect/construct/alter/extend~~ ¹ for development at this site
52-53 NORTH MAIN STREET CORK.

(NO 52 ISA Protected Structure) ²

The development will consist/consist ³ of THE CHANGE OF USE

FROM RETAIL TO A LICENCED CAFE/RESTAURANT, WIDENING OF

ENTRY DOORS, PROVISION OF AWWINGS TO 52+53, REMOVAL OF REAR FLAT
ROOF TO 53 + NEW PREPARATION KITCHEN IN 53 + ASSOCIATED WORKS.

The planning application may be inspected or purchased at the offices of
the planning authority at City Hall, Cork, Monday - Friday 9.30a.m. -
4.30p.m. A submission or observation in relation to the application may
be made in writing to the planning authority on payment of the
prescribed fee within the period of 5 weeks beginning on the date of
receipt by the authority of the application.

P.P. C. Kelly

Signed: 

Date of erection of site notice 23/06/2012

