

Question

Whether the change of use from
Furnished home to cafe is or is not
development ^{and} or is or is not

exempted Development at
The Boardwalk, 12 The Mall
Xoughton Park, County Cork

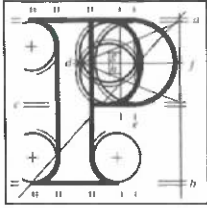
Reply

BPR201 to Bldg ~~Area~~ Led

BPR207 to Cork Co
Enforcement Section

Please check if there is an OWNER or
other ~~of~~ interested PARTIES to send sps to

D✓



An
Bord
Pleanála

Planning Appeal Form

Your details

1. Appellant's details (person making the appeal)

Your full details:

(a) Name

BOARDWALK COFFEE LTD

(b) Address

UNIT 4, YAWL BUSINESS PARK, FOXHOLE,
YOUGHAL, CO . CORK.

Agent's details

2. Agent's details (if applicable)

If an agent is acting for you, please **also** provide their details below. If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

NOT APPLICABLE

(b) Agent's address

Click or tap here to enter text.

AN BORD PLEANALA
LDG- 060940-23
ABP- _____
01 FEB 2023
Fee: € 220 Type: cheque
Time: _____ By: post

Postal address for letters

3. During the appeal we will post information and items to you or to your agent. For this appeal, who should we write to? (Please tick ✓ one box only.)

You (the appellant) at the address in Part 1

The agent at the address in Part 2

Details about the proposed development

4. Please provide details about the planning authority decision you wish to appeal. If you want, you can include a copy of the planning authority's decision as the appeal details.

(a) Planning authority

(for example: Ballytown City Council)

CORK COUNTY COUNCIL

(b) Planning authority register reference number

(for example: 18/0123)

D/277/22

(c) Location of proposed development

(for example: 1 Main Street, Baile Fearainn, Co Ballytown)

12 THE MALL, YOUGHAL, CO. CORK.

Appeal details

5. Please describe the grounds of your appeal (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

We have been reviewing the planning status of the coffee shop at The Boardwalk on the Mall, 12 The Mall, Youghal P36 VF85 with reference to Schedule 2 – Part 4 of the Planning and Development Regulations 2001-2022 - Exempted Development Classes of Use. The previous permitted use of the premises was as a funeral home permitted under P4.86 (file number 86/58004) granted by Youghal Urban District Council on 25th April 1986 and P.1/94 (file number 94/58001). In our opinion, the previous permitted use is Use Class 2(b) Professional Services other than health or medical services, where the services are provided principally to visiting members of the public (there being no specific mention of use as a funeral home within the classes of use). The current use as a café is, in our opinion, Use Class 2(c) Any Other Services where the services are provided principally to visiting members of the public (there being no specific mention of this or similar uses within the classes of use and the Class 2(c) description being open to use as a café). As change of use within Classes of Use is Exempted Development under Part 2 Exempted Development, Article 10(1) Changes of Use, of the Planning and Development Regulations 2001-2022, in our opinion, the change of use from funeral home to café is exempted development.

Supporting material

6. If you wish you can include supporting materials with your appeal.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

Acknowledgement from planning authority (third party appeals)

7. If you are making a third party appeal, you **must** include the acknowledgment document that the planning authority gave to you to confirm you made a submission to it.

Fee

8. You **must** make sure that the correct fee is included with your appeal. You can find out the correct fee to include in our Fees and Charges Guide on our website.

Oral hearing request

9. If you wish to request the Board to hold an oral hearing on your appeal, please tick the “yes, I wish to request an oral hearing” box below.

Please note you will have to pay an **additional non-refundable fee** of €50. You can find information on how to make this request on our website or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

Yes, I wish to request an oral hearing

No, I do not wish to request an oral hearing

NALA has awarded this document its Plain English Mark
Last updated: April 2019.



BOARDWALK COFFEE LIMITED
JNIT 4,
YAWL BUSINESS PARK,
FOXHOLE,
YOUGHAL,
CO. CORK

20-DEC-2022
11:56:49

Cork County Council
County Hall
Cork
Tel - 021 427 6891
VAT Registration No - 0007458M



Receipt : PL20002209

Header Details

Receipt Reference: PL20002209
Received From: BOARDWALK COFFEE LIMITED
Billing Address: UNIT 4,
YAWL BUSINESS PARK,
FOXHOLE,
YOUGHAL,
CO. CORK
Account No.: POS
7000004
Amount Paid (EUR): 80.00
Type: CHEQUE
Comments: DEC. OF EXEMPTION - D/277/22
Receipt Issued By: ACARRIGY
Receipt Date: 20-Dec-2022
Site: 0302 : Planning Floor 2
D/N/U: D
Invoice Reference: 9000227005 : CHEQUE

Line Details

From Reference	To Reference	Transaction Date	Remarks	Amount
PL20002209	9000227005	20-Dec-2022	DECLARATION OF EXEMPTION	80.00

RECEIPT IS ISSUED SUBJECT TO CLEARANCE OF CHEQUE/CREDIT CARD
ISSUED ON BEHALF OF
Planning Floor 2,
PLANNING FLOOR 2 TOWER,

