

Gildas Raphalen & Sinead Keays,
C/O John Morrisson Consulting Engineers Ltd.,
Kilclare Upper,
Conna,
Mallow,
Co. Cork
P51 KX26

18th September, 2024

REF: D/257/24
LOCATION: 55 Lower Cork Street, Mitchelstown, Co. Cork P67 CC89

**RE: DECLARATION OF EXEMPTED DEVELOPMENT UNDER SECTION 5 OF THE
PLANNING & DEVELOPMENT ACT 2000 - 2010.**

Dear Sir/Madam,

On the basis of the information submitted by you on 22nd August, 2024 the Planning Authority, having considered whether the change of use of a shop to an allied health professional clinic at **55 Lower Cork Street, Mitchelstown, P67 CC89** is or is not development or is or is not exempted development, has declared that it is **not exempted development**.

Reason for Decision

The Planning Authority in considering this referral, had particular regard to

- The details submitted to the Planning Authority on the 22nd August, 2024
- Section 3(1) of the Planning and Development Act 2000 (as amended)
- Article 10(1) of the Planning and Development Regulations 2001, (as amended)
- Part 4 of Schedule 2 of the Planning and Development Regulations 2001, (as amended)

And Whereas the Planning Authority hereby decides that

The change of use of a commercial property (Class 1 shop) to an allied health professional clinic (Class 8) constitutes "development" as defined in Section 3 of the Planning and Development Act 2000. There is no provision for exemption for change of use from Class 1 to Class 8 under exempted development provisions of the Planning and Development Act or Regulations.

The Planning Authority therefore determines that the said works involved are development and are **not exempted development**.

Please note that under Section 5 Subsection 3(a) where a declaration is issued under this section, any person issued with a declaration under subsection 2(a) may, on payment to

the Board of such fee as may be prescribed, refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.

Yours faithfully,



**KEVIN O'REGAN,
SENIOR EXECUTIVE OFFICER,
PLANNING DEPARTMENT.**

In order to process your query, it may be necessary for Cork County Council to collect Personal information from you. Such information will be processed in line with our privacy statement which is available to view at <https://www.corkcoco.ie/privacy-statement-cork-county-council>

Kay Ledgerwood,
70 Falcon Avenue,
Edinburgh,
Scotland
EH1 04AW

18th September, 2024

Our Ref.: D/257/24

Re: Declaration of Exempted Development under Section 5 of The Planning and Development Act 2000 – 2010.

Whether the use of a commercial property as an Allied Health Professional Clinic at 55 Lower Cork Street, Mitchelstown, Co. Cork P67 CC89 is or is not development or is or is not exempted development

Dear Madam,

Further to recent correspondence notifying you of a third-party Declaration with regard to the above development I enclose for your information copy of the Planning Authority's decision.

Yours faithfully,


KEVIN O'REGAN,
SENIOR EXECUTIVE OFFICER
PLANNING DEPARTMENT

Encl.

In order to process your query, it may be necessary for Cork County Council to collect Personal information from you. Such information will be processed in line with our privacy statement which is available to view at <https://www.corkcoco.ie/privacy-statement-cork-county-council>

SECTION 5 DECLARATION – PLANNER’S REPORT

File Reference: D/257/24

Description: Whether the change of use of a shop to an allied health professional clinic is or is not development or is or is not exempted development having regard to the Planning and Development Regulations 2001 as amended.

Applicant: Gildas Rhapalen & Sinead Keays

Location: 55 Lower Cork Street, Mitchelstown, Co. Cork

Date: 18th September 2024

SUMMARY OF RECOMMENDATION

It is concluded that the change of use of a commercial property (class 1 shop) to an allied health professional clinic (class 8) constitutes ‘development’ as defined in Section 3 of the Planning and Development Act 2000. The development does not come within the scope of any exemption under Planning and Development Regulations 2021 as amended.

On this basis it is considered that the proposed development **is development and is not exempted development.**

PURPOSE OF REPORT

Under Section 5 of the Planning and Development Act, 2000 (as amended), if any question arises as to what, in any particular case, is or is not development and is or is not exempted development within the meaning of the Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.

SITE LOCATION

The subject site is located at 55 Lower Cork Street within the development boundary of Mitchelstown and is zoned “Town Centre/Neighbourhood Centres”. The site lies within the designated Mitchelstown Centre Conservation Area and outside of mapped flood zones A&B under the Cork County Development Plan 2022.

SUBJECT DEVELOPMENT

The subject development relates to the change of use of the ground floor 55 Lower Cork Street, Mitchelstown from commercial property to use as a healthcare clinic. The photo of the front elevation of the property on p18 of the application documents indicates that the property is currently in use as a charity shop.

A site layout plan as well as indicative floor plans and sections of the 2-storey building are included with the request documents. The floor plans illustrate a 2-bedroom residential property on the first floor which is not subject to this declaration. The ground floor at present is shown to be open plan. The proposed ground floor plan illustrates a number of internal partitions to provide for a waiting area, reception, WC, 4 therapy rooms and a staff room. Apart from signage, no external changes are proposed to the existing building.

PLANNING HISTORY

A review of the Council's Planning Enquiry System including historical maps shows there have been no planning applications made in respect of the overall site.

LEGISLATIVE CONTEXT

Planning and Development Act, 2000

Section 3(1) of the Act states the following in respect of 'development': "In this Act, 'development' means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land."

Section 4(1) of the Act states that the following shall be exempted developments for the purposes of this Act: "(h) development consisting of the use of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

Section 4(2)(a) of the Act enables certain classes of development to be deemed exempted development by way of regulation.

Planning and Development Regulations, 2001

Article 10(1)

With specific regard to change of use, Article 10(1) provides that any change of use within any one of the classes of use specified in Part 4 of Schedule 2, shall be exempted development provided that they would not:

- (a) involve the carrying out of any works other than works which are exempted development,
- (b) contravene a condition attached to a permission under the Act,
- (c) be inconsistent with any use specified or included in such a permission, or
- (d) be a development where the existing use is an unauthorised use, save where such change of use consists of the resumption of a use which is not unauthorised and which has not been abandoned.

Schedule 2 Part 4

This part of the regulations sets out classes of use for exempted development, whereby "shop" is in a class of its own:

CLASS 1: Use as a shop.

Article 5

Article 5 defines "shop" as follows:

'shop' means a structure used for any or all of the following purposes, where the sale, display or service is principally to visiting members of the public –

- a) for the retail sale of goods,
- b) as a post office,
- c) for the sale of tickets or as a travel agency,
- d) for the sale of sandwiches or other food or of wine for consumption off the premises, where the sale of such food or wine is subsidiary to the main retail use, and "wine" is defined as any intoxicating liquor which may be sold under a wine retailer's off-licence

- e) for hairdressing,
- f) for the display of goods for sale,
- g) for the hiring out of domestic or personal goods or articles,
- h) as a launderette or dry cleaners,
- i) for the reception of goods to be washed, cleaned or repaired, but does not include any use associated with the provision of funeral services or as a funeral home, or as a hotel, a restaurant or a public house, or for the sale of hot food or intoxicating liquor for consumption off the premises except under paragraph
- j) (d), or any use to which class 2 or 3 of Part 4 of Schedule 2 applies;

CLASS 8

Use -

- (a) as a health centre or clinic or for the provision of any medical or health services (but not the use of the house of a consultant or practitioner, or any building attached to the house or within the curtilage thereof, for that purpose),
- (b) as a crèche,
- (c) as a day nursery,
- (d) as a day centre

ASSESSMENT

I consider that the question stated on p2 of the application form does not accurately describe the nature and extent of the change of use that has occurred within the site and recommend that the question be reworded as follows:

1. Whether the change of use of a commercial property (class 1 shop) to an allied healthcare clinic (class 8) is or is not development and is or is not exempted development?

Is or is not development?

Section 3(1) of the Act states the following in respect of 'development': "In this Act, 'development' means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land."

The change of use of a shop to a healthcare clinic would be considered a material change in the use of the structure and land and therefore **constitute 'development'**, as defined in Section 3 of the Planning and Development Act 2000, as amended.

Is or is not exempted development?

The subject site has no planning history. The property is currently in use as a charity shop which falls under Class 1 of Schedule 2 Part 4 of the Planning and Development Regulations 2001 as amended. It is proposed to use the property as an allied health care clinic to provide physiotherapy, speech and language therapy, occupational therapy, psychology, chiropody and podiatry services to clients. This use would fall under Class 8 of Schedule 2 Part 4 of the Planning and Development Regulations 2001. There is no exemption within the Planning and Development Regulations 2001 as amended which would provide for such a change of use and as such the proposed change of use is not exempted development.

CONCLUSION

Having regard to:

- the particulars received by the Planning Authority on 22nd August 2024
- Section 3(1) of the Planning and Development Act, 2000,
- Article 10(1) of the Planning and Development Regulations, 2001, as amended,
- Part 4 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)

It is concluded that the change of use of a commercial property (class 1 shop) to an allied health professional clinic (class 8) constitutes 'development' as defined in Section 3 of the Planning and Development Act 2000. The development does not come within the scope of any exemption under Planning and Development Regulations 2021 as amended.

On this basis it is considered that the proposed development **is development and is not exempted development.**



Janet Payne
Executive Planner
18th September 2024

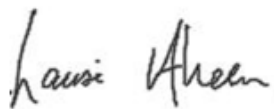
The above report and recommendation is noted and endorsed.

The said development and works are noted. The use is described by the applicant as 'commercial'. It is evident the ground floor has been in use as Class 1 Shop. The change of use of a commercial property (class 1 shop) to an allied health professional clinic providing physiotherapy, speech and language therapy, occupational therapy, psychologist, chiropody and podiatry services (class 8) constitutes 'development' as defined in Section 3 of the Planning and Development Act 2000.

There is no provision for exemption for change of use from Class 1 to Class 8 under the exempted development provisions of the Planning and Development Act or Regulations. Accordingly, the change of use constitutes a material change of use which is 'development' within the meaning of Section 3 of the Planning and Development Act and is not exempted development.

Conclusion

Is Development and Is **Not** Exempted Development



Louise Ahern
A/Senior Executive Planner
18/09/2024

Kay Ledgerwood,
70 Falcon Avenue,
Edinburgh,
Scotland
EH1 04AW

28th August, 2024

Our Ref.: D/257/24

Re: Declaration of Exempted Development under Section 5 of The Planning and Development Act 2000 – 2010.

Whether the use of a commercial property as an Allied Health Professional Clinic at 55 Lower Cork Street, Mitchelstown, Co. Cork P67 CC89 is or is not development or is or is not exempted development

Dear Madam,

Please be advised that a declaration has been sought with respect to Section 5 of the Planning and Development Act 2000 (as amended) from the Planning Authority by Gildas Raphalen & Sinead Keays with respect to whether the above description at 55 Lower Cork Street, Mitchelstown, Co. Cork constitutes development.

You are being notified as the applicant has indicated that you are the legal owner of the land in question.

Yours faithfully,

Angela Carrigy
ASO PLANNING DEPARTMENT

In order to process your query, it may be necessary for Cork County Council to collect Personal information from you. Such information will be processed in line with our privacy statement which is available to view at <https://www.corkcoco.ie/privacy-statement-cork-county-council>



**JOHN MORRISSON
CONSULTING ENGINEERS LTD**

Our Reference: RAG001-4562

Your reference

Planning Department,
Cork County Council,
County Hall,
Carrigrohane Road,
Cork.

Date: 20th August 2024

Reference: Our clients: Gildas Raphalen & Sinead Keays, t/a as Allied Health Professionals.
Property at 55 Lower Cork Street, Mitchelstown, Co. Cork, P67 CC89.

To whom it may concern,

I enclose herewith drawings, maps and requisite fee for declaration of exemption application. It is my opinion that the proposed usage falls within the exempted limit as stated in Class 8, Part IV, *Exempted development- Classes of Use, of second schedule of the S.I. No. 600/2001 - Planning and Development Regulations, 2001.*

CLASS 8

Use—

- (a) as a health centre or clinic or for the provision of any medical or health services (but not the use of the house of a consultant or practitioner, or any building attached to the house or within the curtilage thereof, for that purpose),
- (b) as a crèche,
- (c) as a day nursery,
- (d) as a day centre.

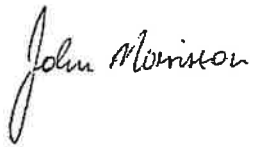
Planning Department
22 AUG 2024
Cork County Council
County Hall
Cork

Kilclare Upper
Conna
Co. Cork
P51 KX26

+353 (0)58 59960
info@jmce.ie
jmce.ie
Vat: 6387259j

Trusting the above is satisfactory , if you require anything further please do not hesitate to contact me.

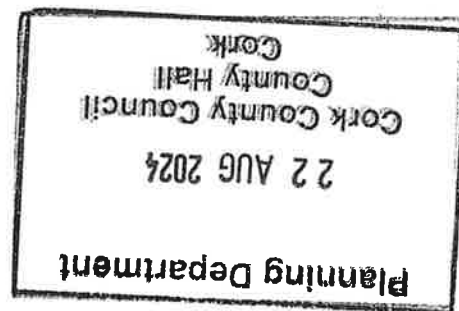
Yours faithfully,



John Morrisson

Civil Engineer

E-mail: info@jmce.ie (Please reply by e-mail where possible).



Kilclare Upper
Conna
Co. Cork
P51 KX26

+353 (0)58 59960
info@jmce.ie
jmce.ie
Vat: 6387259i



CORK COUNTY COUNCIL APPLICATION FOR SECTION 5 DECLARATION OF EXEMPTION

APPLICANT CHECKLIST

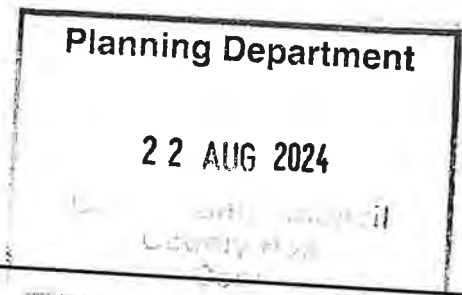
- 4 No. Copies of Application Form:**
- 1 No. Copy of Contact Details:**
- 4 No. Copies 6" O.S. Maps:**
- 4 No. Copies 25" O.S. Maps:**
- 4 No. Copies of Site Layout Plan:**
- 4 No. Copies Scaled Drawings of Development:**
- €80 Application Fee:**

(Please tick ✓)

| |
|-------------------------------------|
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |

FOR OFFICE USE ONLY

| | |
|-----------------------------|------------|
| Receipt No. | PL20002405 |
| Cash/Cheque/ Credit Card | CHEQUE |
| Date | 28/8/24 |
| Declaration Ref. No. | D/257/24 |



DATE STAMP HERE

You should make sure that you are satisfied that any information/documentation that you submit is appropriate to be viewed by the public. Please do not submit any information that you do not want 3rd parties to view.

- In the case of a Declaration of Exemption for Land Reclamation, the following additional information is required:
- A copy of the details submitted to the Council's Environment Department (Inniscarra) for a Waste Licence Permit purposes)
 - Correspondence from Teagasc (detailing how the land reclamation would benefit the land in question for agricultural purposes)
 - Details of existing and proposed levels
 - Details of fill material and duration of fill.

DATA PROTECTION

The planning process is an open and public one. In that context, all applications for Declarations of Exemption are made available for public inspection.

Personal information collected by Cork County Council is done so in order for us to process your application for a Section 5 Declaration of Exemption. Legally we can process this information as it is necessary for us to comply with our statutory/legal obligations. The protection of our personal data is a key priority for the Council and your data will be processed in line with our Privacy policy which is available at <http://www.corkcoco.ie/Privacy-Policy> or hardcopy from our offices at County Hall, Carrigrohane Road, Cork, Ireland. Should you have any questions about our privacy policy or the information we hold about you, please contact us by email to dpo@corkcoco.ie or write to us at Data Protection Officer, Cork County Council, County Hall, Carrigrohane Road, Cork, Ireland.

1. NAME OF APPLICANT: (ADDRESS TO BE SUPPLIED AT QUESTION A – CONTACT DETAILS)

GILDAS RAPHAELN & SINEAD KEAYS.

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

55 LOWER CORK STREET,
MITCHELSTOWN
CO. CORK
P67 CC89.

Planning Department
22 AUG 2024
Cork County Council
County Hall
Cork

3. QUESTION/DECLARATION DETAILS:

Please state the specific question for which a Declaration of Exemption is sought

Note: Only works listed and described under this section will be assessed under the Section 5 Declaration of Exemption

THE USE OF THE COMMERCIAL PROPERTY AS AN
ALLIED HEALTH PROFESSIONAL CLINIC.
(PHYSIOTHERAPY, SPEECH AND LANGUAGE THERAPY,
OCCUPATIONAL THERAPY, PSYCHOLOGIST, CHIROPODY,
PODIATRY).

4. APPLICATION DETAILS:
 Answer the following if applicable. Note: Floor areas are measured from the inside of the external walls and should be indicated in square metres (m²)

| | |
|--|---|
| (a) Floor area of existing/proposed structure(s): | 136.17m ² (Ground Floor) |
| (b) If a domestic extension is proposed, have any previous extensions/structures been erected at this location prior to October, 1964 (including those for which planning permission has been obtained): | Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If yes, please provide floor areas (m ²) and previous planning reference(s) where applicable: |
| (c) If a change of use of land and/or building(s) is proposed, please state the following: Existing/previous use | Proposed use COMMERCIAL CONSISTING WITH A PHYSIOTHERAPY CLINIC AND/OR ALLIED HEALTH. |
| (d) Are you aware of any enforcement proceedings connected to this site? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please state relevant reference number(s): |

Planning Department
 22 AUG 2024
 Cork County Council
 County Hall
 Cork

COMMERCIAL

5. LEGAL INTEREST OF APPLICANT IN THE LAND/STRUCTURE:

| | | |
|---|-----------------------------------|--|
| Please tick appropriate box to show applicant's legal interest in the land or structure: | A. Owner <input type="checkbox"/> | B. Other <input checked="" type="checkbox"/> |
| Where legal interest is "Other", please state your interest in the land/structure: | PROPOSED PURCHASER. | |
| If you are not the legal owner, please state the name of the owner/s (address to be supplied at Question C in Contact Details): | KAY LEDGERWOOD. | |

6. PROTECTED STRUCTURE DETAILS / ARCHITECTURAL CONSERVATION AREA:

| | | |
|--|------------------------------|--|
| Is this a Protected Structure/Proposed Protected Structure or within the curtilage of a Protected Structure: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| If yes, has a Declaration under Section 57 of the Planning & Development Act 2000 been requested or issued for the property by the Planning Authority: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| If yes, please state relevant reference No. _____ | | |
| Is this site located within an Architectural Conservation Area (ACA), as designated in the County Development Plan? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

7. APPROPRIATE ASSESSMENT:

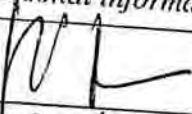
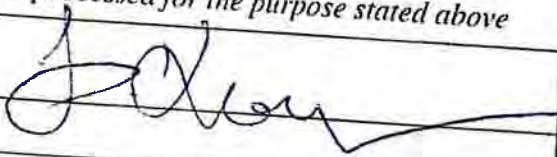
Would the proposed development require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site (SAC, SPA etc)? Yes No

8. DATA PROTECTION DECLARATION:

In order for the Planning Authority to process the personal data you have provided, your consent is required. By ticking the box below, you consent to the Planning Authority processing the personal data provided by you in line with the terms of Cork County Council's Privacy Policy available at <http://www.corkcoco.ie/privacy-statement-cork-county-council> or in hardcopy from any Council office; and to having your information processed for the following purposes:

Processing of your Declaration of Exemption application by the Planning Authority

I give permission for my personal information to be processed for the purpose stated above

| | |
|-------------------------------|---|
| Signed (By Applicant Only) |  |
| Date | 28/07/24  |

GDPR Special Categories of data / Sensitive Personal data - Explicit Consent

Where Special Categories of personal data / sensitive personal data are provided as part of / in support of a declaration application, **explicit consent** to the processing of the special categories of data must be given by the person to whom the data refers, namely the Data Subject.

Special Categories of data / Sensitive Personal data include:

- Race
- Ethnic origin
- Political opinions
- Religion
- Philosophical beliefs
- Trade union membership
- Genetic data
- Biometric data
- Health data
- Concerning a natural person's sex life
- Sexual orientation

Planning Department

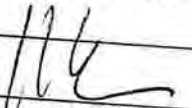
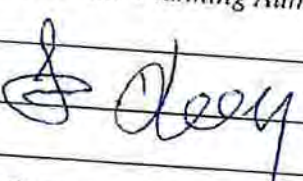
22 AUG 2024

Cork County Council
County Hall
Cork

In order for the Planning Authority to process the sensitive personal data you have provided, your consent is required. By ticking the box below, you consent to the Planning Authority processing the personal data provided by you in line with the terms of Cork County Council's Privacy Policy available at <https://www.corkcoco.ie/privacy-statement-cork-county-council> or in hardcopy from any Council office; and to having your information processed for the following purposes:

Sensitive personal data being submitted in support of Declaration of Exemption Application

I give permission for my sensitive personal data submitted to the Planning Authority to be processed for the purpose stated above.

| | |
|--------|---|
| Signed |  |
| Date | 28/07/24  |

You have the right to withdraw your consent by contacting the Planning Department, Ground Floor, County Hall, Carrigrohane Road, Cork. Tel: (021) 4276891 Email: planninginfo@corkcoco.ie or by contacting the Planning Department, Norton House, Cork Road, Skibbereen, Co. Cork. Tel: (028) 40340 Email: westcorkplanninginfo@corkcoco.ie. However if consent to the use of personal data is withdrawn during the declaration of exemption decision-making process this information cannot be considered as part of the decision making process. Once a decision has been made, an applicant is not entitled to withdraw consent, as the right of erasure does not apply to a situation where processing is required for compliance with a legal obligation or for the performance of a task carried out in the public interest.

Please note that all information / supporting documentation submitted will be available publicly to view at the Planning Authority offices.

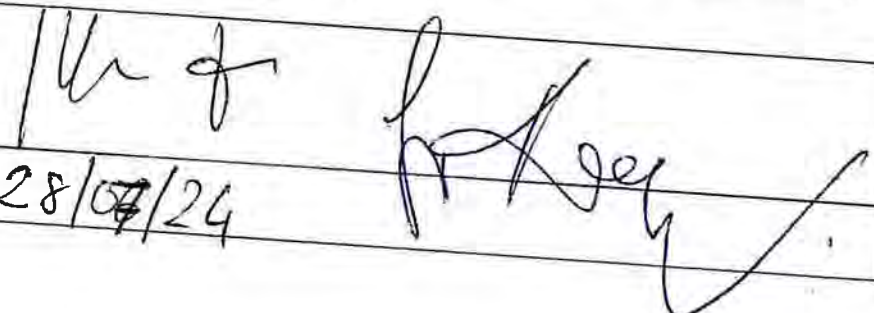
ADVISORY NOTES:

The application must be accompanied by the required fee of €80
 The application must be accompanied by a site location map which is based on the Ordnance Survey map for the area, is a scale not less than 1:1000 and it shall clearly identify the site in question.
 Sufficient information should be submitted to enable the Planning Authority to make a decision. If applicable, any plans submitted should be to scale and based on an accurate survey of the lands/structure in question.
 The application should be sent to the following address:
 The Planning Department, Cork County Council, Floor 2, Co. Hall, Carrigrohane Road, Cork, T12 R2NC; or for applications related to the Western Division, The Planning Department, Cork County Council, Norton House, Cork Road, Skibbereen, Co. Cork, P81 AT28.

- The Planning Authority may require further information to be submitted to enable the authority to issue a decision on the Declaration of Exemption application.
- The Planning Authority may request other person(s), other than the applicant; to submit information on the question which has arisen and on which the Declaration of Exemption is sought.
- Any person issued with a Declaration of Exemption may on payment to An Bord Pleanála refer a Declaration of Exemption for review by the Board within 4 weeks of the date of the issuing of the Declaration of Exemption decision.
- In the event that no Declaration of Exemption is issued by the Planning Authority, any person who made a request may on payment to the Board of such a fee as may be prescribed, refer the question for decision to the Board within 4 weeks of the date that a Declaration of Exemption was due to be issued by the Planning Authority.

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

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

| | |
|--|--|
| Signed (Applicant or Agent as appropriate) |  |
| Date | 28/07/24 |

Planning Department

22 AUG 2024

Cork County Council
County Hall
Cork

Letter from Property owner giving Consent to apply for declaration of exemption.

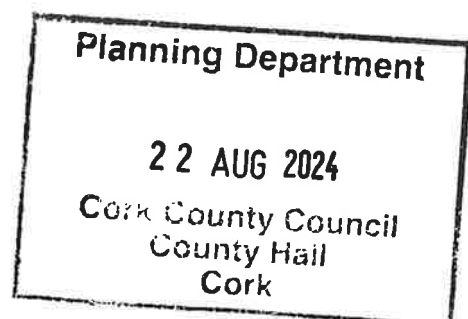
Reference: Declaration of exemption application by Gildas Raphalen and Sinead Keays at 55 Lower Cork Street, Mitchelstown, Co. Cork P67CC89.

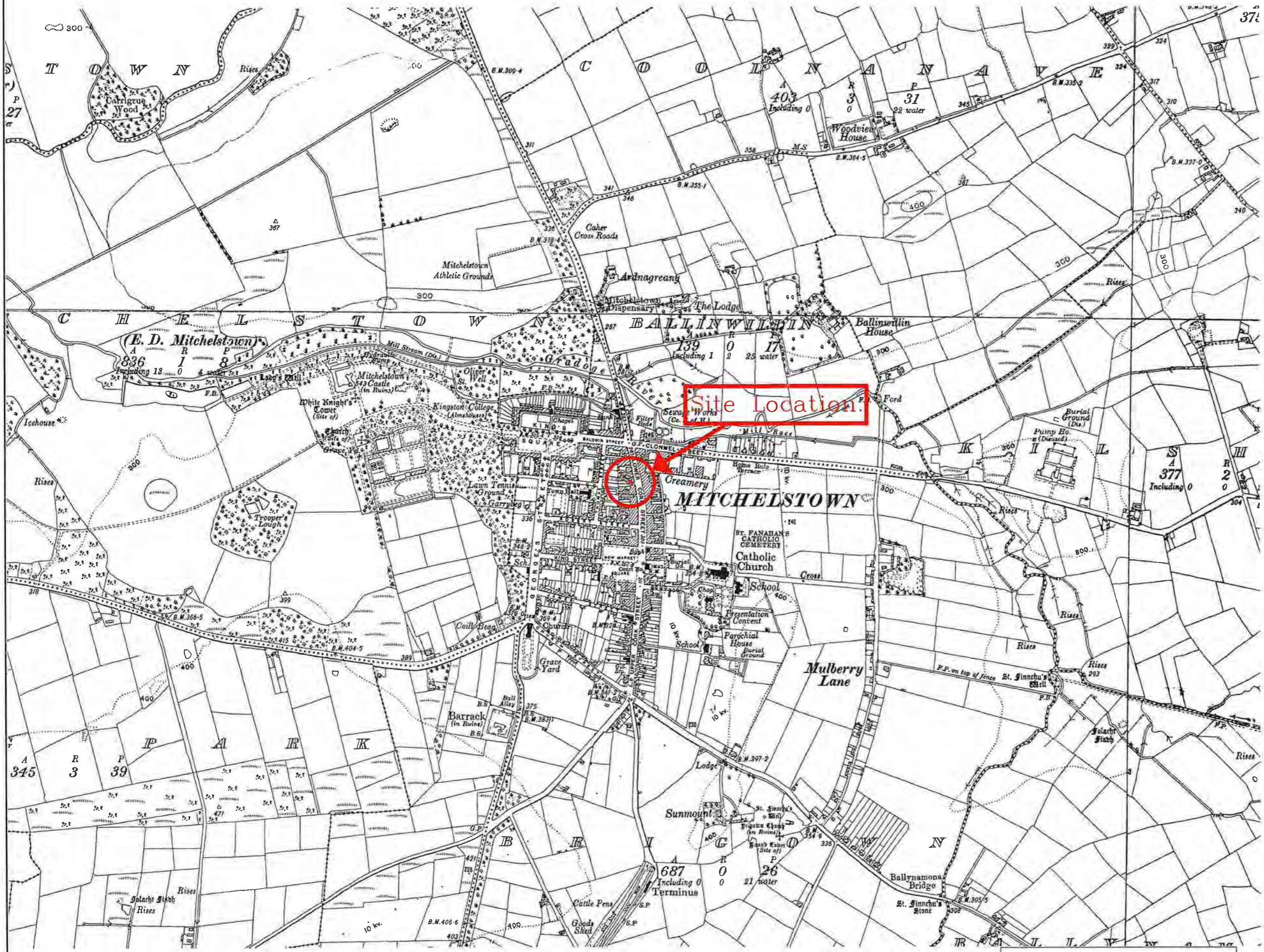
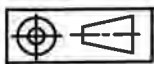
To Whom It May Concern:

I, Kay Ledgerwood, the registered owner of lands at 55 Lower Cork Street, Mitchelstown, Co. Cork as contained in folio / registry of deeds title documents hereby give permission to Gildas Raphalen and Sinead Keays to apply for pre-planning advice on my lands. I have no objection in principle to the design and scale of development applied for having examined the drawings and particulars. I understand that this application is for a proposed use and will not prejudice my use or enjoyment of the building in its current usage. I have signed this form in my handwriting. The information in this form and in the supporting documents that I have provided is true and accurate to the best of my knowledge and belief.

Signed


Kay Ledgerwood (Property owner)





Description:
 Historic 6" Latest Edition
 Publisher / Source:
 Ordnance Survey Ireland (OSi)
 Data Source / Reference:
 \$1_LK060+060A
 Revision Date =
 Survey Date = 31-Dec-1924
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 Revision Date =
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 Revision Date =
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Planning Department
22 AUG 2024
Cork County Council
County Hall
Cork

File Format:
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 R_504171422.tif

Clip Extent / Area of Interest (AOI):
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 LRX,LRX= 585052.2846,610377.6554
 ULX,ULY= 578042.2846,615571.6554
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Projection / Spatial Reference:
 IREN95_Irish_Transverse_Mercator
 Centre Point Coordinates:
 X,Y = 581547.2846,612974.6554

Data Extraction Date:
 19-Aug-2024

Product Version:
 1.3

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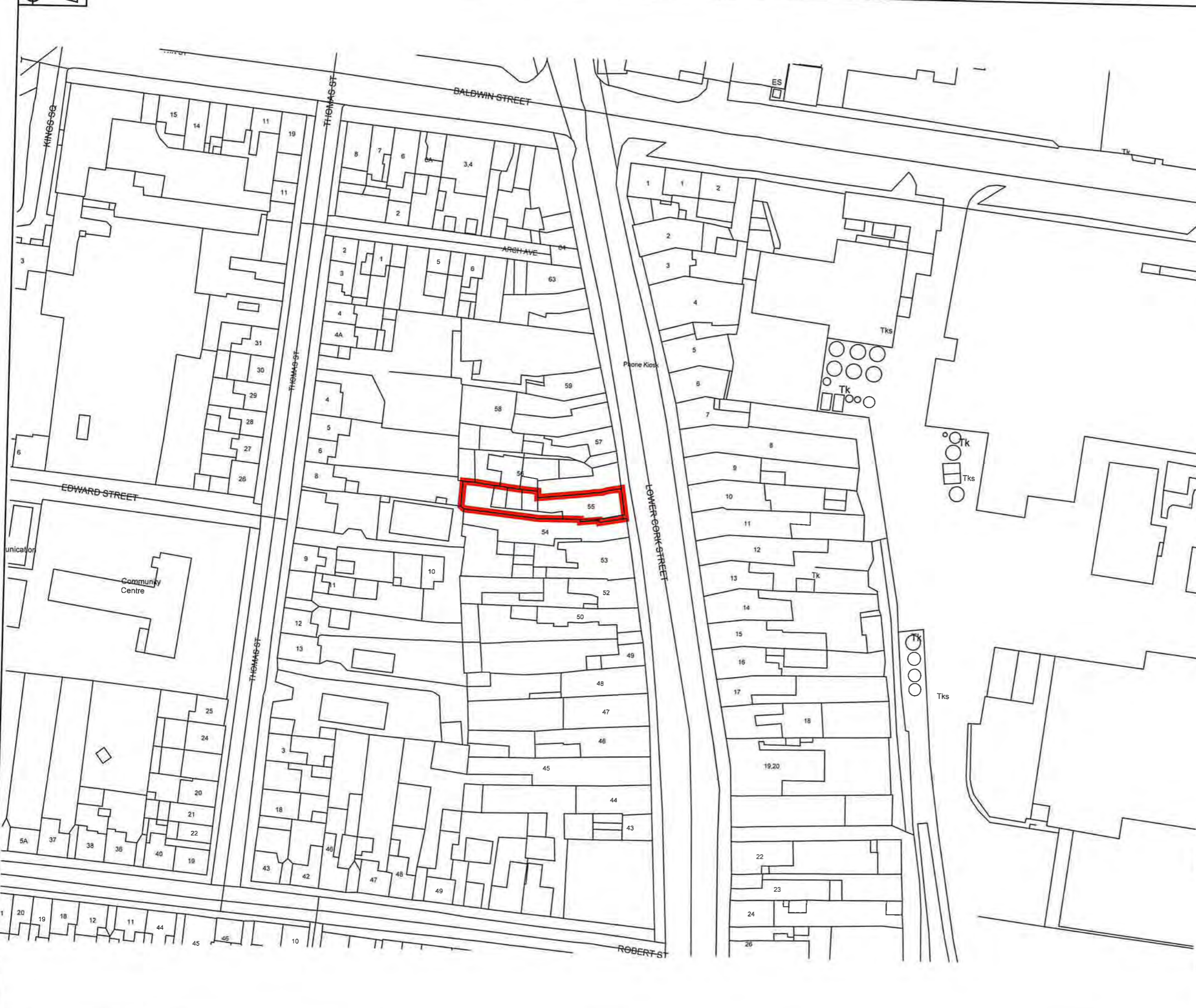


| Rev | Drawn | Chk | Description | Date |
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| 1 | | | | |

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| | | | |
|--|--|-------------|-----------|
| Client: | Gildas Raphalen & Sinead Keays. | | |
| Title: | Record Place Map. Site at 55 Lower Cork St., Mitchelstown, Co. Cork. | | |
| Scale: | 1:10560 | Drawing No: | Sht 2 Rev |
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Description:
 Digital Landscape Model (DLM)
 Publisher / Source:
 Ordnance Survey Ireland (OSi)
 Data Source / Reference:
 PRIME2
 File Format:
 Autodesk AutoCAD (DWG_R2013)
 File Name:
 v_50417142_1.dwg

Clip Extent / Area of Interest (AOI):
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 Projection / Spatial Reference:
 Projection= IREN95_Irish_Transverse_Mercator
 Centre Point Coordinates:
 X,Y= 581547.2846,612974.6564

Planning Department
22 AUG 2024
Cork County Council
County Hall
Cork

Reference Index:
 Map Series | Map Sheets
 1:1,000 | 5812-18
 1:1,000 | 5812-17
 1:1,000 | 5812-12
 1:1,000 | 5812-13
 Data Extraction Date:
 Date= 19-Aug-2024
 Source Data Release:
 DCMLS Release V1.178.118

Product Version:
 Version= 1.4
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| Chkd | JM | Date | 19-08-24 |
| Ref No. | | | |

Client
 Gildas Rophalen & Sinead Keays.
 Title
 Urban Place Map. Site at
 55 Lower Cork St., Mitchelstown,
 Co. Cork.
 Scale 1:1000 Drawing No. Sht 1 Rev

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Area of Site 0.03Ha

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|---------|----------|
| PC | 19-08-24 |
| Chk | JM |
| Date | 19-08-24 |
| Ref No: | |

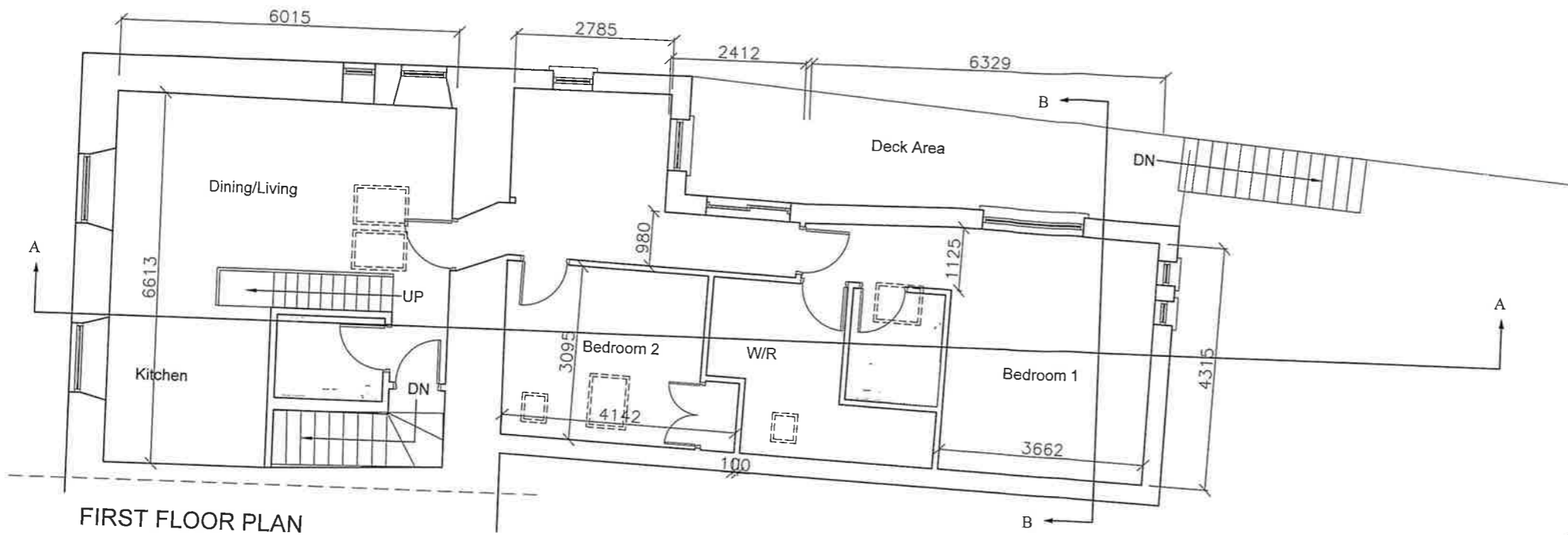
Kilclare Upper,
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Client
 Gildas Raphalen & Sinead Keays.

Title
 Site Layout. Site at
 55 Lower Cork St., Mitchelstown,
 Co. Cork.

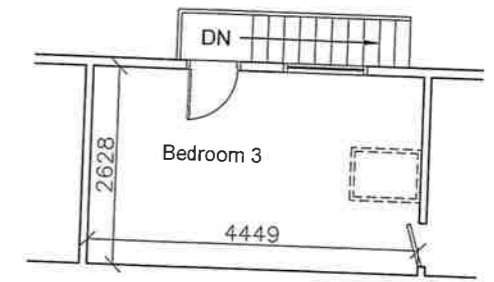
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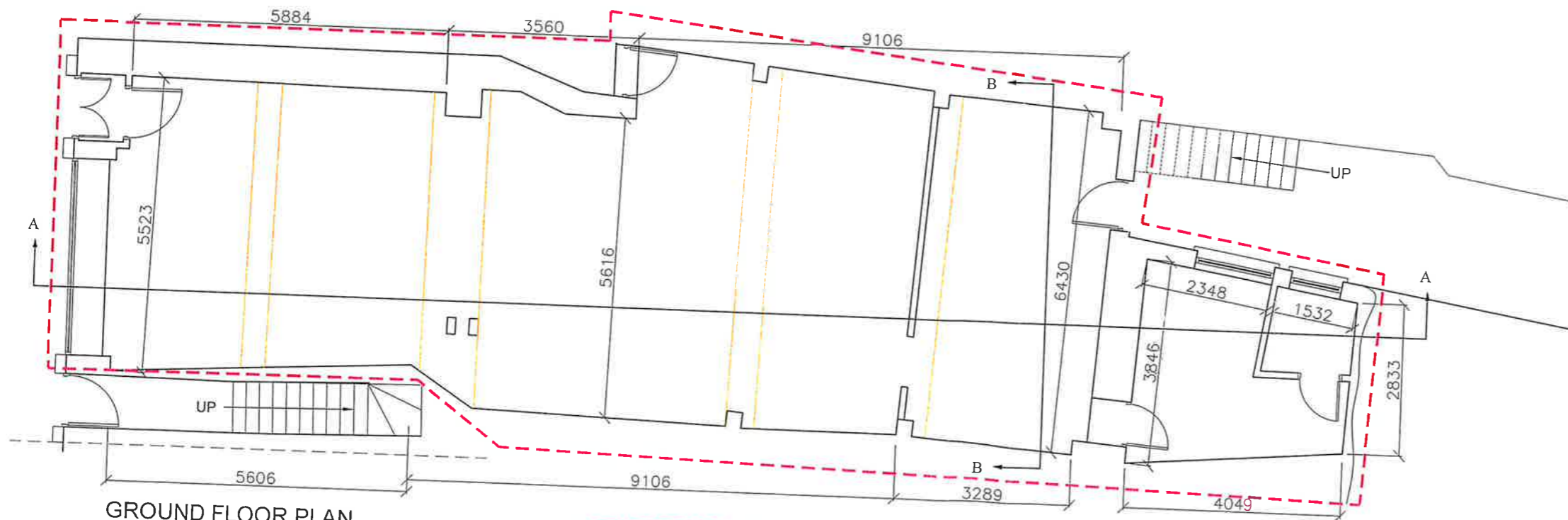


FIRST FLOOR PLAN

| FLOOR AREAS | Existing | |
|---------------|----------------------|--------------|
| GROUND FLOOR: | 136.17m ² | } Apartment. |
| FIRST FLOOR: | 99.62m ² | |
| SECOND FLOOR: | 11.70m ² | |
| | 247.49m ² | |



SECOND FLOOR PLAN



GROUND FLOOR PLAN

Area to which Application applies.



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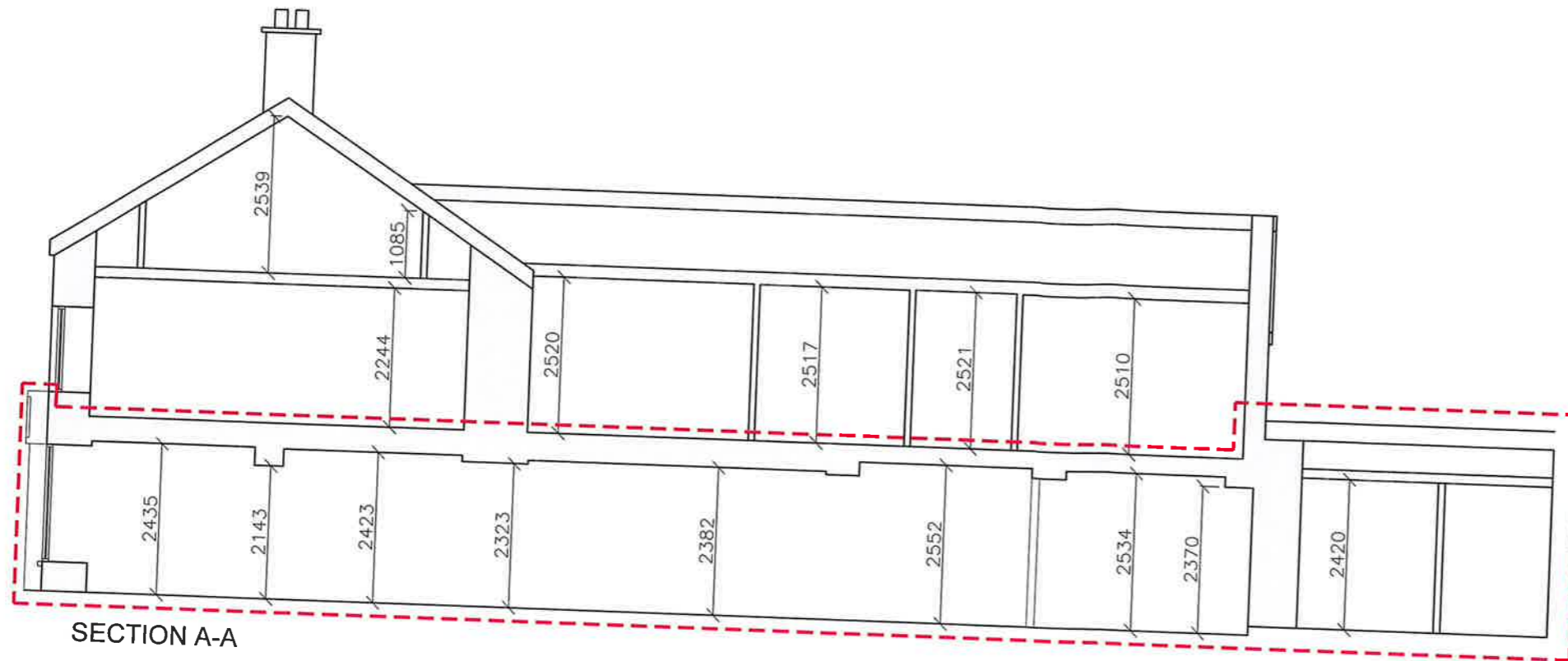
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|---------|----------|
| PC | 07-08-24 |
| Chkd | Date |
| JM | 07-08-24 |
| Ref No. | |

| | | | |
|--|--|------------|--|
| Client | Gildas Raphalen & Sinead Keays. | | |
| Title | Existing Floor Plans. Property at 55 Lower Cork St., Mitchelstown, Co. Cork. | | |
| Scale | 1:100 | Drawing No | |
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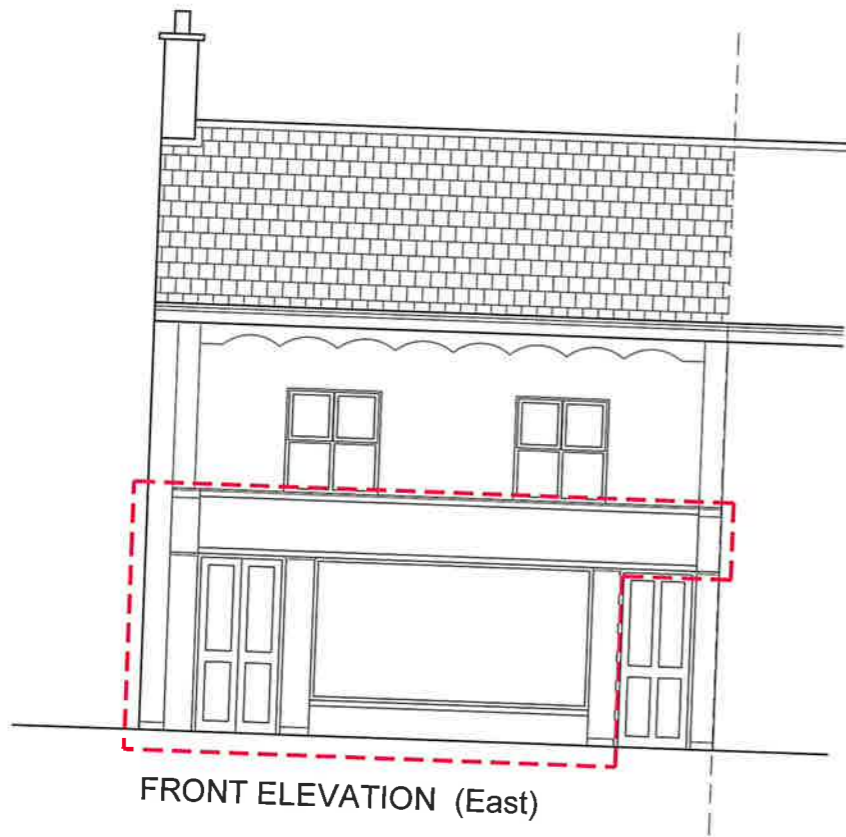


SECTION A-A

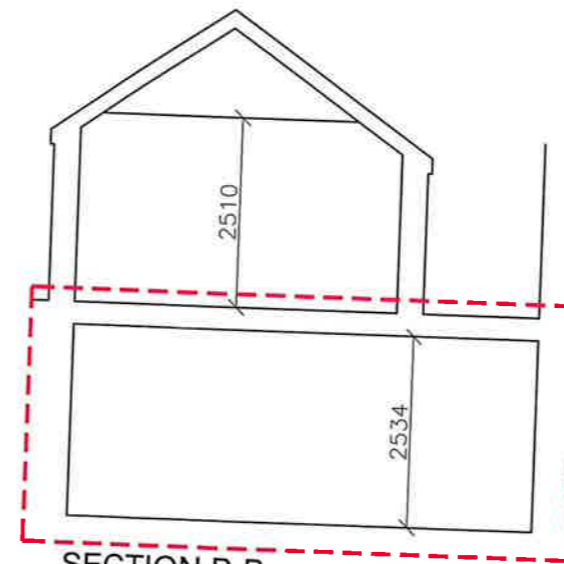
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FRONT ELEVATION (East)



SECTION B-B

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|-----|-----|-----|-------------|------|
| | | | | |

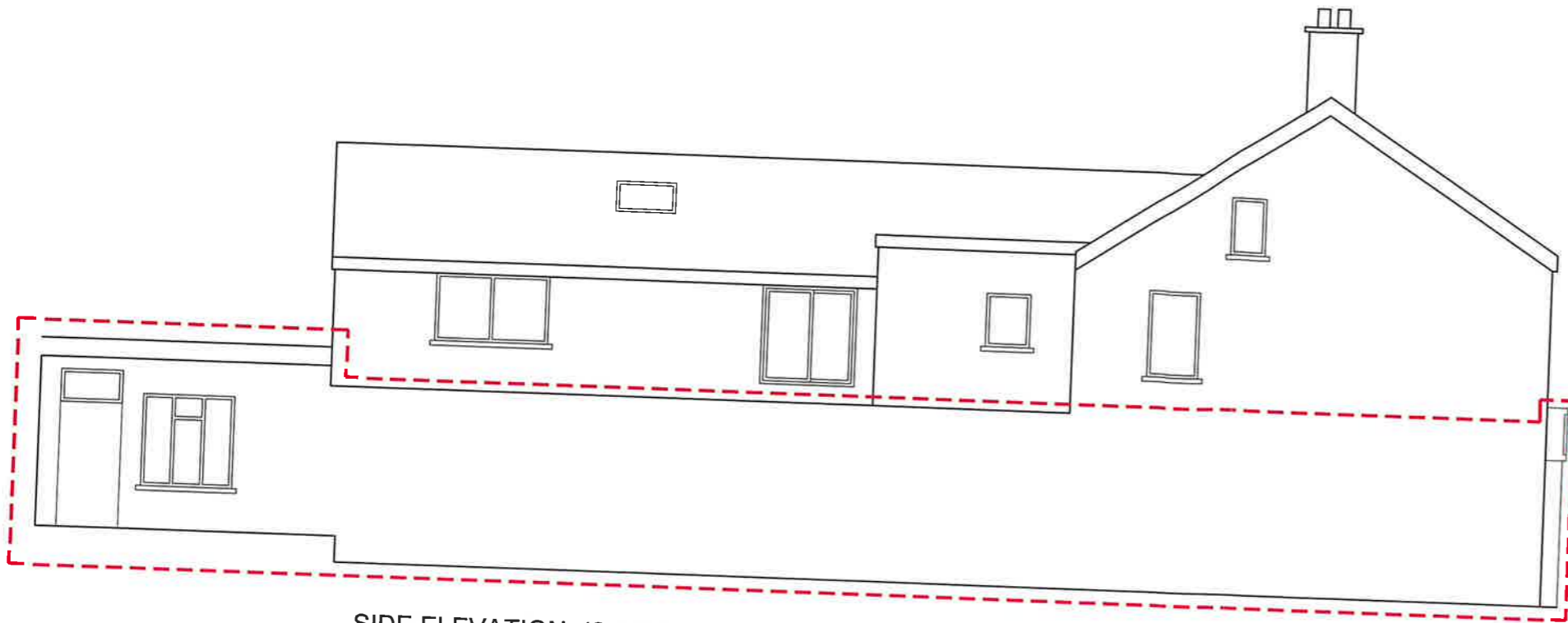
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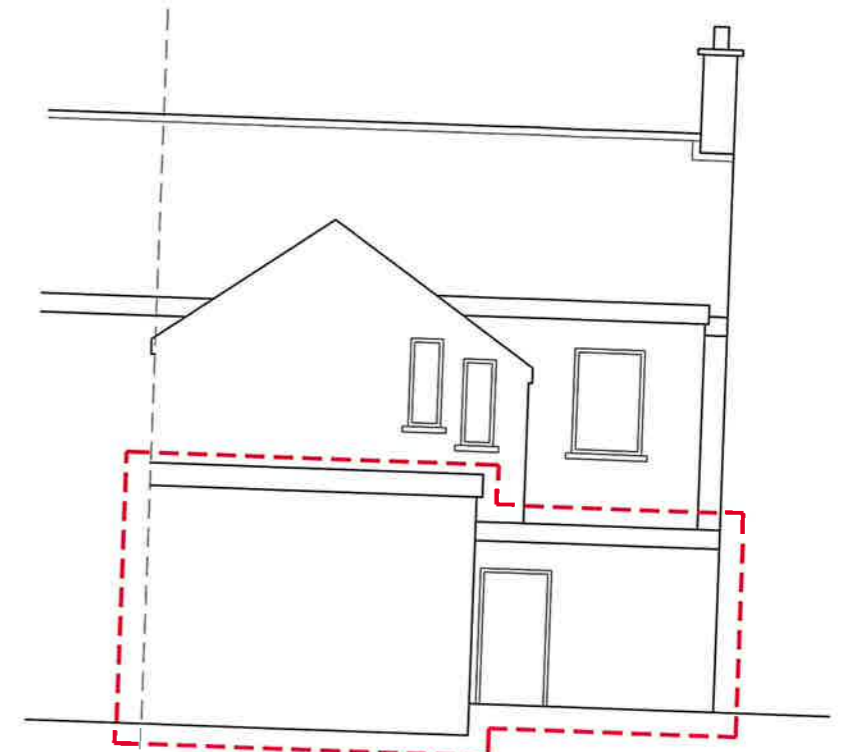
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|---------|----|------|----------|
| Dim | PC | Date | 07-08-24 |
| Chkd | JM | Date | 07-08-24 |
| Ref No. | | | |

Client: Gildas Raphalen & Sinead Keays.
Title: Existing Elevation & Sections. Property at
55 Lower Cork St., Mitchelstown,
Co. Cork.
Scale: 1:100 Drawing No. 5 Rev

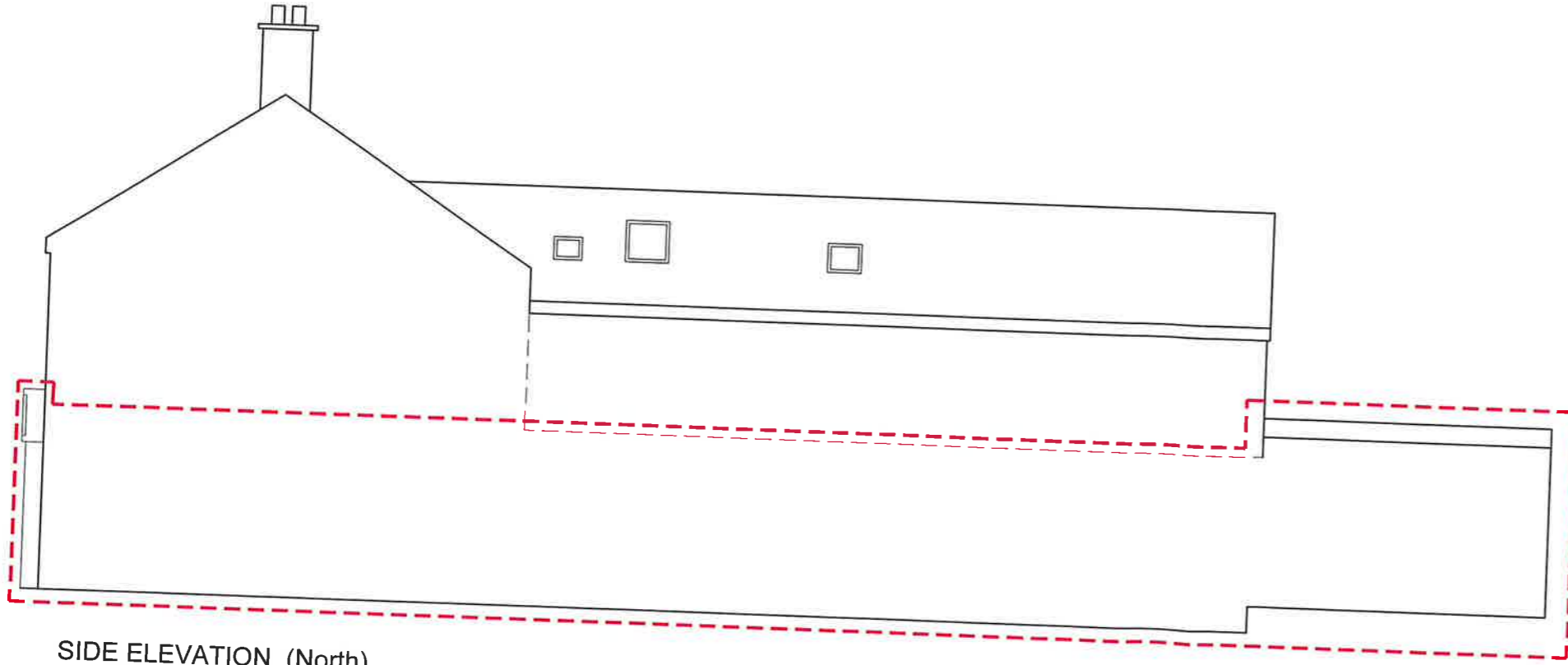
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SIDE ELEVATION (South)



REAR ELEVATION (West)



SIDE ELEVATION (North)

Area to which
Application applies.

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Cork County Council
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Cork

Planning Drawings Only.

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|-----|-----|-----|-------------|------|
|-----|-----|-----|-------------|------|

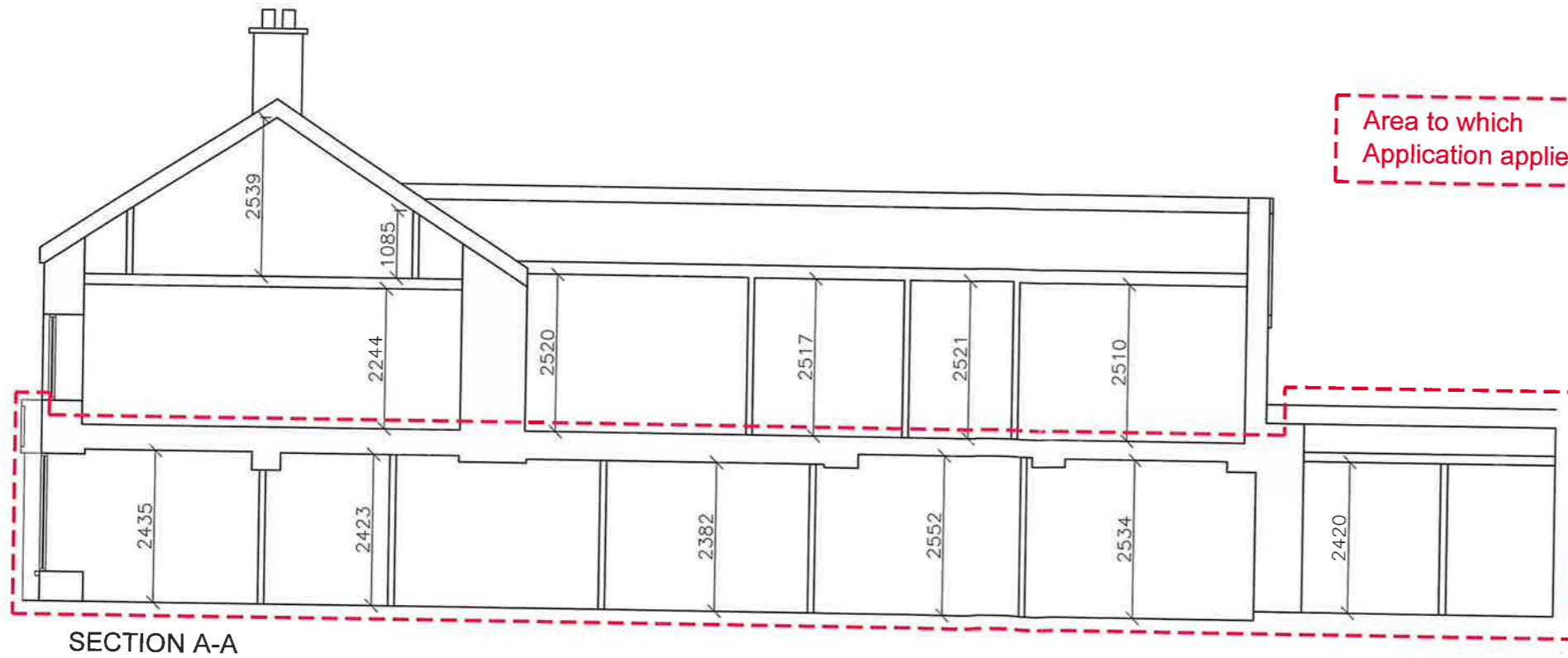
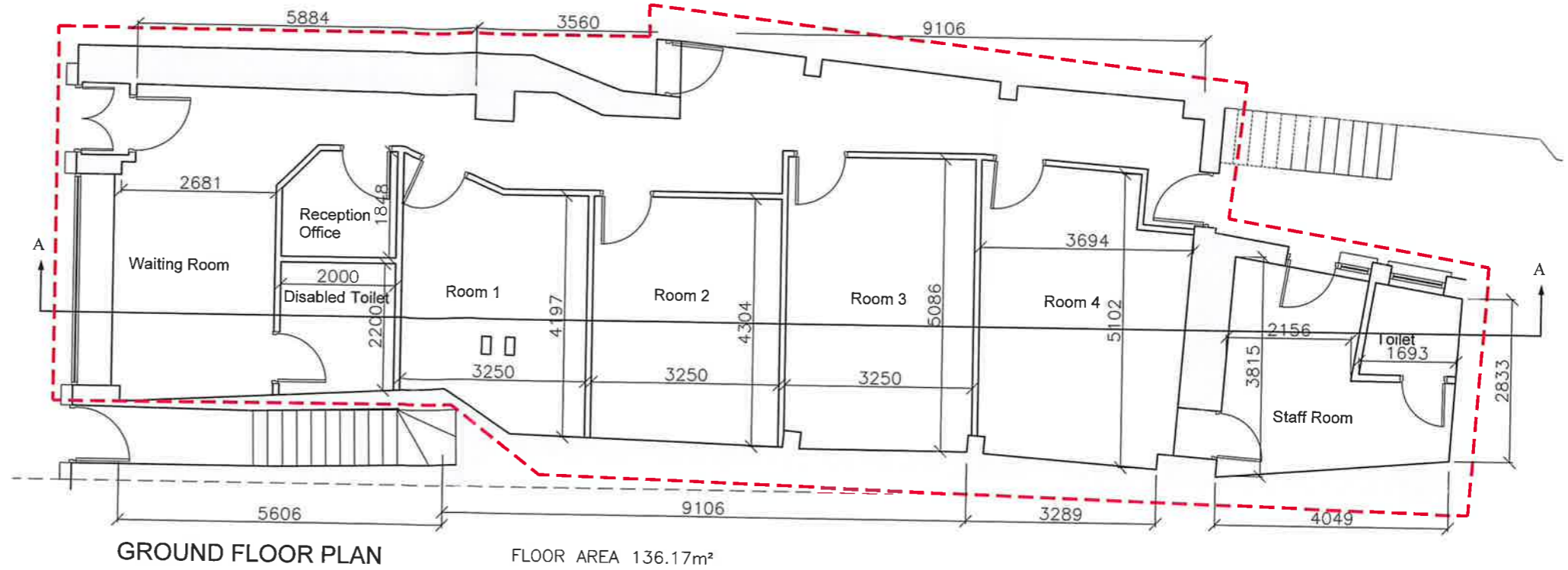
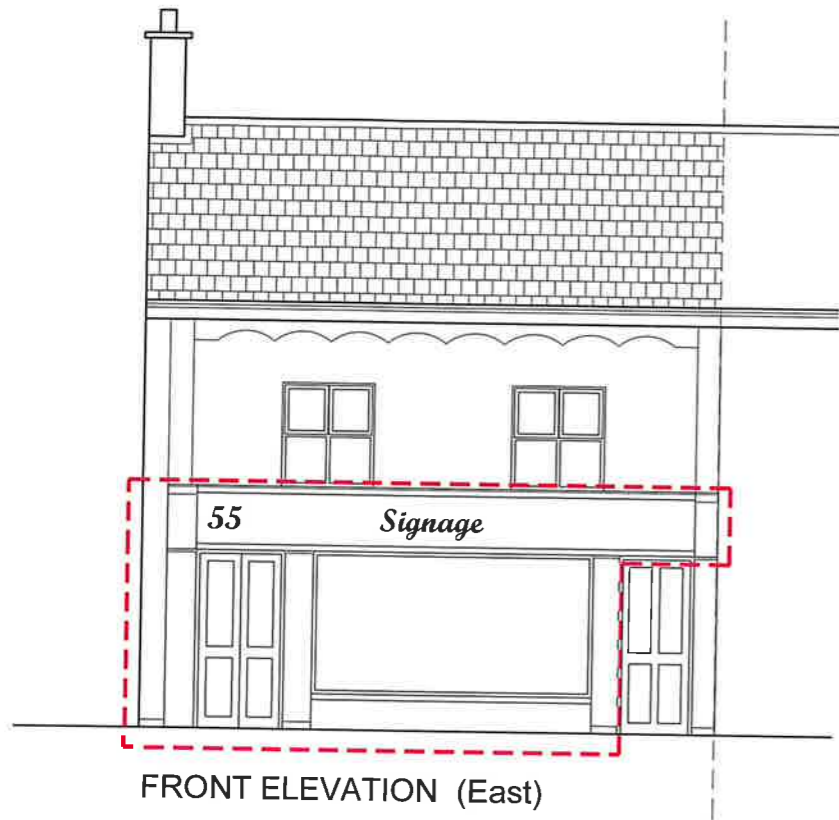
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|---------|----|------|----------|
| Orn | PC | Date | 07-08-24 |
| Chkd | JM | Date | 07-08-24 |
| Ref No. | | | |

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| | | | |
|--------|---|------------|-----------|
| Client | Gildas Raphalen & Sinead Keays. | | |
| Title | Existing Elevations. Property at 55 Lower Cork St., Mitchelstown, Co. Cork. | | |
| Scale | 1:100 | Drawing No | Sht 6 Rev |

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Area to which Application applies.



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| Rev | Dwn | Chk | Description | Date |
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| PC | 07-08-24 |
| Chkd | Date |
| JM | 07-08-24 |
| Ref No. | |

Client: **Gildas Raphalen & Sinead Keays.**

Title: **Proposed Plans, Elevation & Section. Property at 55 Lower Cork St., Mitchelstown, Co. Cork.**

Scale: 1:100 Drawing No. Sht 7 Rev

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FRONT ELEVATION (East)

Area to which Application applies.

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| Drn | PC | Date | 07-08-24 |
| Chkd | JM | Date | 07-08-24 |
| Ref No. | | | |

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Client: Gildas Raphalen & Sinead Keays.
 Title: Contiguous Elevation, Proposed & Existing, Property at 55 Lower Cork St., Mitchelstown, Co. Cork.

| | | | | | |
|-------|-------|------------|------|-----|--|
| Scale | 1:100 | Drawing No | SH 8 | Rev | |
|-------|-------|------------|------|-----|--|

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