

Comhairle Contae Chorcaí Cork County Council

K-Con Projects Ltd.,
C/O McCutcheon Halley,
6 Joyce House,
Barrack Square,
Ballincollig,
Cork.
P31 YX97

18th December, 2024

REF: D/281/24
LOCATION: Rovers Rest, Main Street, Rathcormac, Co. Cork P61 TW84

**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 November, 2024 the Planning Authority, having considered whether the proposed change of use from commercial use (public house) at ground and first floor level to residential (provision of 8 No. apartments) at **Rovers Rest, Main Street, Rathcormac, Co. Cork** is or is not development or is or is not exempted development, has declared that it is **exempted development**.

Reason for Decision

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

- Section 2(1), 3(1), 4 and 5 of the Planning and Development Act 2000 (as amended)
- Article 6 of the Planning and Development Regulations 2001 (as amended)
- Article 9(1)(a) of the Planning and Development Regulations, 2001 (as amended)
- Article 10(6) of the Planning and Development Regulations, 2001 (as amended)
- The plans and particulars received by the Planning Authority on 22nd November, 2024.

And Whereas the Planning Authority hereby decides that

The proposed change of use from commercial use (public house) at ground and first floor level to residential (provision of 8 No. apartments) at **Rovers Rest, Main Street, Rathcormac, Co. Cork** constitutes **development and is exempted development**.

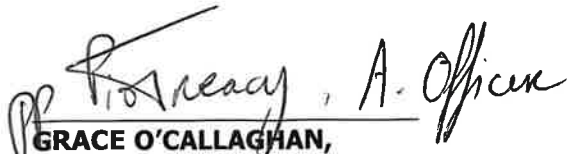
This exemption does NOT itself empower a person to carry out a development unless that person is legally entitled to do so.

Pleanáil agus Forbairt,
Halla an Chontae,
Bóthar Charraig Ruacháin,
Corcaigh T12 R2NC.
Fón: (021) 4276891
R-phost: planninginfo@corkcoco.ie
Suíomh Gréasáin: www.corkcoco.ie
Planning & Development,
County Hall,
Carrigrohane Road, Cork T12 R2NC.
Tel (021) 4276891
Email: planninginfo@corkcoco.ie
Web: www.corkcoco.ie



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,


GRACE O'CALLAGHAN,
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>

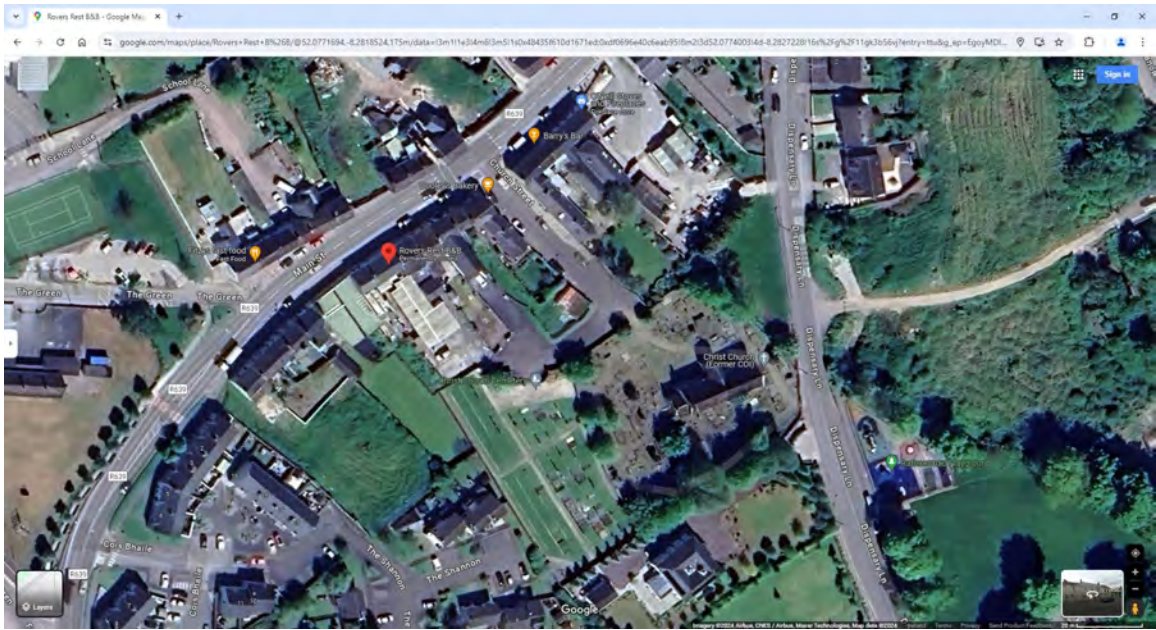
<i>Reference Number</i>	D 281/24
<i>Applicant's Name</i>	K-Con Projects (3 rd party application)
<i>Development Description</i>	Whether the change of use from commercial use (public house) at ground and first floor level to residential (provision of 8 no. apartments) is exempted development.
<i>Location</i>	Rovers Rest, Main Street, Rathcormac, Co. Cork, P61 TW84

Development Proposal

McCutcheon Halley Planning Consultants on behalf of the applicants [K-Con Projects] are requesting a declaration of exemption in accordance with Section 5 of the Planning and Development Act (2000, as amended), with Section 5 of the Planning and Development Act (2000-2010) querying whether the change of use from commercial use (public house) at ground and first floor level to residential (provision of 8 no. apartments) is or is not exempted development and is or is not exempted development.

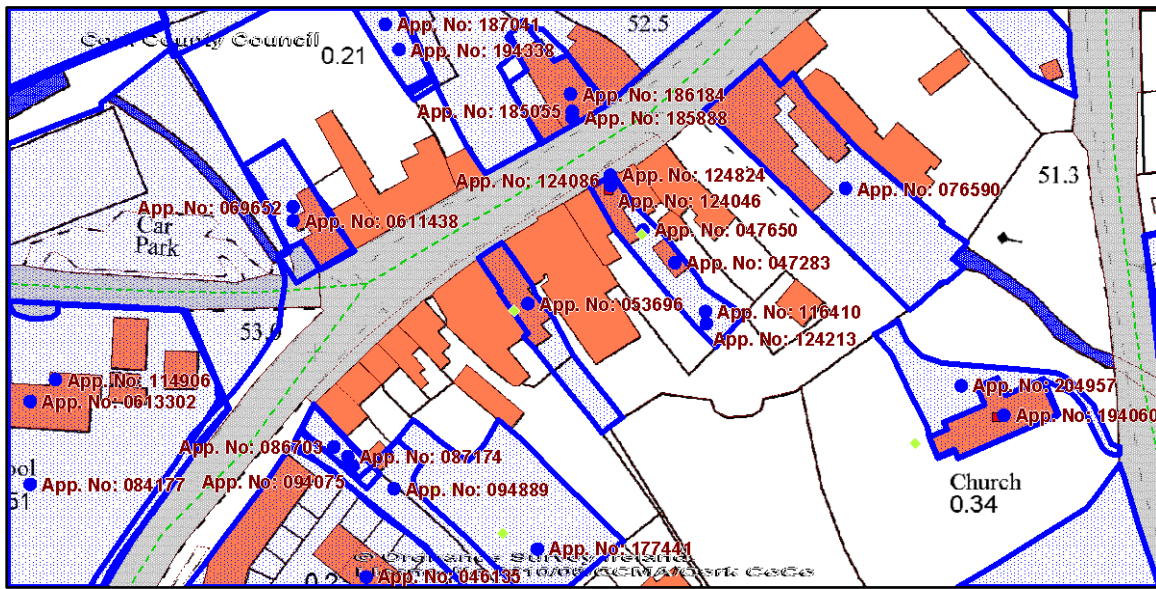
Site Description

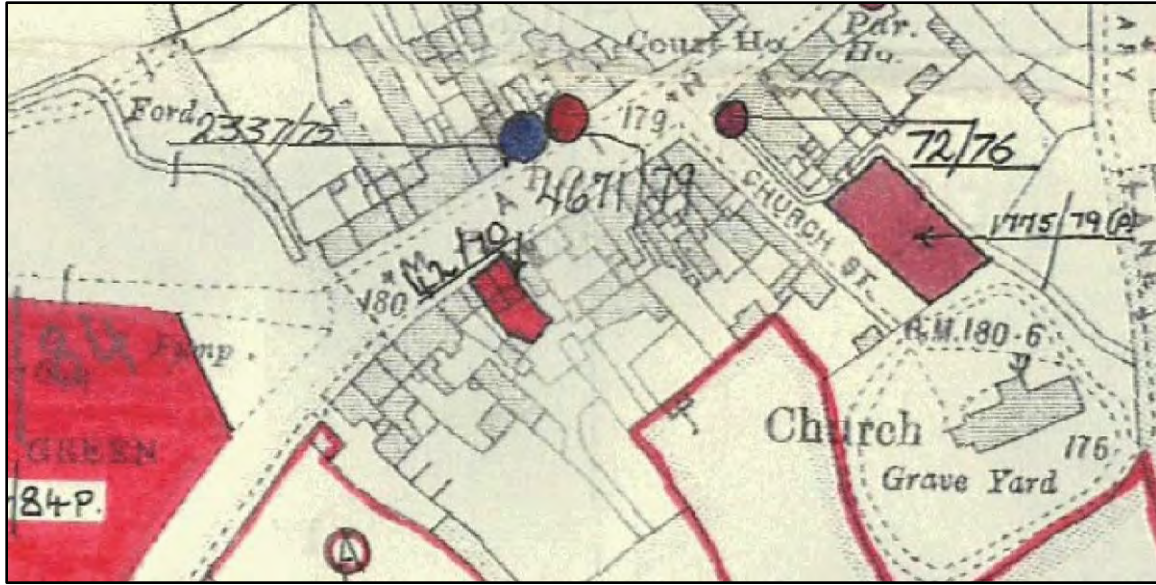
I inspected the site on the 09/12/2024 (see Appendix A below). The subject site is located on the main street in Rathcormac and is host to a two storey vacant unit (previously The Rovers Rest Public House and B&B). Christ Church and Rathcormac Graveyard are situated to the rear of the site which has rear yard access via Church street.



Google Maps Aerial Photo

Planning History





Planning History

Site History:

97/1434 – permission granted to Padraig O’Driscoll for extension to lounge bar to include dance area.

Adjacent History:

05/3696 – permission granted on unit to the south to Archway Properties Ltd. for the Change of use of dwellinghouse to betting office with alterations to elevations at premises between O’Driscolls Bar and Casey’s Tiles.

Nearby History:

20/4957 – permission granted for the change of use of the former Christ Church (on the Record of Protected Structures and on the Record of Monuments and Places) from church to office/design studio use, minor internal demolitions to form opening to emergency exit corridor, installation of disabled WC and kitchenette and associated services, construction of office pods, material alterations to elevations to include installation of 2 No. roof windows and external glazing unit to south elevation, re-opening east door and window opens with the removal of blockwork and security shutters, stone repairs, replace rain water goods, installation of storm glazing, connection to public sewer and water supply, installation of kerbing to carpark and all associated works.

12/4824 – permission granted on unit to the north to Sarah Sheehan for the Change of use from ground floor retail shop to a two-bedroom apartment consisting of works to a protected structure.

Enforcement History

No enforcement history.

Legislation Context

Planning and Development Act (2000, as amended)

Section 2 defines “works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles, or other material to or from the surfaces of the interior or exterior of a structure.

“**structure**” means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and—

(a) where the context so admits, includes the land on, in or under which the structure is situate, and

(b) in relation to a protected structure or proposed protected structure, includes—

- (i) the interior of the structure,
- (ii) the land lying within the curtilage of the structure,
- (iii) any other structures lying within that curtilage and their interiors, and
- (iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii);

Section 3 (1) of the Act states:

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 of the Act sets out developments which shall be exempted development for the Act.

Section 4(1)(h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

Section 4(4) Notwithstanding..... any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.

Planning and Development Regulations (2001, as amended)

Article 6 stipulates subject to Article 9, development consisting of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

Article 9 sets out restrictions on exemption to which article 6 relates. It states that development to which article 6 relates shall not be exempted development for the purposes of the Act in a number of specific instances.

Article 10 (6) as per S.I. 75/2022 relates to changes of use of existing commercial buildings to residential use as per the stipulations set out below.

(a) In this sub-article—

‘habitable room’ means a room used for living or sleeping purposes but does not include a kitchen that has a floor area of less than 6.5 square metres;

‘relevant period’ means the period from 8 February 2018 until 31 December 2025.

(b) This sub-article relates to a proposed development, during the relevant period, that consists of a change of use to residential use from Class 1, 2, 3, 6 or 12 of Part 4 to Schedule 2

(c) Notwithstanding sub-article (1), where in respect of a proposed development referred to in paragraph (b)—

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

(ii) the structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3, 6 or 12, and

(iii) the structure concerned, or so much of it that is the subject of the proposed development, has been vacant for a period of 2 years or more immediately prior to the commencement of the proposed development,

then the proposed development for residential use, and any related works, shall be exempted development for the purposes of the Act, subject to the conditions and limitations set out in paragraph (d).

(d)(i) The development is commenced and completed during the relevant period.

(ii) Subject to sub-paragraph (iii), any related works, including works as may be required to comply with sub-paragraph (vii), shall –

(I) primarily affect the interior of the structure,

(II) retain 50 per cent or more of the existing external fabric of the building, and

(III) not materially affect the external appearance of the structure so as to render its appearance inconsistent with the

(ix) No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.

(x) No development shall relate to any structure in any of the following areas:

(I) an area to which a special amenity area order relates;

(II) an area of special planning control;

(III) within the relevant perimeter distance area, as set out in Table 2 of Schedule 8, of any type of establishment to which the Major Accident Regulations apply.

(xi) No development shall relate to matters in respect of which any of the restrictions set out in sub-paragraph (iv), (vii), (viiA), (viiB), (viiC), (viii) or (ix) of article 9(1)(a), or paragraph (c) or (d) of article (9)(1), would apply.

(xii) No development shall consist of or comprise the carrying out of works for the provision of an onsite wastewater treatment and disposal system to which the code of practice made by the Environmental Protection Agency pursuant to section 76 of the Environmental Protection Agency Act 1992 relates and entitled Code of Practice – Wastewater Treatment and Disposal Systems Serving Single Houses together with any amendment to that Code or any replacement for it.

(e)(i) Where a person proposes to undertake development to which paragraph (b) relates, then he or she shall in the case of development relating to Class 1, 2, 3, 6 or 12 of Part 4 to Schedule 2, notify in writing the planning authority in whose functional area that the change of use will occur not less than 14 days prior to the commencement of the works related to the proposed change of use and any related works;

(ii) Details of each notification under subparagraph (i), which shall include information on—

(I) the location of the structure,

(II) the number of residential units involved, including the unit sizes and number of bedrooms in each unit, and

(III) the Eircode for the relevant property,

shall be entered in a record by the planning authority maintained for this purpose and the record shall be available for inspection at the offices of the planning authority during office hours and on the planning authority's website.

(iii) During the years 2019, 2020, 2021, 2022, 2023, 2024, 2025 and 2026 each planning authority shall provide information to the Minister on the number of notifications received by it under this paragraph during the preceding calendar year, including details of the information so received for the purposes of subparagraph (ii).

Referrals

County Archaeologist – email report advising that the proposal is exempt from an archaeological perspective (see Appendix A).

Area Engineer – email report (see below) advising no issue with the proposal from an engineering/road safety perspective.

From: Marie McMahon <Marie.McMahon@CorkCoCo.ie>

Sent: Monday, December 16, 2024 12:41 PM

To: John Lalor <John.Lalor@CorkCoCo.ie>

Subject: RE: Section 5 D/281/24 - Rovers Rest, Main Street, Rathcormac

John,

They have provided details of parking for the rear apartments on site which appears acceptable. Under no circumstances should parking be allowed on the public road to the rear of the development along the L5882, church St by the graveyard.

Regards

Marie Mc Mahon | [Innealtóir Feidhmiúcháin](#) | [Bóithre agus Iompar](#)

Comhairle Contae Chorcaí | P61 AW63 | Éire

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marie.mcmahon@corkcoco.ie | www.corkcoco.ie

Tairseach na gcustaiméirí: www.yourcouncil.ie

Marie McMahon | Executive Engineer | Roads & Transportation

Cork County Council | Town Hall | Fermoy | P61 AW63 | Ireland

T +353-(0)25 – 31155 |

marie.mcmahon@corkcoco.ie | www.corkcoco.ie

Customer Portal: www.yourcouncil.ie

From: John Lalor <John.Lalor@CorkCoCo.ie>

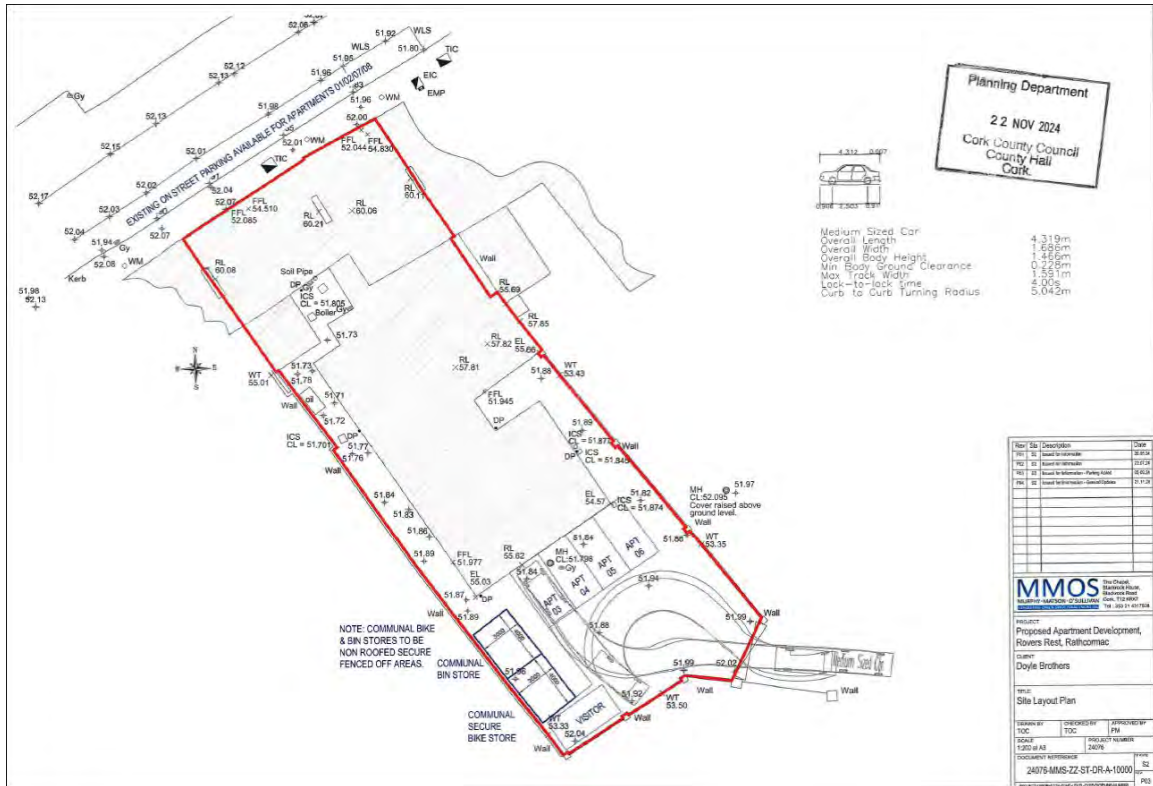
Sent: Monday, December 16, 2024 12:30 PM

To: Marie McMahon <Marie.McMahon@CorkCoCo.ie>

Subject: FW: Section 5 D/281/24 - Rovers Rest, Main Street, Rathcormac

Hi Marie,

As discussed taking account of issues raised in the previous Section 5 on site (D249/24) the current application now includes a layout showing 4 no. parking spaces to serve apartments to the rear with on-site turning capacity for a medium sized car as per the layout extract below



Can you advise if you have any issues with the proposal from an engineering/road safety perspective?

Kind regards,

Seán Ó Leathlobhair | Plenálaí Feidhmiúcháin Sinsearach | Pleanáil agus Forbairt

Comhairle Contae Chorcaí | Halla an Chontae | Corcaigh | T12 R2NC | Éire

T +353 (0)21 – 428 5851 |

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John Lalor | Senior Executive Planner | Planning and Development

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Smaoinigh ar an timpeallacht sula ndéanann tú an ríomhphost seo a phriontáil. Please consider the Environment before printing this mail.

EIA

Having reviewed the documentation submitted I am satisfied that an EIA is not required having regard to the nature/scale of development proposed and relevant provisions set out under Schedules 5 and 7 of the Planning and Development Regulations (2001, as amended).

Appropriate Assessment

The site is located within the screening zone of an existing SPA, namely the Blackwater River SAC (Site Code: 002170) of approximately 0.95km north of same.

The site is located in a fully serviced area. A CoF with UE has been submitted with the application demonstrating that a feasible connection to public services is possible without upgrade.

The potential for this development to have significant impacts on any Natura 2000 site has been ruled out because the development is of a type and scale in a fully serviced area which will not result in any impact on the habitats or species for which the Natura 2000 site is designated.

Assessment

This section 5 declaration queries whether the change of use from commercial use (public house) at ground and first floor level to residential (provision of 8 no. apartments) is or is not exempted development and is or is not exempted development.

Description of Proposed Works

In the application form, agents cover letter and associated drawings the applicants have set out that the proposal relates to the proposed change of use of the ground and first floor levels of the unit from commercial use to residential apartments. Associated changes to the building are set out as predominantly internal with external changes highlighted including the change of a ground floor window to a door on the main street building elevation (to provide access) and the addition of 3 no. new ground floor windows to the rear of the building (to comply with Building Regulations).

Is the Proposal Development?

On the basis of the information submitted it is considered that the proposal amounts to 'works' as defined by Section 2 (1) of the Planning and Development Act (2000, as amended) and therefore the comes within the meaning of 'development' in accordance with Section 3 of the Planning and Development Act (2000, as amended). The question at hand, therefore, is whether the development is exempted development.

Is the Proposal Exempted Development

It is considered that the key legislative provision for determining the query raised is set out under Article 10(6) of the Planning and Development Regulations (2001, as amended).

On the basis of the information available I am satisfied that the unit falls within Classes 6 (guest house) and 12 (Public House) of Schedule 2, Part 4 for the purposes of assessment of Article 10(6) of the Regulations.

The applicant's agent has set out a rationale for consideration of the proposal as exempted development relative to the provisos of Article 10(6) as set out above. It is set out that the works will be undertaken within the appropriate period (i.e. from 8 February 2018 until 31 December 2025). Dimensions of the apartments indicating exceedance of minimum requirements set out in the *Sustainable Urban Housing: Design Standards for New Apartments (July 2023)*. Regarding the proposed external facade changes the application contends the character and appearance of the property to the front will remain largely unchanged and that the new windows to the rear do not face existing property and will not materially affect the external appearance of the structure. Furthermore, the application sets out that restrictions on exemption as per article 9(1)(a) of the Planning and Development Regulations (2001, as amended) do not apply. A supporting Archaeological Impact Assessment has been submitted with the application which concludes the proposed development will not give rise to archaeological impacts, and will not affect the nearby recorded monument. It is proposed to provide 1 no. parking space per unit comprised of 1 no. on street space and 4 no. on-site parking spaces to the rear to serve the units which is accompanied by a layout indicating on-site turning space without modifications to the existing rear entrance. Provision has been made for bin storage and bicycle parking facilities to address the national Sustainable Urban Housing: Design Standards for Apartments (2023) Guideline requirements. With regard to private open space/communal amenity space provision a case is made for consideration of the proposal in line with Section 6.9 of the Guidelines to allow for a departure from requirements with respect to vacant buildings. A copy of a Confirmation of Feasibility from Uisce Éireann (dated: 08/07/2024) has been submitted as part of the application documentation which indicates a feasible connection to public services with upgrade.

On the basis of the information available and having reviewed the documentation provided, I am satisfied that the thrust of the proposed change of use from commercial to residential use can be considered relative to Article 10(6) of the Planning and Development Regulations (2001, as amended). The proposal is therefore also assessed against the conditions/limitations of subsection (d) of Article 10(6).

It is noted a condition/limitation of subsection (d)(xi) excludes development of which restrictions on exemption under Article 9 would apply.

Of particular relevance to this case is Article 9(1)(vii) restriction on exemption which refers to the carrying out of development which would *"comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or the local area plan or the draft development plan or draft local area plan,"* (my emphasis added).

The subject site is located in close proximity to Recorded Archaeological Monuments (i.e. St. Mary's CO044-049002 Church and CO044-049001 Graveyard) and falls within the associated Zone of Notification as per the statutory Recorded Monuments historic mapping. Any works with identified Zones of Notification (ZoN) require a Ministerial Notification application to the National Monuments Service. A determination issued in relation to a similar Section 5 application (D 249/24) whereby the proposed works were determined not to be exempted development due to their location within the aforementioned Zone of Notification.

Commenting on the subject application the County Archaeologist reports not enough information provided was provided as part of the previous Section 5 application (ref: D249/24) on site regarding potential interactions with the Recorded Monument CO044-049/001 and 002 to the south as a result of the development (bin storage, car parking, works within rear yard, any potential groundworks for services etc). Commenting on the current Section 5 application the County Archaeologist does not have a concern in relation to the proposed works to the building from an archaeological perspective, understands that no ground works are required to facilitate service connections and notes the applicant has clarified parking can be provided without the need for any modifications to the rear yard area. Having regard to the above the County Archaeologist ultimately concludes that the proposed development will not impact the Recorded Monument and is therefore considered to be exempt.

Commenting on the previous proposal presented under D 249/24 the Area Engineer had expressed some reservations about the indicated access arrangements and has requested that further information be sought on access arrangements for both vehicles and pedestrians ensuring safe access and egress to the apartments in question could be provided and ensuring no adverse effects on adjacent amenities. It is noted that the road to the rear provides access to Rathcormac Graveyard and Christ Church via Church Lane which can become congested at peak times. The current application is supported by a Site Layout Plan drawing which shows 4 no. on-site parking spaces, a communal bin/bike stores and available on-site turning movements for a medium sized car. The AE is satisfied that parking proposals for the rear apartments are acceptable and has not raised any issue with the application from a road safety perspective. As such the restriction on exemption as per Article 9(1)(a)(iii) relating to whether a proposal could "*endanger public safety by reason of traffic hazard or obstruction of road users*" is not considered to apply in this case.

A further issue to consider relates to the fact that there appears to be a public foul sewer line running in close proximity to the rear of the existing building (see Appendix C). Having regard to Article 9(1)(a)(viiB) Regulations the applicant has submitted a copy of a Confirmation of Feasibility from Uisce Éireann (dated: 08/07/2024) which indicates a feasible connection to public services with upgrade. As such, AA screening can be

completed given that the applicants have demonstrated an existing public service connection is feasible. As set out in the CoF the onus will be on the applicant to engage with Uisce Éireann's diversion/build over team as appropriate with respect to service connections.

Regarding the proposed associated external alterations to the building these are assessed against Article 6 (d)(ii)(III) of the Planning and Development Regulations (2001, as amended) which refer to works "*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*" can be deemed to constitute exempted development. In this case the applicants are proposing to replace an existing ground floor window with a door on the main street building elevation (to provide access) and to install 3 no. new ground floor windows to the rear of the building. Having regard to the minimal extent of external alterations proposed I am satisfied that the proposed door/fenestration amendments as presented would not materially affect the character of the existing/neighbouring structures and can be classed as exempted development as per section 4(1)(h) of the Act and Article 6 (d)(ii)(III) of the Regulations. However, further information would be required for additional drawings to enable a full assessment of the proposal including additional existing/proposed elevation drawings showing the full extent of the lateral/rear elevations of the main building and rear annexe element taking account of any proposed further access modifications.

In relation to the unit sizes/dimensions it is noted that the dwelling floors areas and storage spaces comply with the *Sustainable Urban Housing: Design Standards for New Apartments (July 2023)* standards as per stipulated by Article 9(d)(vi).

The point raised about the site context/vacant nature and section 6.9 of the Guidelines is noted and accepted. It is also noted that sections 3.39/4.12 of the Guidelines allows for the relaxation of private amenity space/communal amenity space on a case-by-case basis.

Recommendation

Accordingly, whereas a question has been raised regarding whether the change of use from commercial use (public house) at ground and first floor level to residential (provision of 8 no. apartments) is or is not development and is or is not exempted development at The Rovers Rest, Main Street, Rathcormac, Co. Cork, P61 TW84, involving and having had regard to:

- the details submitted to the Planning Authority on the 22/11/2024
- Sections 2 (1) 3(1), 4 and 5 of the Planning and Development Act (2000, as amended)
- Articles 6, 9 and 10 of the Planning and Development Regulations (2001, as amended)

it is concluded by the Planning Authority that:

the change of use from commercial use (public house) at ground and first floor level to residential (provision of 8 no. apartments) at The Rovers Rest, Main Street, Rathcormac, Co. Cork, P61 TW84 is **development** and is **exempted development**. The Planning Authority had regard to the following:

- Sections 2 (1) 3(1), 4 and 5 of the Planning and Development Act (2000, as amended)
- Article 6 of the Planning and Development Regulations (2001, as amended)
- Article 9 (1)(a) of the Planning and Development Regulations (2001, as amended)
- Article 10(6) of the Planning and Development Regulations (2001, as amended)



John Lalor
Senior Executive Planner
16/12/2024

Appendix A: Site Photographs















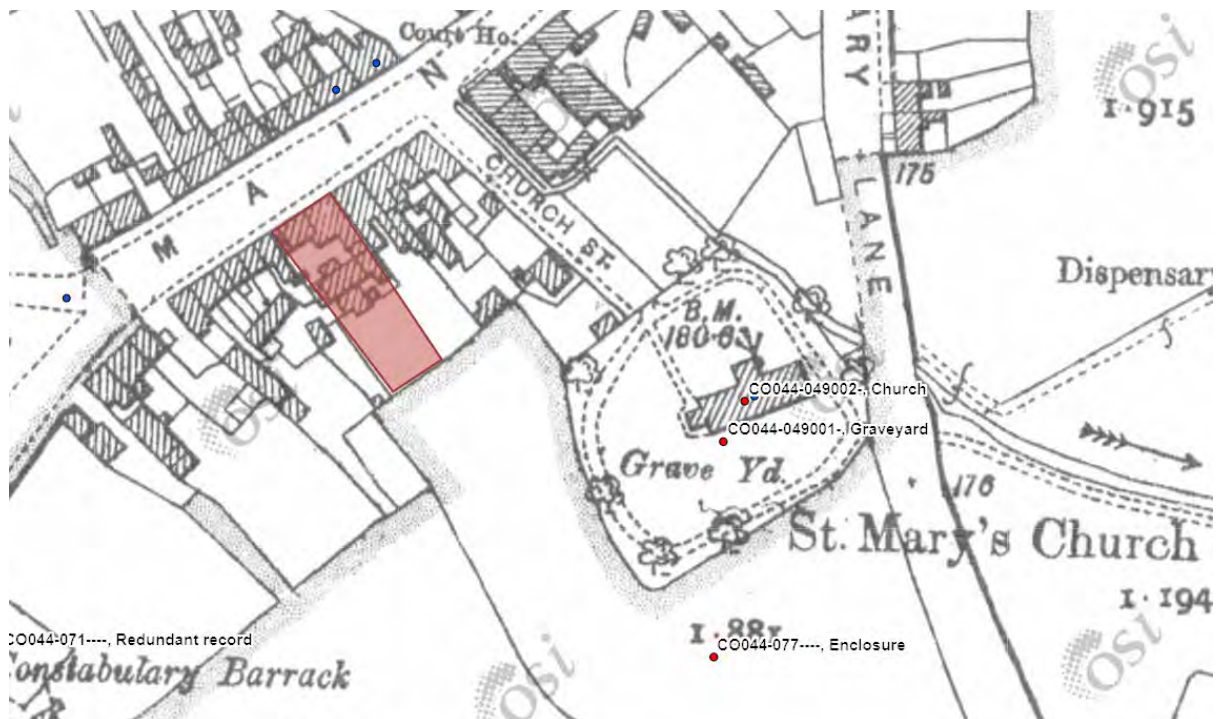
Appendix B: County Archaeologist Report

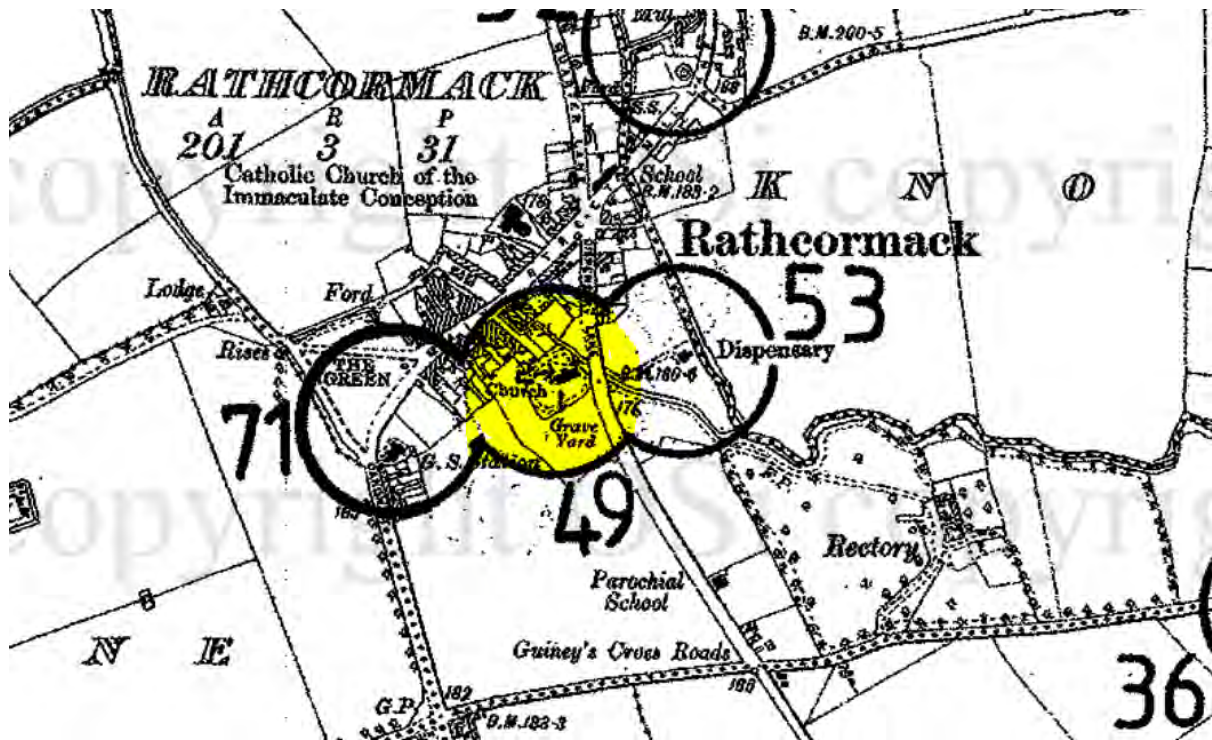
Section 5 Application - Change of Use at River's Rest, Main Street, Rathcormac

Status

McCutcheon Halley on behalf of K-Con are seeking a Section 5 Declaration of Exemption from Cork County Council, in respect of determining whether the proposed change of use does or does not constitute as Exempted Development under Section 5 of the Planning and Development Act 2000, as amended (the Act).

The building, rear yard and proposed car parking area (to south) are located within the statutory Zone of Notification for a Recorded Archaeological Monument, namely St Mary's Church and Graveyard CO044-049/001 and 002. Typically, works (outside of a planning application) at or in relation to a Recorded Monument require a Section 12 Ministerial Notification.





County Development Plan - Objectives

County Development Plan 2022 Objectives HE 16-2:

Protection of Archaeological Sites and Monuments

Secure the preservation (i.e. preservation in situ or in exceptional cases preservation by record) of all archaeological monuments and their setting included in the Sites and Monuments Record (SMR) (see www.archaeology.ie) and the Record of Monuments and Places (RMP) and of sites, features and objects of archaeological and historical interest generally. In securing such preservation, the planning authority will have regard to the advice and recommendations of the Development Applications Unit of the Department of Housing, Local Government and Heritage as outlined in the Frameworks and Principles for the Protection of the Archaeological Heritage policy document or any changes to the policy within the lifetime of the Plan.

County Development Plan 2022 Objectives HE 16-3:

Underwater Archaeology

Protect and preserve the archaeological value of underwater archaeological sites and associated underwater and terrestrial features. In assessing proposals for development, the development

will take account of the potential underwater archaeology of rivers, lakes, wetlands, intertidal and sub-tidal environments through appropriate archaeological assessment by a suitably qualified archaeologist.

County Development Plan 2022 Objectives HE 16-5:

Zones of Archaeological Potential

Protect the Zones of Archaeological Potential (ZAPs) located within historic towns, urban areas and around archaeological monuments generally. Any development within the ZAPs will need to take cognisance of the upstanding and potential for subsurface archaeology, through appropriate archaeological assessment.

County Development Plan 2022 Objectives HE 16-6:

Industrial and Post Medieval Archaeology

Protect and preserve industrial and post-medieval archaeology and long-term management of heritage features such as mills, limekilns, forges, bridges, piers and harbours, water-related engineering works and buildings, penal chapels, dwellings, walls and boundaries, farm buildings, estate features, military and coastal installations. There is a general presumption for retention of these structures and features. Proposals for appropriate redevelopment including conversion should be subject to an appropriate assessment and record by a suitably qualified specialist/s.

County Development Plan 2022 Objectives HE 16-7:

Battlefield, Ambush and Siege Sites and Defensive Archaeology

Protect and preserve the defensive archaeological record of County Cork including strategic battlefield, ambush and siege sites, and coastal fortifications and their associated landscape due to their historical and cultural value. Any development within or adjoining these areas shall undertake a historic assessment by a suitably qualified specialist to ensure development does not negatively impact on this historic landscape.

County Development Plan Objectives HE 16-8:

Burial Places

Protect all historical burial places and their setting in County Cork and encourage their maintenance and care in accordance with appropriate conservation principles.

County Development Plan Objectives HE 16-9:

Archaeology and Infrastructure Schemes

All large scale planning applications (i.e. development of lands on 0.5 ha or more in area or 1km or more in length) and Infrastructure schemes and proposed roadworks are subjected to an archaeological assessment as part of the planning application process which should comply with the Department of Arts, Heritage and the Gaeltacht's codes of practice. It is recommended that the assessment is carried out following pre planning consultation with the County Archaeologist, by an appropriately experienced archaeologist to guide the design and layout of the proposed scheme/development, safeguarding the archaeological heritage in line with Development Management Guidelines.

County Development Plan Objectives HE 16-10:

Management of Monuments within Development Sites

Where archaeological sites are accommodated within a development it shall be appropriately conservation/ protection with provision for a suitable buffer zone and long-term management plan put in place all to be agreed in advance with the County Archaeologist.

County Development Plan Objectives HE 16-11:

Archaeological Landscapes

To protect archaeological landscapes and their setting where the number and extent of archaeological monuments are significant and as a collective are considered an important archaeological landscape of heritage value.

County Development Plan Objectives HE 16-12:

Raising Archaeological Awareness

As part of the Heritage Plan it is an objective to develop a management plan, if resources allow, for the archaeology of County Cork, which could include an evaluation of the Historic Character Assessment of Cork County helping to identify areas for tourism potential, and strategic research while also promoting best practice in archaeology and encouraging the interpretation, publication and dissemination of archaeological findings from the development application process.

County Development Plan Objectives HE 16-13:

Undiscovered Archaeological Sites

To protect and preserve previously unrecorded archaeological sites within County Cork as part of any development proposals. The Council will require preservation in situ to protect archaeological monuments discovered. Preservation by record will only be considered in exceptional circumstances.

Planning Regulations, Exemption and Archaeology

Restrictions on exemption. 9. (1) Development to which article 6 relates shall not be exempted development for the purposes of the Act— (a) if the carrying out of such development would—

(vii) consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan,

in the draft variation of the development plan or the local area plan or the draft development plan or draft local area plan.

(vii a) consist of or comprise the excavation, alteration or demolition of any archaeological monument included in the Record of Monuments and Places, pursuant to section 12 (1) of the National Monuments (Amendment) Act 1994, save that this provision shall not apply to any excavation or any works, pursuant to and in accordance with a consent granted under section 14 or a licence granted under section 26 of the National Monuments Act 1930 (No. 2 of 1930) as amended.

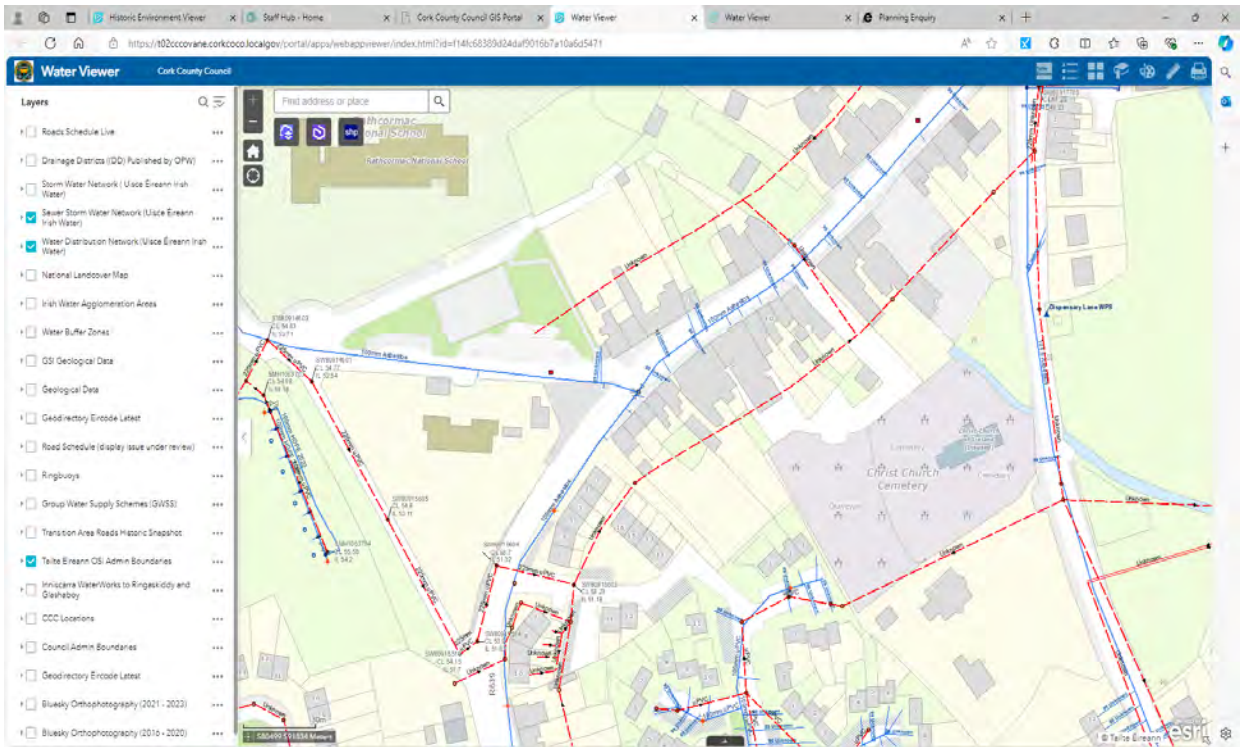
Impact / Conclusion

I had commented on an earlier Section 5 exemption application (Ref D294 24). The information available at the time was such that there was not enough information regarding potential interactions with the Recorded Monument CO044-049/001 and 002 to the south as a result of the development (bin storage, car parking, works within rear yard, any potential groundworks for services etc). The works to the building, from an archaeological perspective are not a concern.

It is my understanding from the application that no water services upgrade works are necessary and therefore no groundworks will take place within the Zone of Notification for the Recorded Monument.

The applicant has now submitted an Archaeological Desktop Assessment Report (JCA, November 2024). This has clarified that parking can be provided without the need for any modifications to the rear yard, adjacent to the Recorded Monument which was an initial concern. The archaeologist has concluded that the proposed development will not impact the Recorded Monument and therefore I consider that the proposed development is **EXEMPT**.

Appendix C: Extract from CCC Water Viewer showing public service lines





Section 5 Application - Change of Use at River's Rest, Main Street, Rathcormac

Status

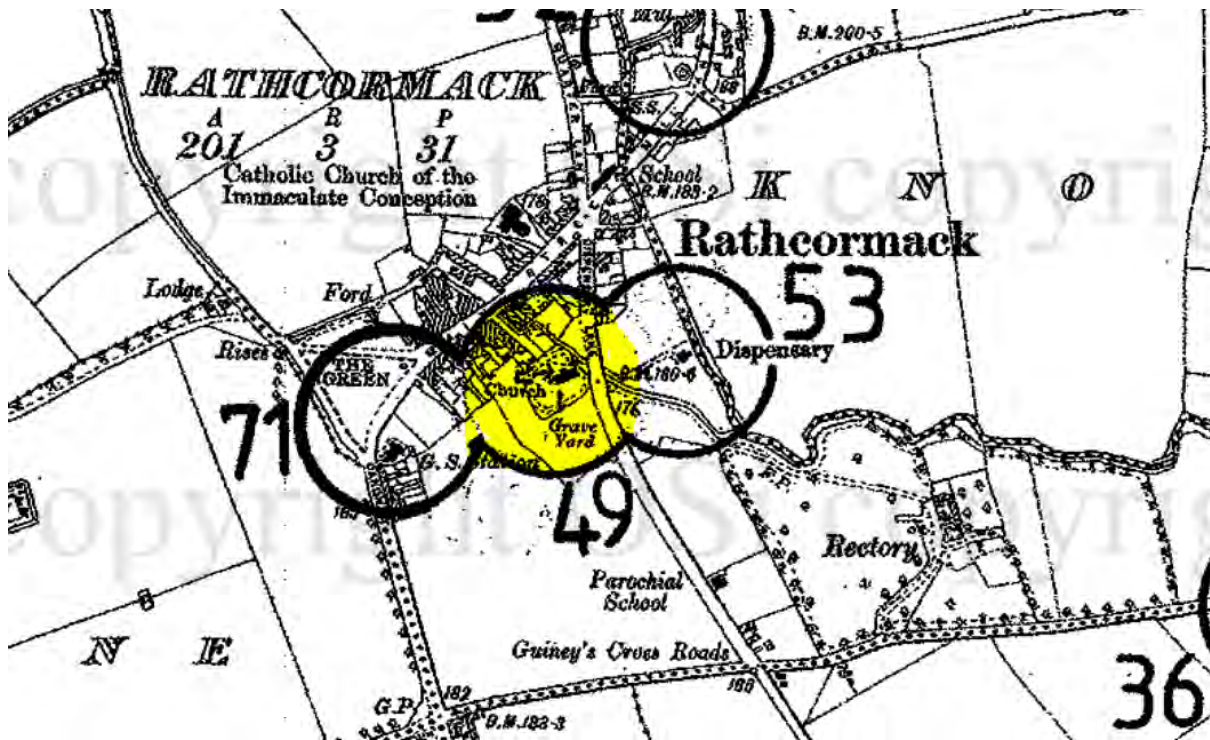
McCutcheon Halley on behalf of K-Con are seeking a Section 5 Declaration of Exemption from Cork County Council, in respect of determining whether the proposed change of use does or does not constitute as Exempted Development under Section 5 of the Planning and Development Act 2000, as amended (the Act).

The building, Rear yard and proposed car parking area (to south) are located within the statutory Zone of Notification for a Recorded Archaeological Monument, namely St Mary's Church and Graveyard CO044-049/001 and 002. Typically, works (outside of a planning application) at or in relation to a Recorded Monument require a Section 12 Ministerial Notification.





Annette Quinn | County Archaeologist | Planning & Development Cork County Council | Tel: 021-4285329 M 086-1688826



County Development Plan - Objectives

County Development Plan 2022 Objectives HE 16-2:

Protection of Archaeological Sites and Monuments

Secure the preservation (i.e. preservation in situ or in exceptional cases preservation by record) of all archaeological monuments and their setting included in the Sites and Monuments Record (SMR) (see www.archaeology.ie) and the Record of Monuments and Places (RMP) and of sites, features and objects of archaeological and historical interest generally. In securing such preservation, the planning authority will have regard to the advice and recommendations of the Development Applications Unit of the Department of Housing, Local Government and Heritage as outlined in the Frameworks and Principles for the Protection of the Archaeological Heritage policy document or any changes to the policy within the lifetime of the Plan.

County Development Plan 2022 Objectives HE 16-3:

Underwater Archaeology

Protect and preserve the archaeological value of underwater archaeological sites and associated underwater and terrestrial features. In assessing proposals for development, the development will take account of the potential underwater archaeology of rivers, lakes, wetlands, intertidal and sub-tidal environments through appropriate archaeological assessment by a suitably qualified archaeologist.

County Development Plan 2022 Objectives HE 16-5:

Zones of Archaeological Potential



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Protect the Zones of Archaeological Potential (ZAPs) located within historic towns, urban areas and around archaeological monuments generally. Any development within the ZAPs will need to take cognisance of the upstanding and potential for subsurface archaeology, through appropriate archaeological assessment.

**County Development Plan 2022 Objectives HE 16-6:
Industrial and Post Medieval Archaeology**

Protect and preserve industrial and post-medieval archaeology and long-term management of heritage features such as mills, limekilns, forges, bridges, piers and harbours, water-related engineering works and buildings, penal chapels, dwellings, walls and boundaries, farm buildings, estate features, military and coastal installations. There is a general presumption for retention of these structures and features. Proposals for appropriate redevelopment including conversion should be subject to an appropriate assessment and record by a suitably qualified specialist/s.

**County Development Plan 2022 Objectives HE 16-7:
Battlefield, Ambush and Siege Sites and Defensive Archaeology**

Protect and preserve the defensive archaeological record of County Cork including strategic battlefield, ambush and siege sites, and coastal fortifications and their associated landscape due to their historical and cultural value. Any development within or adjoining these areas shall undertake a historic assessment by a suitably qualified specialist to ensure development does not negatively impact on this historic landscape.

**County Development Plan Objectives HE 16-8:
Burial Places**

Protect all historical burial places and their setting in County Cork and encourage their maintenance and care in accordance with appropriate conservation principles.

**County Development Plan Objectives HE 16-9:
Archaeology and Infrastructure Schemes**

All large scale planning applications (i.e. development of lands on 0.5 ha or more in area or 1km or more in length) and Infrastructure schemes and proposed roadworks are subjected to an archaeological assessment as part of the planning application process which should comply with the Department of Arts, Heritage and the Gaeltacht's codes of practice. It is recommended that the assessment is carried out following pre planning consultation with the County Archaeologist, by an appropriately experienced archaeologist to guide the design and layout of the proposed scheme/development, safeguarding the archaeological heritage in line with Development Management Guidelines.

**County Development Plan Objectives HE 16-10:
Management of Monuments within Development Sites**

Where archaeological sites are accommodated within a development it shall be appropriately conservation/ protection with provision for a suitable buffer zone and long-term management plan put in place all to be agreed in advance with the County Archaeologist.

**County Development Plan Objectives HE 16-11:
Archaeological Landscapes**



Annette Quinn | County Archaeologist | Planning & Development Cork County Council | Tel: 021-4285329 M 086-1688826

To protect archaeological landscapes and their setting where the number and extent of archaeological monuments are significant and as a collective are considered an important archaeological landscape of heritage value.

County Development Plan Objectives HE 16-12:

Raising Archaeological Awareness

As part of the Heritage Plan it is an objective to develop a management plan, if resources allow, for the archaeology of County Cork, which could include an evaluation of the Historic Character Assessment of Cork County helping to identify areas for tourism potential, and strategic research while also promoting best practice in archaeology and encouraging the interpretation, publication and dissemination of archaeological findings from the development application process.

County Development Plan Objectives HE 16-13:

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Annette Quinn | County Archaeologist | Planning & Development Cork County Council | Tel: 021-4285329 M 086-1688826

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Comhairle Contae Chorcaí Cork County Council

Harry Gettings,
Main Street,
Rathcormac,
Co. Cork

Pleanáil agus Forbairt,
Halla an Chontae,
Bóthar Charraig Ruacháin,
Corcaigh T12 R2NC.
Fón: (021) 4276891
R-phost: planninginfo@corkcoco.ie
Suíomh Gréasáin: www.corkcoco.ie
Planning & Development,
County Hall,
Carrigrohane Road, Cork T12 R2NC.
Tel (021) 4276891
Email: planninginfo@corkcoco.ie
Web: www.corkcoco.ie



26th November 2024

Our Ref.: D/281/24

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

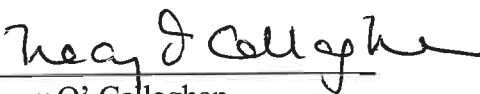
Whether the change of use from commercial use (public house) at ground and first floor level to residential (provision of 8 no. apartments) at Rovers Rest, Main Street, Rathcormac, Co. Cork is or is not development or is or is not exempted development.

Dear Sir,

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 K-Con Projects Limited with respect to whether the above description at Rovers Rest, Main Street, Rathcormac, 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,


Tracy O' Callaghan
Staff 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>



We are Cork.

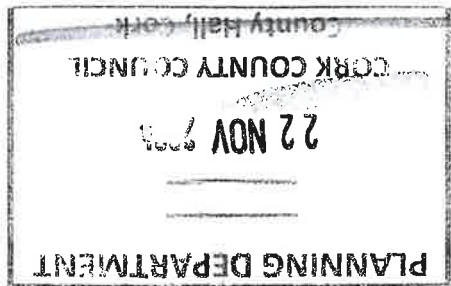


Recycled



The Secretary
Planning Department
Cork County Council
Carrigrohane Road,
Cork

22nd November 2024



Re: Request for a Section 5 Declaration seeking confirmation that change of use from commercial (public house) use at ground and first floor level to provide 8 apartments at Rivers Rest, Main Street, Rathcormac, Co. Cork is exempted development.

Dear Sir/Madam,

We, McCutcheon Halley Planning Consultants, of 6 Joyce House, Barrack's Square, Ballincollig, Co. Cork act on behalf of our client K-Con Projects, with an address at no. 7 Glencorin, Watergrasshill, Cork, who is the prospective purchaser of Rovers Rest, Main Street, Rathcormac, Co. Cork, P61 TW84. The owner of the site is Harry Gettings and details are set out in the Section 5 Application form submitted with this declaration. Our client requests a declaration in accordance with Section 5 of the Planning and Development Act 2000 (as amended), seeking confirmation that *the change of use from commercial use to provide 8 no. apartments at Rovers Rest, is exempted development on the basis that:*

- The change of use from commercial (public house) use at the ground and first floor levels, to provide 8 no. apartments at Rovers Rest, Main Street, Rathcormac, Co. Cork, is exempted development under the Planning and Development Regulations.
- The associated works to facilitate the proposed use are predominantly internal works, with the exception of a ground floor window being replaced with an additional door to provide an entrance from Main Street and the addition of 3 new windows at ground floor to the rear of the building. The change from a window to a door does not provide any additional openings, but only replaces one with another, and therefore this will not have a significant material impact on the external appearance of the structure. The addition of 3 new ground floor windows to the rear are required for the proposed new bedrooms to ensure they comply with the building regulations. The three new windows do not face an existing adjoining boundary and will not materially affect the external appearance of the structure.

The remainder of the declaration request is set out as follows:

1. **Site and Planning Context**
2. **Planning Legislation/Regulations**
3. **Assessment**
4. **Conclusion**

Site and Planning Context

The property subject of this declaration is located at ground and first floor level of a commercial building/public house located at Rovers Rest, Main Street, Rathcormac, Co. Cork. The subject site is situated in the heart of Rathcormac town centre. The existing building features a simple facade fronting onto Main Street (R639) and with 2 no. front entrances for street access. The site is currently identified as a commercial property, more specifically a public house with a lounge and a large backyard and the first floor contains 7 bedrooms. The property is currently vacant and has been for a number of years (i.e. greater than 2 years).

The area surrounding the building offers a mix of retail and commercial uses, with residential neighbourhoods nearby in the general town centre. Green spaces are visible to the south of the development. The location benefits from numerous amenities, including a church and a national school. There is convenient access to bus stops within close proximity.

Additionally, Fermoy Town Centre is just a 10-minute drive away, while Cork City Centre can be reached within 30 minutes, providing excellent connections to employment opportunities.

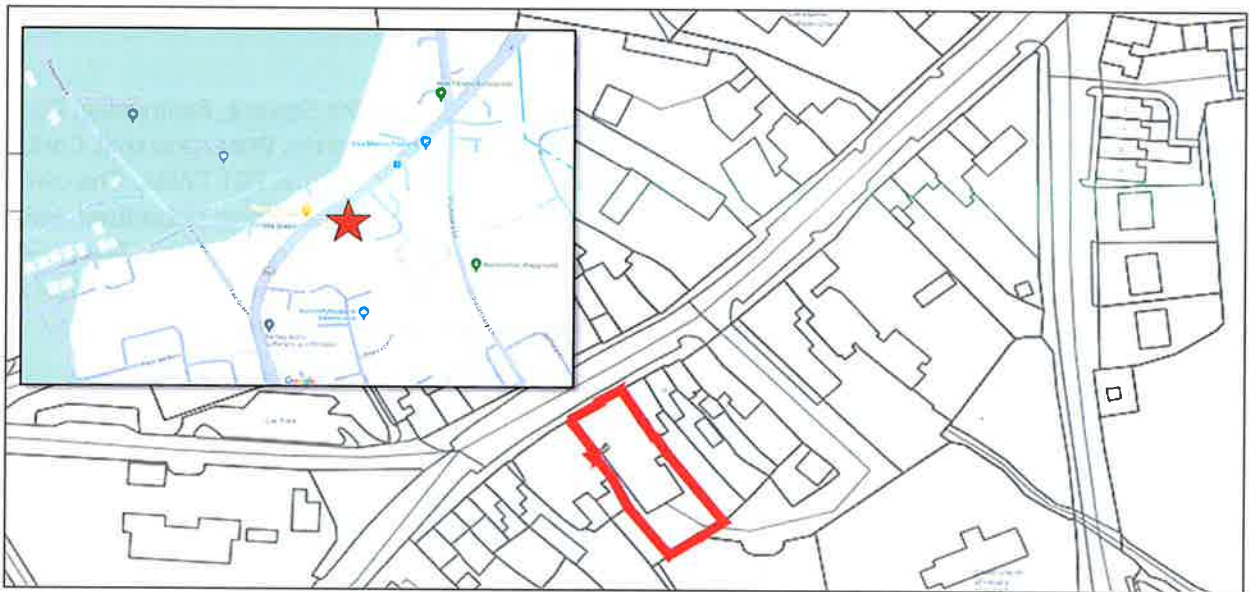


Figure 1 Property at Rovers Rest, Main Street, Rathcormac, Co. Cork.

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Figure 2 Property at Rovers Grove subject to change of use.

The building forms part of a permission which was granted by Cork County Council for an extension to lounge bar to include a dance area in September 1997 under Planning Reference 97/1434. The drawings submitted in 1997 indicate that the first floor was in use at this time as a guesthouse accommodation associated with the primary use as a public house.

In terms of planning policy for the area, in the Cork County Development Plan 2022 (CDP), the site is zoned as "RK-T-01: Town Centre / Neighbourhood Centres". Based on the objective ZU 18-17: Town Centres / Neighbourhood Centres of the CDP, it is an objective to;

*a) Promote the development of town centres and neighbourhood centres as the primary locations for retail and other uses that provide goods or services principally to visiting members of the public. The primary retail areas will form the main focus and preferred location for new retail development, appropriate to the scale and function of each centre and in accordance with the Retail Strategy. **Residential development will also be encouraged** particularly in mixed use developments while the use of upper floors of retail and commercial premises in town centres for residential use will in particular be encouraged.*

b) Recognise that where it is not possible to provide the form and scale of development that is required on a site within the core area, consideration can be given to sites on the edge of the core area based on sequential approach.

Appropriate Uses in Town Centre/Neighbourhood Centres consist of Retail, cultural uses, recreation uses, hotel, bed and breakfast, public houses, financial services, professional services, medical and healthcare services, leisure facilities, places of worship, **residential**, mixed residential, childcare facilities, education facilities, community facilities, civic uses, offices, public transport facilities, car parks, funeral homes.



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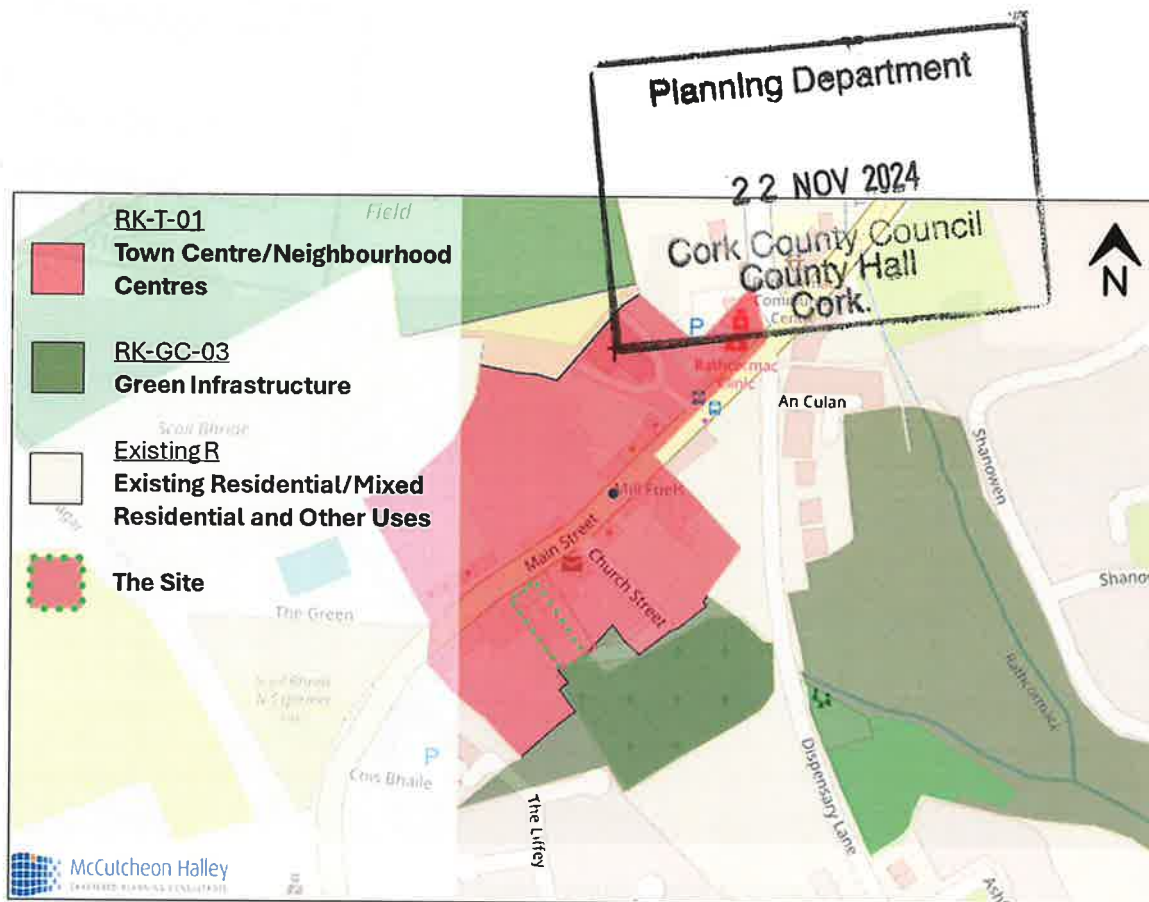


Figure 3 Zoning Map Clipping from the CDP

Planning Legislation/Regulations

In order to assess this declaration request, regard must be had to the 2000 Planning and Development Act (as amended) and the 2001 Planning and Development Regulations (as amended). In 2018, the Planning Regulations were amended to provide for an exemption from the requirement to obtain planning permission in respect of the change of use of certain vacant commercial premises, to residential use. On the 25th of February 2022, the Planning and Development Act (Exempted Development) Regulations 2022 extended to 31st of December 2025, the exemption given by the 2018 regulations and included some additional amendments/exemptions as outlined below.

Planning and Development Act, 2000 (As Amended)

Section 2(1) of the 2000 Planning and Development Act, as amended, includes the following definitions which are of relevance to this assessment;

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

Section 3(1) of the PDA defines “Development” as, ‘the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land’.

Section 4 of the PDA relates to ‘Exempted Development’ and subsection (1) sets out categories of development that shall be exempted development, including subsection 4(1)(h) which includes:



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'development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures'.

Section 4(2)(a) states that the Minister may by regulations provide for any class of development to be exempted development where he or she is of the opinion that the carrying out of such development by virtue of its size, nature or limited effect on its surroundings, would not offend against the principles of proper planning and sustainable development. **Section 4(2)(b)** of the Act states that regulations under paragraph (a) may be made subject to conditions and be of general application or apply to such area or place as may be specified in the regulations.

Planning and Development Regulations, 2001 (As Amended)

The extent to which the classes of development specified in Part 1 of the Second Schedule are exempted is governed by Article 9(1)(a) and that article is itself subject to the restrictions on exemption which includes the following:

- (i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,*
- (ii) consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,*
- (iii) endanger public safety by reason of traffic hazard or obstruction of road users;*
- (iv) ... comprise the construction, erection, extension or renewal of a building on any street so as to bring forward the building, or any part of the building, beyond the front wall of the building on either side thereof or beyond a line determined as the building line in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,*
- (vi) interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed ...*
- (viiB) ... development that would be likely to have a significant effect on the integrity of a European site...*
- (viiC) ... development that would be likely to have an adverse impact on a natural heritage area...*
- (viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,*
- (ix) consist of the demolition or such alteration of a building or other structure as would preclude or restrict the continuance of an existing use of a building or other structure where it is an objective of the planning authority to ensure that the building or other structure would remain available for such use and such objective has been specified in a*



development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,

(xi) obstruct any public right of way,

(xii) consist of or comprise the carrying out of works to the exterior of a structure within an architectural conservation area...

In addition to this, **Article 10** further outlines the classes of development which are exempted. Article 10 (6) (as amended under SI 600 of 2001) The Principal Regulations are amended in article 10 (as amended by article 2 of the Planning and Development (Amendment) (No. 2) Regulations 2018 (S.I. No. 30 of 2018)) by substituting for sub article (6) the following:

(b) This sub-article relates to a proposed development, during the relevant period, that consists of a change of use to residential use from Class 1, 2, 3, 6 or 12 of Part 4 to Schedule 2.

(d) (i) The development is commenced and completed during the relevant period.

(ii) Subject to sub-paragraph (iii), any related works, including works as may be required to comply with sub-paragraph (vii), shall -

(I) primarily affect the interior of the structure,

(II) retain 50 per cent or more of the existing external fabric of the building, and

(III) not materially affect the external appearance of the structure so as to render its appearance inconsistent with the character of the structure or of neighbouring structures.

(iii) Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighbouring structures.

(iii) Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighbouring structures.

(iv) No development shall consist of or comprise the carrying out of works to the ground floor area of any structure which conflicts with any objective of the relevant local authority development plan or local area plan, pursuant to the Part 1 of the First Schedule to the Act, for such to remain in retail use, with the exception of any works the purpose of which is to solely provide on street access to the upper floors of the structure concerned.

(v) No development shall consist of or comprise the carrying out of works which exceeds the provision of more than 9 residential units in any structure.

(vi) Dwelling floor areas and storage spaces shall comply with the minimum floor area requirements and minimum storage space requirements of the "Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities" issued under section 28 of the Act or any subsequent updated or replacement guidelines.



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(vii) Rooms for use, or intended for use, as habitable rooms shall have adequate lighting.

(viii) No development shall consist of or comprise the carrying out of works to a protected structure, as defined in section 2 of the Act, save where the relevant planning authority has issued a declaration under section 57 of the Act to the effect that the proposed works would not materially affect the character of the structure or any element, referred to in section 57(1)(b) of the Act, of the structure.

(ix) No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.

(x) No development shall relate to any structure in any of the following areas:

(I) an area to which a special amenity area order relates;

(II) an area of special planning control;

(III) within the relevant perimeter distance area, as set out in Table 2 of Schedule 8, of any type of establishment to which the Major Accident Regulations apply.

(xi) No development shall relate to matters in respect of which any of the restrictions set out in sub-paragraph (iv), (vii), (viiA), (viiB), (viiC), (viii) or (ix) of article 9(1)(a), or paragraph (c) or (d) of article (9)(1), would apply.

Each of the above conditions/restrictions are considered further in relation to our clients proposed development in the section below.

Assessment

In this case, our client requests a declaration in accordance with Section 5 of the Planning and Development Act 2000, seeking confirmation that the change of use from a Public House (Class 12) at ground and associated 7 bedrooms at first floor level to provide 8 no. apartments is exempted development in accordance with the 2022 Regulations, on the basis that:

1. The structure at Rovers Rest, Main Street, Rathcormac was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018 (i.e. on the 8th February 2018).
2. The proposed works comply with the floor area and storage requirements of the "Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities
3. The structure has been vacant for greater than 2 years.
4. The works will be commenced after 8th February 2018 and completed before the 31st December 2025.
5. Then proposed plan for this building is to make use of a vacant property in the heart of Rathcormac to provide essential residential accommodation.

The proposed plans provide a high-quality living environment for prospective residents and complies with the key criteria outlined in the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (Apartment Standards).

Apartment Schedules and Apartment Standards								
Areas 1-Bed Apartments	Guidelines	GF Unit 1	GF Unit 2	GF Unit 4	GF Unit 5	GF Unit 6	FF Unit 7	FF Unit 8
Total Floor Area	45 m ²	54 m ²	58 m ²	51 m ²	53.6 m ²	47.9 m ²	45 m ²	53 m ²
Storage Space	3 m ²	3 m ²	5.8 m ²	3.2 m ²	4.4 m ²	3 m ²	3.115 m ²	3 m ²
Kitchen/Living/ Dining (aggregate)	23 m ²	27.7 m ²	24.05 m ²	24.03 m ²	24 m ²	23.4 m ²	23 m ²	28.3 m ²
Bedroom (area)	7.1 m ²	12.7 m ²	12.6 m ²	13.9 m ²	13 m ²	11.43 m ²	11.1 m ²	11.55 m ²
Areas 2-Bed Apartments	Guidelines	GF Unit 3						
Total Floor Area	63 m ²	75 m ²						
Storage Space	5 m ²	5.1 m ²						
Kitchen/Living/ Dining (aggregate)	28 m ²	31 m ²						
Bedroom (area)	11.4 m ²	19.23 m ²						

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Table 1 Compliance with the standard outlined in the 2023 Apartment Guidelines

To accommodate the 8 no. apartments within the existing structure, the addition of an entrance to the building is necessary. This will be the sole alteration to the front façade, and it is considered minimal since the current window opening will simply be converted into a door. As such, the overall impact on the façade facing Main Street will be negligible. The transformation maintains the architectural integrity and visual continuity of the building, ensuring that the character and appearance of the property remain largely unchanged. The proposal also includes the addition of 3 new windows and 2 new single doors at ground floor to the rear of the building. The addition of 3 new ground floor windows to the rear of the building are required for the proposed new bedrooms to ensure they comply with the building regulations and the 2 new single doors will provide access to the apartments. The three new windows to

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not face an existing adjoining boundary and will not materially affect the external appearance of the structure.



Figure 4 Existing and proposed front elevations.



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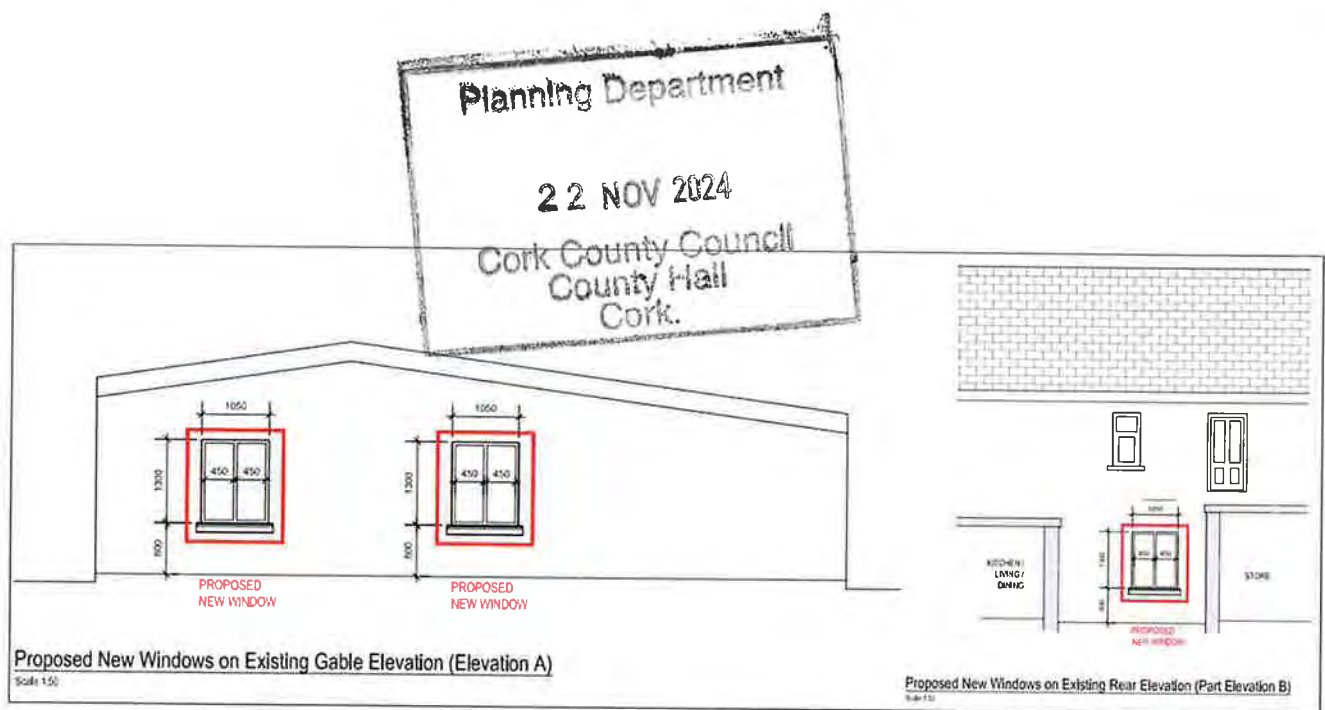


Figure 5 Window changes to the rear elevation on the ground floor.

An Archaeological Assessment has been carried out by John Cronin & Associates on the site in relation to the proposed development. The report summarises that according to Archaeological Survey of Ireland's Historical Environment Viewer, there are 4 no. records of archaeological sites within 100 meters of the subject site. However, one of those sites has been declared as a redundant record and is not of any archaeological significance.

The existing building has been identified as a 'much altered terraced two-storey, three-bay former townhouse.' The building is not a protected structure, nor is it registered on the National Inventory of Architectural Heritage website. The interior of the building has also been modified and modernised, leaving it devoid of the traditional fabric.

The archaeological report concludes that based on the proposed development drawings, information available, and a detailed examination of the subject site, the proposal will not give rise to archaeological impacts. The change of use will also **not** affect the nearby recorded monuments. It was noted that no archaeological mitigation measures are deemed necessary.

The proposed car parking will be provided in the form of on street and on-site parking. The development proposes 1 no. car space per unit and 1 no. visitor car space for the development which is located to the rear of the site. The rear of the proposed development will include a communal bicycle store, a communal bin store. This area will utilise the existing boundary wall for the fittings of this structure and will not require any excavation to be undertaken or disturbance of existing ground. To the rear, 4 no. parking spaces will be provided for apartment no's. 3 to 6. Please refer to the detailed site layout plan prepared by MMOS (drawing number 24076-MMS-ZZ-ST-DR-A-10000) including an assessment of vehicular movement for a medium sized car. The proposed parking to the rear of the site confirms that safe access to the proposed units can be provided without the requirement for modifications to the rear entrance.

In terms of signage, the proposed changes will result in an enhanced improvement of the building as the existing signage on site will be removed as part the proposed change of use. This in turn will contribute to a more attractive and cohesive streetscape along the main street of Rathcormac. There will be no new signage proposed as part of the proposed change of use.

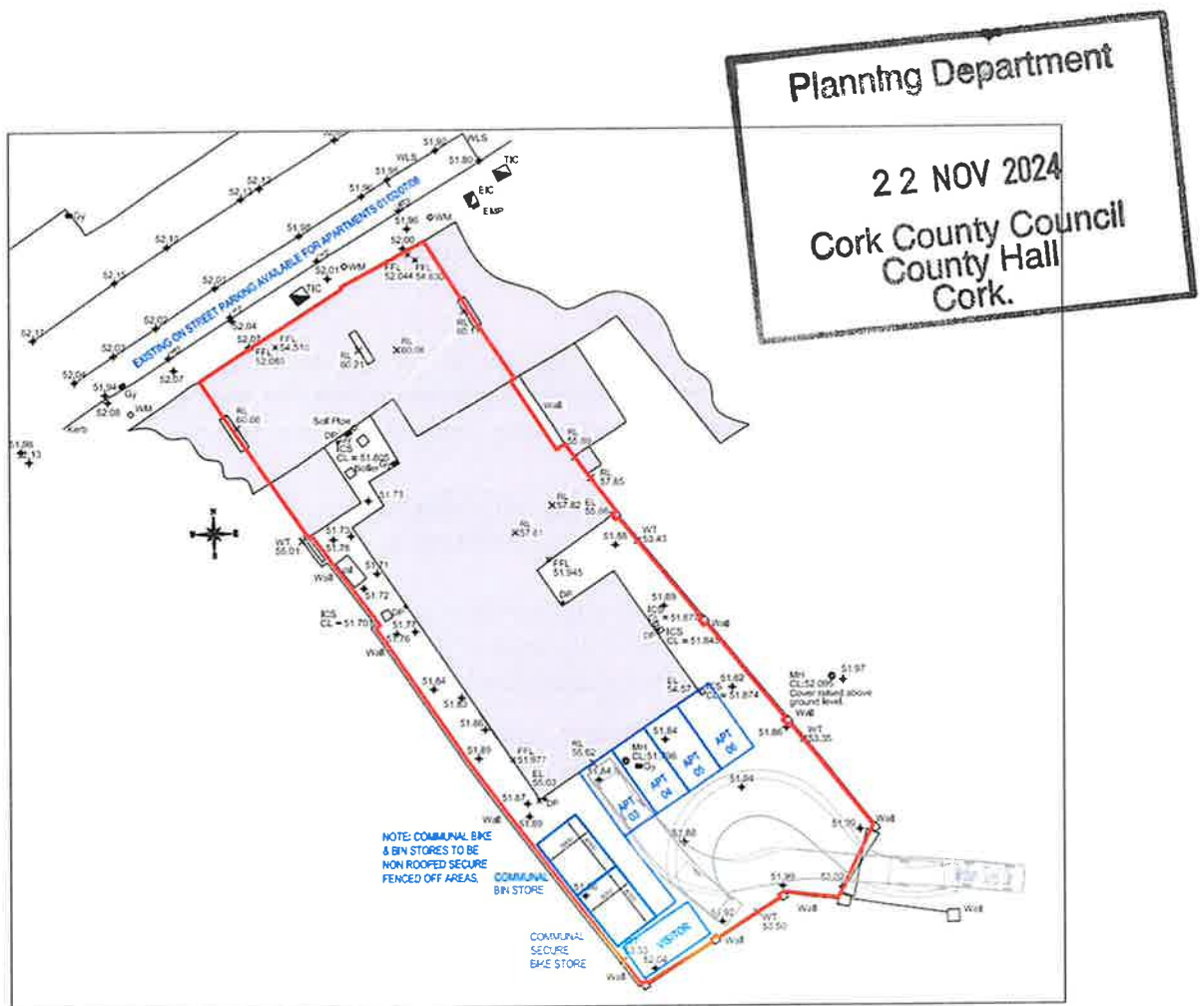


Figure 6 Site Layout Plan prepared by MMOS

In addition to the above, the proposed change of use also complies with the provisions of Article 9(1)(a) of the Planning Regulations in that the proposed change of use:

- will not contravene a condition attached to a permission.
- will not consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway.
- will not endanger public safety by reason of traffic hazard or obstruction of road users.
- will not comprise the construction, erection, extension or renewal of a building on any street so as to bring forward the building, or any part of the building, beyond the front wall of the building.
- will not interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation.
- will not have any effect on the integrity of a European site or natural heritage area.
- will not consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure.
- will not preclude or restrict the continuance of the existing use.
- will not obstruct any public right of way.
- will not comprise works to a protected structure or the carrying out of material works to the exterior of a structure within an architectural conservation area – as can be seen from the existing and proposed drawings by McNamara and Partners, the works are



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predominantly internal only and do not materially affect the external appearance of the building.

- Does not consist of or comprise the carrying out of works to the ground floor area of any structure which conflicts with any objective of the relevant local authority development plan or local area plan.
- Does not exceed 9 residential units.
- The apartment floor areas and storage spaces comply with the minimum floor area requirements and minimum storage space requirements of the "Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities" – See Table below for details.
- The habitable rooms have good quality natural lighting.
- The development does not relate to a structure in a special amenity area/planning control and is not near a Seveso site.
- The proposed plans provide a high-quality living environment for prospective residents and complies with the key criteria outlined in the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities.

In addition to compliance with the apartment standards outlined above, there is also provision for bin and bike storage on the ground floor to the rear of the building, to comply with this aspect of the 2023 Guidelines.

In considering this declaration request, it also should be noted that based on a review of other Section 5 Declarations made by the Council in recent years regarding the change of use from commercial to residential uses, a requirement to adhere to private and communal amenity spaces has not always been requested for development to be deemed exempted.

We would also like to make the case that Section 6.9 of the Guidelines allow for departures from the requirements of the Guidelines and specifically request planning authorities to:

"practically and flexibly apply the general requirements of these guidelines in relation to refurbishment schemes, particularly in historic buildings, some urban townscapes and 'over the shop' type or other existing building conversion projects, where property owners must work with existing building fabric and dimensions. Ultimately, building standards provide a key reference point and planning authorities must prioritise the objective of more effective usage of existing underutilised accommodation, including empty buildings and vacant upper floors commensurate with these building standards requirements."

Considering the existing footprint of the development and its central location to Rathcormac, we assert that maintaining the integrity of the town centre should take precedence. Consequently, the standards regarding private and communal amenities should not be considered a priority in this assessment. Preserving the existing fabric of the town centre is crucial to sustaining its historical and cultural significance, and any rigid imposition of amenity standards could disrupt this delicate balance. Therefore, flexibility in these standards is essential to ensure that the development works with the surrounding environment without compromising its character and functionality.

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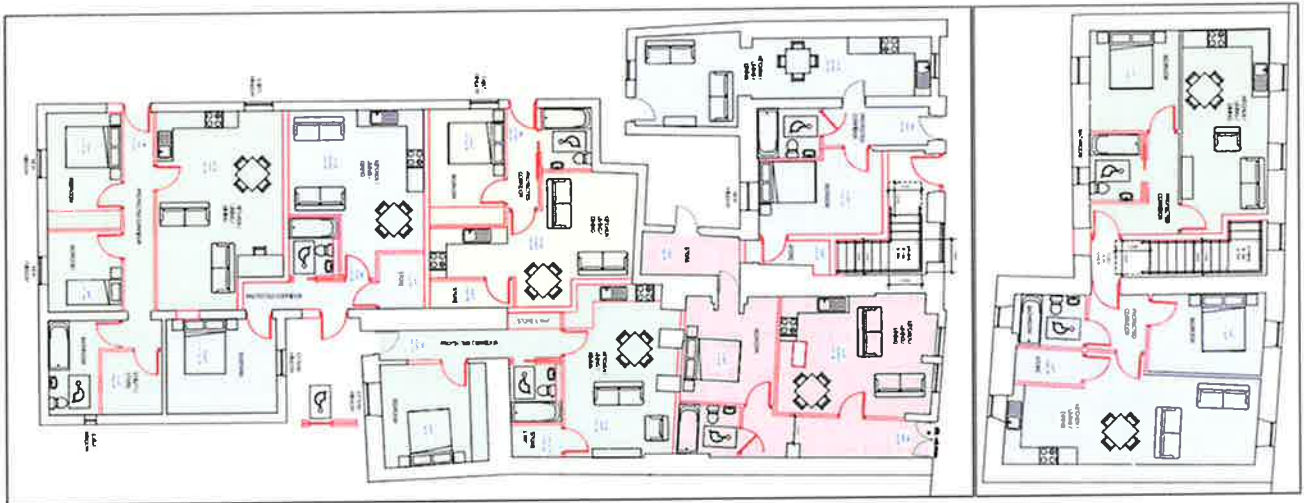


Figure 7 Proposed Ground (left) & First (right) Floor Units

Water and Waste Water Connection

A statement of feasibility has been issued by Uisce Eireann dated the 8th of July 2024, confirms that both, Water and waste water connections are feasible without the need for infrastructure upgrades by Irish Water. A copy of this letter is attached, reference CDS24003115.

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Conclusion

The proposed change of use from commercial use to provide 8 no. apartments complies with the criteria included in the Planning Regulations and the physical/proposed works are exempted development under Section 4(1)(h) of the Planning and Development Act.

Accordingly, it is submitted that the change of use from commercial use to provide 8 no. apartments at Rovers Rest, is exempted development on the basis that:

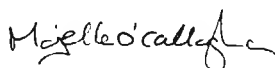
- **The change of use from commercial (public house) use at the ground and bedrooms at first floor levels, to provide 8 no. apartments at Rovers Rest, Main Street, Rathcormac, Co. Cork, is exempted development under the Planning and Development Regulations.**
- **The associated works to facilitate the proposed use are predominantly internal works, with the exception of a ground floor window being replaced with an additional door to provide entrance from Main Street and the addition of 3 new windows at ground floor to the rear of the building. The change from a window to a door at the front façade does not provide any additional openings, but only replaces one with another, and therefore this will not have a significant material impact on the external appearance of the structure. The addition of 3 new ground floor windows to the rear of the building are required for the proposed new bedrooms to ensure they comply with the building regulations. The three new windows to not face an existing adjoining boundary and will not materially affect the external appearance of the structure.**

In accordance with the Council's requirements for Section 5 declarations, please find enclosed 4 no. copies of the following information:

1. This cover letter and declaration form which includes the applicant's name and address; the location of development; and the nature of development.
2. The correspondence address which is: McCutcheon Halley Planning Consultants, 6 Joyce House, Barrack Square, Ballincollig, Cork City.
3. Ordnance Survey Map (identifying site location),
4. Archaeological Assessment Report prepared by John Cronin & Associates.
5. Drawings and Plans for the proposed residential units by MMOS Consulting Civil & Structural Engineers.
6. Confirmation of Feasibility Letter from Uisce Eireann.
7. Letter of Consent from the landowner.
8. The appropriate referral fee of €80.

Please do not hesitate to contact us should you require any further information.

Yours sincerely



Majella O'Callaghan

McCutcheon Halley



McCutcheon Halley
CHARTERED PLANNING CONSULTANTS



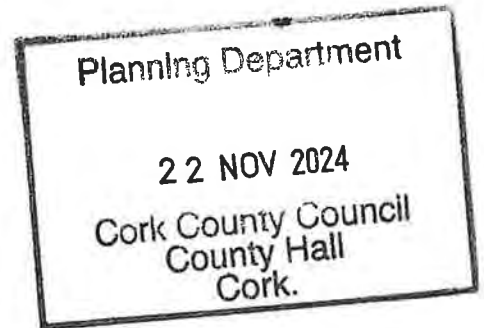
CORK COUNTY COUNCIL APPLICATION FOR SECTION 5 DECLARATION OF EXEMPTION

APPLICANT CHECKLIST

(Please tick ✓)

- 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:**

✓
✓
✓
✓
✓
✓



FOR OFFICE USE ONLY

Receipt No.	BAF
Cash/Cheque/ Credit Card	EFT
Date	26/11/2024
Declaration Ref. No.	D/281/24

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
- 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)

K-Con Projects Limited

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

Rovers Rest, Main Streetm Rathcormac, Co. Cork, P61 TW84



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

Seeking confirmation that the change of use from commercial use (public house) at ground and first floor level to provide 8 no apartments at Rovers Rest, Main Street, Rathcormac, Co. Cork is exempted development - see attached cover letter for further details.

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):	Refer to MMOS drawings submitted with application.	
(b) If a domestic extension is proposed, have any previous extensions/structures been erected at this location after 1 st October, 1964 (including those for which planning permission has been obtained):	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If yes, please provide floor areas (m ²) and previous planning reference(s) where applicable: Pl. Ref. No. 97/1434 - Extension to Public House		
(c) If a change of use of land and/or building(s) is proposed, please state the following: Existing/previous use Public House (currently vacant)	Proposed use Residential Apartments	<div style="border: 1px solid black; padding: 5px; width: fit-content;"> Planning Department 22 NOV 2024 Cor. County Hall Cork. </div>
(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):		

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:	Prospective 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):	Harry Gettings	

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	07-06-24

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



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	07-06-24

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.

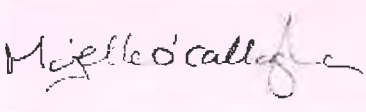
ADVISORY NOTES:

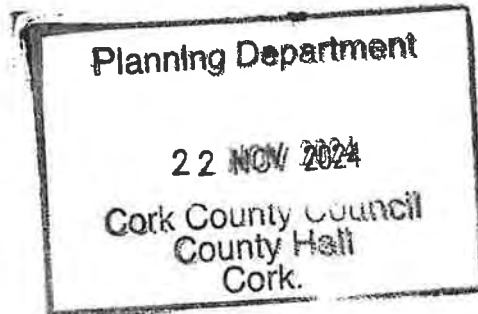
The application must be accompanied by the required fee of €80
The application must be accompanied by a site location map which is based on the Ordnance Survey map for the area, is a scale not less than 1:1000 and it shall clearly identify the site in question.
Sufficient information should be submitted 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:

<i>Signed (Applicant or Agent as appropriate)</i>	
Date	22 Nov 2024



Planning Department
Cork County Council
Carrigrohane Road
Cork



15th October 2024

To whom it may concern,

**RE: Letter of Consent for Section 5 declaration in respect of lands at Rovers Rest,
Main Street, Rathcormac, Co. Cork**

I Henry Gettings, am the owner of lands located at Rovers rest, Main Street, Co. Cork (as shown on Folios CK158635F

I hereby give my consent to K-Con Projects Limited to submit a Section 5 declaration for the lands mentioned above to Cork County Council.

Yours faithfully,

Henry Gettings

Signed

A handwritten signature in blue ink, written over a horizontal line. The signature is stylized and appears to read "Henry Gettings".

CONFIRMATION OF FEASIBILITY

Gaby Silva
The Chapel
Blackrock House
Blackrock Road
Cork
T12KRK7

8 July 2024



Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

Our Ref: CDS24003115 Pre-Connection Enquiry
Main Street, Main Street, Rathcormack, Cork

Dear Applicant/Agent,

We have completed the review of the Pre-Connection Enquiry.

Uisce Éireann has reviewed the pre-connection enquiry in relation to a Water & Wastewater connection for a Housing Development of 9 unit(s) at Main Street, Main Street, Rathcormack, Cork, (the **Development**).

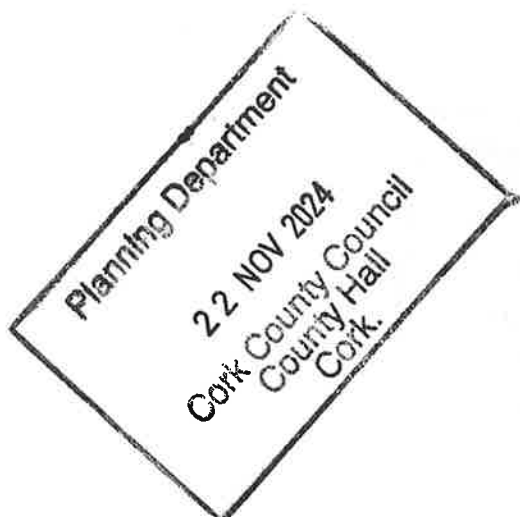
Based upon the details provided we can advise the following regarding connecting to the networks;

- **Water Connection** - Feasible without infrastructure upgrade by Irish Water
- **Wastewater Connection**
 - Feasible without infrastructure upgrade by Irish Water
 - The network which you proposed connecting to, prior to discharging to the Uisce Éireann network, is owned by a 3rd party. At connection application stage you will be required to provide proof of permission to connect to the network as well as confirmation that the network has the required capacity.
 - Please note that according to our records there is an existing sewer running through this site. It will not be permitted to build over any Uisce Éireann infrastructure. The layout of the development must ensure that this pipe is protected and adequate separation distances are provided between Uisce Éireann infrastructure and any

Stiúthóirí / Directors: Tony Keohane (Cathaoirleach / Chairman), Niall Gleeson (POF / CEO), Christopher Banks, Fred Barry, Gerard Britchfield, Liz Joyce, Patricia King, Eileen Maher, Cathy Mannion, Michael Walsh.

Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86

Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Uisce Éireann is a design activity company, limited by shares. Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.



structures on site. Alternatively you may enter into a diversion agreement with Uisce Éireann and divert the pipe to accommodate your development. If you wish to proceed with this option please contact Uisce Éireann at Diversions@water.ie and submit detailed design drawings before submitting your planning application. It will be necessary to provide a wayleave over this pipe to the benefit of Uisce Éireann and ensure that it is accessible for maintenance.

- No stormwater shall be permitted to enter the UE wastewater network. Applicant to show at application stage how they intend to deal with stormwater on site.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before the Development can be connected to our network(s) you must submit a connection application and be granted and sign a connection agreement with Uisce Éireann.

As the network capacity changes constantly, this review is only valid at the time of its completion. As soon as planning permission has been granted for the Development, a completed connection application should be submitted. The connection application is available at www.water.ie/connections/get-connected/

Where can you find more information?

- **Section A** - What is important to know?
- **Section B** - Details of Uisce Éireann's Network(s)

This letter is issued to provide information about the current feasibility of the proposed connection(s) to Uisce Éireann's network(s). This is not a connection offer and capacity in Uisce Éireann's network(s) may only be secured by entering into a connection agreement with Uisce Éireann.

For any further information, visit www.water.ie/connections, email newconnections@water.ie or contact 1800 278 278.

Yours sincerely,

D Phelan

Dermot Phelan
Connections Delivery Manager

Planning Department

22 NOV 2024

Cork County Council
County Hall
Cork.

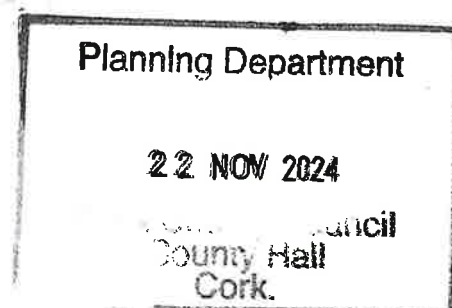
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Section A - What is important to know?

What is important to know?	Why is this important?
Do you need a contract to connect?	<ul style="list-style-type: none"> • Yes, a contract is required to connect. This letter does not constitute a contract or an offer in whole or in part to provide a connection to Uisce Éireann's network(s). • Before the Development can connect to Uisce Éireann's network(s), you must submit a connection application <u>and be granted and sign</u> a connection agreement with Uisce Éireann.
When should I submit a Connection Application?	<ul style="list-style-type: none"> • A connection application should only be submitted after planning permission has been granted.
Where can I find information on connection charges?	<ul style="list-style-type: none"> • Uisce Éireann connection charges can be found at: https://www.water.ie/connections/information/charges/
Who will carry out the connection work?	<ul style="list-style-type: none"> • All works to Uisce Éireann's network(s), including works in the public space, must be carried out by Uisce Éireann*. <p>*Where a Developer has been granted specific permission and has been issued a connection offer for Self-Lay in the Public Road/Area, they may complete the relevant connection works</p>
Fire flow Requirements	<ul style="list-style-type: none"> • The Confirmation of Feasibility does not extend to fire flow requirements for the Development. Fire flow requirements are a matter for the Developer to determine. • What to do? - Contact the relevant Local Fire Authority
Plan for disposal of storm water	<ul style="list-style-type: none"> • The Confirmation of Feasibility does not extend to the management or disposal of storm water or ground waters. • What to do? - Contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges.
Where do I find details of Uisce Éireann's network(s)?	<ul style="list-style-type: none"> • Requests for maps showing Uisce Éireann's network(s) can be submitted to: datarequests@water.ie

<p>What are the design requirements for the connection(s)?</p>	<ul style="list-style-type: none"> The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with <i>the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice</i>, available at www.water.ie/connections
<p>Trade Effluent Licensing</p>	<ul style="list-style-type: none"> Any person discharging trade effluent** to a sewer, must have a Trade Effluent Licence issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). More information and an application form for a Trade Effluent License can be found at the following link: https://www.water.ie/business/trade-effluent/about/ <p>**trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended)</p>



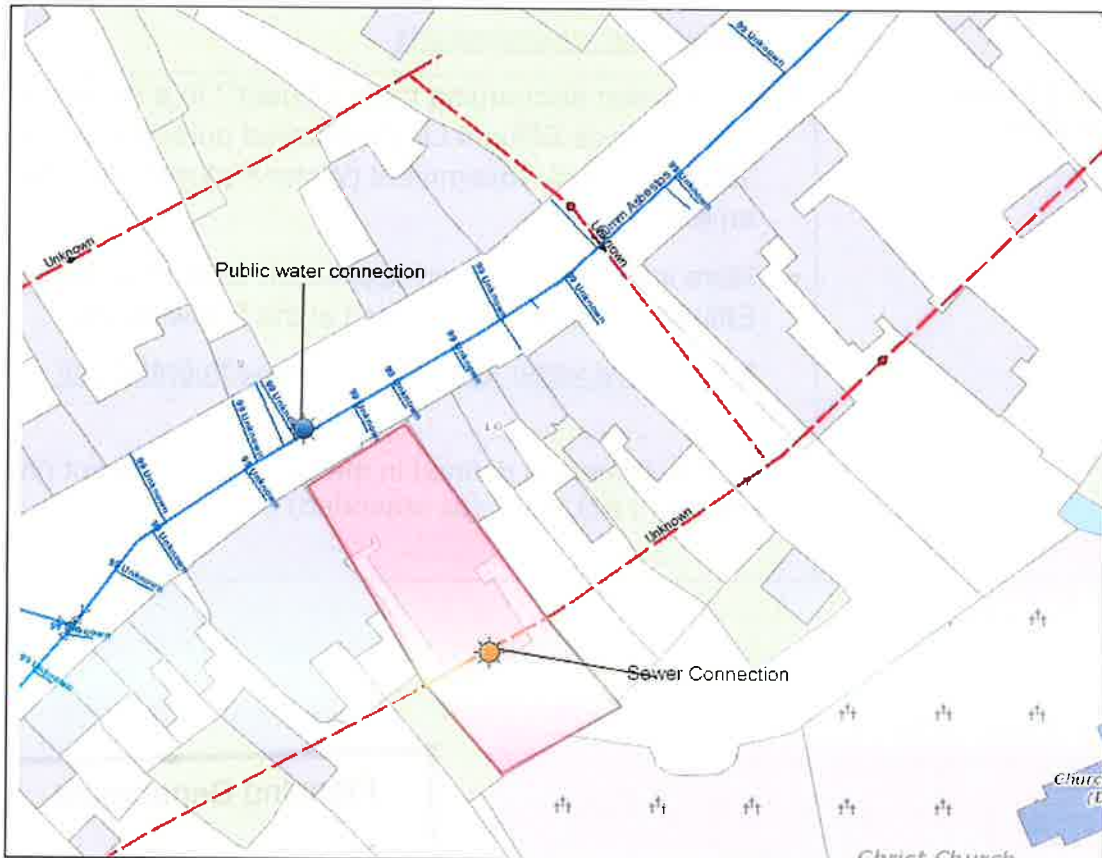
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Section B – Details of Uisce Éireann’s Network(s)

The map included below outlines the current Uisce Éireann infrastructure adjacent the Development: To access Uisce Éireann Maps email

datarequests@water.ie



Reproduced from the Ordnance Survey of Ireland by Permission of the Government. License No. 3-3-34

Note: The information provided on the included maps as to the position of Uisce Éireann’s underground network(s) is provided as a general guide only. The information is based on the best available information provided by each Local Authority in Ireland to Uisce Éireann.

Whilst every care has been taken in respect of the information on Uisce Éireann’s network(s), Uisce Éireann assumes no responsibility for and gives no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided, nor does it accept any liability whatsoever arising from or out of any errors or omissions. This information should not be solely relied upon in the event of excavations or any other works being carried out in the vicinity of Uisce Éireann’s underground network(s). The onus is on the parties carrying out excavations or any other works to ensure the exact location of Uisce Éireann’s underground network(s) is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.

JOHN CRONIN & ASSOCIATES

ARCHAEOLOGY | CONSERVATION | HERITAGE | PLANNING

Change of use, Rovers Rest, Main Street, Rathcormac, County Cork Archaeological Assessment



Prepared by
John Cronin & Associates
3A Westpoint Trade Centre
Ballincollig
County Cork

On behalf of:
K-Con Projects
c/o MH Planning
Joyce House
6, Barrack Square
County Cork

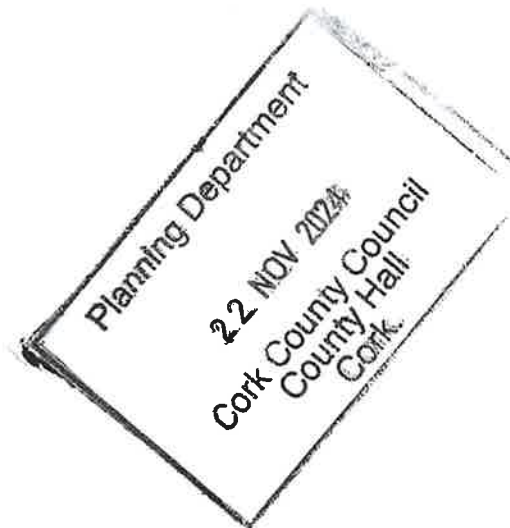
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County Hall
Cork.

November 2024

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Introduction

K-Con Projects have commissioned John Cronin & Associates to prepare a summary archaeological assessment of a property in Rovers Rest, Main Street, Rathcormac, County Cork (Eircode P61 TW84). It is proposed to change the use of the building from commercial use (public house) at ground and first floor level to residential (provision of 8 no. apartments). The site is located within the statutory Zone of Notification surrounding Recorded Archaeological Monuments CO044-04901- & CO044-04902-.



Figure 1: Site location

This assessment is based on a programme of desktop research and site inspection undertaken by John Cronin BA MRUP MUBC MIAI. Mr Cronin is an archaeologist with over 30 years postgraduate professional experience in Irish archaeology and formerly worked as an archaeologist with the Cork Archaeological Survey and the Planning Department of Cork County Council.

Historical context

The subject site is located in the village and townland of Rathcormack (also spelled Rathcormac). The name Rathcormack is derived from Ráth Chormaic which translates as 'Cormac's rath' (Source: www.logainm.ie).

The earliest written reference to Rathcormack can be found in the Papal Taxation of 1302-6 where it is recorded as 'Rathcormok' (Pap. Tax. Leathanach: 313) and 'Rathcrum' (Pap. Tax.

Leathanach: 276) (Source: www.logainm.ie). Historically the village contained four streets: Mill Street, Main Street, Canning Street and Bride Street. After a period of relative decline in the mid-twentieth century, the town experienced significant expansion and consolidation from the 1990s onwards.

Pigot's 1824 Directory gives an early nineteenth-century account of the town of Rathcormack:

IN the county of Cork, is a small town near the river Bride, consisting of one street on the mail road to Dublin; from which it is 111 miles distant, 4 from Fermoy, and 13 ½ north of Cork. It contains a neat church, which is adorned with a spire and steeple, and a Catholic chapel of the Gothic order, which was erected in 1818. This place has enjoyed, since the Union, a patent for holding a market but it has not for some time availed itself of this privilege. In the vicinity stands Lisnegar, the seat of the present Lord Riversdale; this structure is now undergoing a thorough repair, and is receiving such improvements, as will render it fit for the reception of its noble proprietor, whose occasional residence here, it is anticipated, will ultimately tend to the benefit of a town, possessing in itself many local advantages. Three miles south are the ruins of Mount Catherine. A fair is held here on the 12th of August, and another on the 29th of October.

Lewis noted in his 1837 Topographical Dictionary of Ireland the following about the town:

Rathcormac, a market and post-town, (formerly a parliamentary borough) and a parish, in the barony of Barrymore, County of Cork, and province of Munster, 14 miles (N.E.) from Cork, and 111 (S.W.) from Dublin; containing 5143 inhabitants of which number, 1574 are in the town, which is situated on the river Bride and on the mail road from Cork to Dublin. It comprises one principal street with some smaller diverging from it, and consists of 244 houses, several of which are well built of stone. At the entrance from Cork are several picturesque cottages, erected by the Hon. Charles L. Tonson (b.1781). It is a constabulary police station and the depot for the staff of the South Cork militia.

The only manufacture carried on is that of leather by Mr William O'Connell, in whose tannery upwards of 10,000 hides, 32,500 calf-skins and 500 horse-shins are annually prepared for the markets of London, Bristol, Liverpool and Leeds. The manor mill, under the patent of Charles II. has been rebuilt at an expense of £1500 by Mr D. Cummins, and is capable of grinding 5000 bags of flour annually. A small market is held in the market-house on Saturday; and there are fairs, which are small and not well attended, on Aug. 12th and Oct. 31st. Petty sessions are held on alternate Tuesdays, and the seneschal occasionally holds a manor court for the recovery of debts under 40s. The town was erected into a free borough by Charles II. in 1682, and obtained the right of returning two members to the Irish parliament, the elective franchise being vested in the freeholders and inhabitants; it was disfranchised at the Union.

Slater's 1846 Directory added further details of the local economy and church infrastructure to these two accounts:

Lord Riversdale's seat is a great ornament to the vicinity. With the exception of an extensive tannery, a fine nursery, and an excellent commercial inn, the business of the place is of that general character sustained in rural towns....

The parish church is ancient and rather handsome; it was enlarged in 1828, by means of assistance from the Board of First Fruits. The Roman Catholic chapel, erected in 1816

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on a site given by Lord Riversdale, is a large cruciform edifice, with a low square tower. The Wesleyans have a small place of worship; and there is a fever hospital and a dispensary. A national school, a parochial school for females, a loan fund, and a Bible society, are the other institutions established in Rathcormac.

Archaeological context

The Archaeological Survey of Ireland's Historic Environment Viewer records four archaeological sites within 100 metres of the subject site (see **Figure 2** and **Table 1** below). One of the four sites (CO044-071----) has been declared a 'redundant record' and not of any archaeological significance.



Figure 2: Extract from Archaeological Survey of Ireland's Historic Environment Viewer

Table 1: Archaeological Survey of Ireland recorded sites within 100 metres of the subject site

SMR No	Townland	ITM Easting	ITM Northing	Monument Class
CO044-049001-	Rathcormack	580717	591706	Graveyard
CO044-049002-	Rathcormack	580722	591715	Church
CO044-071----	Rathcormack	580556	591659	Redundant record
CO044-077----	Rathcormack	580715	591658	Enclosure

The closest of these sites are the graveyard (CO044-049001-) and church (CO044-049002-), located to the south-east of the subject site. The historic graveyard is located approximately 22 metres from the subject site (while the church is located approximately 55 metres from the

subject site). The graveyard (CO044-049001-) is described in the *Archaeological Inventory of County Cork. Volume 2: East and South Cork* (Dublin: Stationery Office, 1994):

On SE side of Rathcormack village; rectangular graveyard (c. 65m NE-SW; c. 55m NW-SE); in occasional use. Many late 18th century headstones, according to Power (1923, 192) earliest dated 1710. NE of centre C of I church (CO044-04902-) on site of ancient parish church of Rathcormack.

The church (CO044-049002-) is described (*ibid.*) as follows:

*NE of centre in graveyard (CO044-049001-). Rectangular church with gabled porch at W end and gabled transept mid-way along N wall. Church lit by three windows in both N and S walls with wooden Y-tracery and central E window with switch-line tracery. Unusual bellcote atop main W gable with classical pediment and entablature; elaborate pediment on N gable of transept. According to 1694 report church here 'much damnified by the Irish in the late war (1641-2), but now in pretty good repair' (Brady 1863, vol. 2, 371); described by Smith (1750, vol. 1, 158) as 'a pretty parish church and steeple'; 1837 report noted that 'when, and at what cost built unknown, enlarged in 1828' (Brady *ibid.*). Body of church late 18th century in appearance (according to local information built in 1775 but no confirmation of this in Brady 1863), while porch and transept appear to be additions of c. 1828; porch in style of Pain brothers (see CO087-03601-, CO086-05902-); transept very similar to lodge of Maryborough House (CO074-089---) in Douglas of c. 1830. Known as Christ Church.*

To the south of the graveyard is a site recorded as an enclosure (CO044-077----) which the *Archaeological Inventory of County Cork. Volume 5* (Dublin: Stationery Office, 2009) states may be on the site of the medieval parish church of Rathcormack. The inventory's description of the site is as follows:

*In Rathcormack, immediately to the S of a Church of Ireland church and graveyard (CO044-049001-, CO044-049002-) which may be on the site of the medieval parish church of Rathcormack. In 2000 a fosse (Wth 1.9m at top, Wth 0.67m at base; D 1.25m) with a fill of silty loam and occasional flecks of charcoal was revealed in two archaeological test-trenches which were dug in advance of a housing development (Cotter 2002d, 51). A low, barely perceptible ridge, enclosing a circular area (diam. c. 30m), was also noted at ground level inside the fosse especially NW-NE and this was interpreted as 'probably the remains of an enclosing bank (*ibid.*). Further testing took place in 2003 (Moloney and Gubbins 2003; Moloney 2006b, 72; 2007, 66) and the area was fully excavated in 2004 (Moloney and Kirby 2004). The excavation uncovered 'a series of ditches, anomalous arc-shaped features and an area of burning' (*ibid.* 6, fig. 3). In the 'primary fill of the large arc-shaped ditch' a sherd of 'green-glazed earthenware' was found which dated to the post-medieval period (*ibid.*). Also found in the ditch fill was a 'cereal grain assemblage' (*ibid.*). The excavators concluded that 'both artefactual and archaeobotanical evidence suggests a post-medieval date for activity at the site' (*ibid.*).*

There are eleven licensed archaeological excavations recorded from the village of Rathcormack (see **Table 2** below). None are recorded within the boundary of the subject site. One investigation identified pre-historic activity while the remainder uncovered post-medieval remains or no archaeology at all.

A programme of licensed archaeological testing and monitoring (01E0208 ext.) was undertaken circa 160m to the south of the subject site boundary at the site of a suspected circular enclosure (CO044-072----) identified from aerial images. While the investigations did not identify any traces of an enclosure they did uncover two small areas of archaeological activity. A substantial portion of a prehistoric vessel and one piece of worked flint were recovered from two pits in Area 1 while Area 2, 55m to the north, comprised a pit and hearth. This site has subsequently been built upon and the recorded archaeological site is listed as redundant by the Archaeological Survey of Ireland (ASI).

Archaeological testing and excavation at the site of a possible enclosure (CO044-077----) circa 100m south of the subject site revealed a large arc-shaped post-medieval ditch interpreted as a boundary marker for church lands. A smaller internal ditch was also noted, together with a burnt spread.

Table 2: Previous licensed archaeological investigations in the vicinity of the subject site

Licence no and author	Description
00E0250, Cotter, E.	<p>Test-trenching was carried out on this site in fulfilment of a condition attached to a grant of planning permission for the construction of five dwelling-houses. The site lies immediately south of Rathcormack graveyard, which contains an abandoned Church of Ireland church, which may be built on the site of the medieval parish church of Rathcormack.</p> <p>Two trenches were opened extending south-west across the site from the graveyard boundary wall, and a third extending south-west/north-east across the southern half of the site. Depth of topsoil in all three trenches averaged 0.4m and lay directly on the orange, natural clay. In two of the trenches a band of light brown, silty soil was noted, which, when further investigated, was found to be a ditch measuring 1.9m wide at the top and 0.67m wide at its base. The ditch was 1.25m deep from the surface, and its fill consisted of a brown, silty loam with occasional flecks of charcoal. The only find was a bovine animal tooth from the ditch fill in Trench B.</p> <p>The occurrence of a ditch in two of the trenches indicated that it was a circular enclosure ditch, and, indeed, on the surface a low, barely perceptible ridge can be traced enclosing a circular area c. 30m in diameter, which is slightly higher than the surrounding ground level, particularly around the north-west, north and north-east sides. This ridge is probably the remains of an enclosing earthen bank inside the ditch.</p> <p>The development is currently on hold pending the agreement of a revised site layout designed to mitigate the impact on the archaeology.</p>
01E0208 ext. Purcell, A.	<p>Testing was carried out on this site in February 2001 (Excavations 2001, No. 229). The enclosure identified from an aerial photograph was not revealed, but several isolated areas of archaeological potential were found. Planning permission was granted for the development of the site, and monitoring was undertaken under an extension to the licence. Two small areas of archaeological interest were identified during monitoring, c. 55m apart. No trace of the circular enclosure was revealed.</p> <p>In Area 1 two pits were identified almost 2m apart. The larger, F2, measured 2m north-south by 1.46m by 0.28m deep and was irregularly cut. There were three fills in the pit and four cut features: two post-pipes and two possible pipes. These were of similar dimensions, 0.16-0.28m in diameter and 0.23-0.26m deep, and were toward the centre of the pit, c. 0.3m apart. Packing-stones were present around each post-pipe, although some were slightly disturbed during topsoil-stripping. The upper fill of F2, which sealed the</p>

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	<p>post-pipes and possible post-pipes, was dark brown, silty clay. A substantial portion of a prehistoric ceramic vessel was revealed in this fill. The pottery appeared to represent a single vessel and was in layers sitting on itself, as if deliberately deposited in several large sherds that had been further broken in the ground. The pottery was a well-made flat-based pot; no rimsherds were present. It will be further analysed.</p> <p>The smaller pit measured 0.39m north-south by 0.48m by 0.18m deep and was north of F2. It was evenly cut, and one piece of worked flint was recovered from it.</p> <p>Approximately 55m to the north, additional archaeological features were revealed in Area 2. A pit and a scorched area or hearth, F3, were identified. They were almost 0.6m apart. The pit measured 1.82m north-east/south-west and was 0.26m deep. It contained four fills, from which occasional fragments of cremated bone were recovered. The pit was cut at its south-western end by a plough furrow and had cut an earlier feature, F6, the remains of a small scorched area measuring 0.21m north-east/south-west by 0.2m.</p> <p>The hearth, F3, measured 1.24m east-west by 1.1m and was 0.15m deep. It sat directly on subsoil, with no evidence of a fire-pit having been cut to receive it. Underlying the scorched clay, two stake-holes were revealed at the southern side. These were 0.12m in maximum diameter and 0.11m deep. At the northern side of the hearth was a small post-pit in which five small post-pipes were identified. The maximum diameter of these post-pipes was 0.1m, and their maximum depth was 0.19m. Close by, two additional stake-holes were identified on removal of the scorched clay. One of these may have held up to three stakes. These were of similar dimensions to the other stake-holes identified. The stake- and post-holes at the southern and northern sides of the hearth may have supported hearth furniture such as a spit.</p>
03E1760, Moloney, C.	<p>Testing was undertaken at Dispensary Lane, Rathcormac, Co. Cork, as part of a pre-planning impact assessment for the construction of a housing development. A previous investigation of the site by Eamonn Cotter had identified a possible ringfort (Excavations 2000, No. 150, 00E0250). The testing was designed to further elucidate the nature of the archaeology identified in 2000 and to clarify the location of the monument.</p> <p>The testing confirmed the presence of a badly truncated ditch in two of the three trenches excavated. The nature of the fill indicated that a bank had originally stood on the interior of the ditch. No other features were identified. The location of the ditch does not conform to the position of the possible ringfort as identified in the earlier investigation undertaken in 2000. It may be that the enclosure was less regular than originally assumed. The pottery retrieved from the ditch section in Trench 1 is likely to date from between the 13th and 15th centuries, which would be late in the currency of ringforts. This may, however, date the backfilling rather than the use of the monument.</p>
04E0221, Moloney, C.	<p>A possible ringfort was identified by Eamonn Cotter within an area proposed for development during initial investigations in 2000 (Excavations 2000, No. 150, 00E0250). In 2003, further testing was undertaken by the writer, confirming the presence of a badly truncated ditch (Excavations 2003, No. 330, 03E1760). It was recommended that this archaeologically sensitive area be excavated in advance of any development at the site.</p> <p>Excavation was conducted between 22 March and 9 April 2004. This confirmed the presence of a large arc-shaped ditch which joined up with the existing boundaries of the neighbouring Church of Ireland church. The ditch</p>

<i>Licence no and author</i>	<i>Description</i>
	<p>appears to define the extent of the church lands rather than representing a ringfort, as previously believed (Cotter op. cit.) A smaller internal ditch was also noted, together with a burnt spread. Sixteen sherds of post-medieval pottery were recovered during the removal of topsoil and two sherds were recovered from the primary fill of the large ditch.</p> <p>The Church of Ireland church, known as Christ Church, is likely to have been built on the site of the medieval parish church of Rathcormack, no trace of which remains above ground. On the 1845 first-edition OS map (Sheet 44), an area enclosing the proposed development and the church and graveyard immediately north is dashed in. This may denote glebe land. Interestingly, the large arc of ditch forms a continuation of the line dashed in on the 1845 map, suggesting that the ditch may form part of an earlier subcircular boundary, probably post-medieval in date.</p>
04E1671, Kiely, J.	<p>Pre-development testing was undertaken at Terramount, Rathcormac, on the footprint of a development of 22 houses. Two buildings are extant within the area of the development site, a corn mill and a modern building. The mill was constructed in 1833 and was marked on the first-edition OS map as a 'Flour Mill'. It was in use until the 1960s and now functions as a warehouse. The millpond is evident to the north of the development site.</p> <p>Four trenches, 270m in length by 2m in width, and five test holes were excavated across the footprint of the development site. The test holes were inserted where the ground level had been raised a significant amount to quantify the effects that this may have had on the preservation of archaeological remains. Natural subsoil was relatively uniform across the site. It consisted of a pale pink-orange silty sand with frequent pebbles. The course of the disused and backfilled millstream, where it exits the mill, was recorded in two of the trenches. No other archaeological stratigraphy, features or artefacts were recorded in the trenches.</p>
05E0996, Lynch, R.	No archaeology found
07E0008, Cotter, E.	No archaeology found
07E0812, Harte, A.	Three test-trenches were excavated in advance of the proposed construction of an extension to the rear of a residential building. This was situated within the northern zone of potential for a church and graveyard. The southernmost of the trenches was occupied by a large modern drainage pipe. The remaining trenches indicated modern disturbance, bedding hardcore and a late 19th-century cobbled yard surface. Nothing of an archaeological nature was discovered during the testing.
08E0904, Purcell, J.	No archaeology found
17E0389, Cotter, E.	No archaeology found
24E0290, Looney, P.	No archaeology found

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The site

The property consists of a much-altered terraced two-storey, three-bay former townhouse (see **Figure 3** below) which had been converted to a public house. The building is not a protected structure and has not been recorded by the National Inventory of Architectural Heritage.

The building has a large single-storey modern gable-ended extension to the rear which is set in a concrete yard; this appears to have been built in concrete blockwork and served a function room

for the public house. The interior of the building is much-modified, modernised and devoid of traditional building fabric (see Plates 1 to 5 below).



Figure 3: Street elevation of the building in 2022 (Source: Google Streetview)



Plate 1: View of the modernised bar area within the building.

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Plate 2: View of the modernised bar area within the building.



Plate 3: View of the modern function room within the single-storey rear extension.

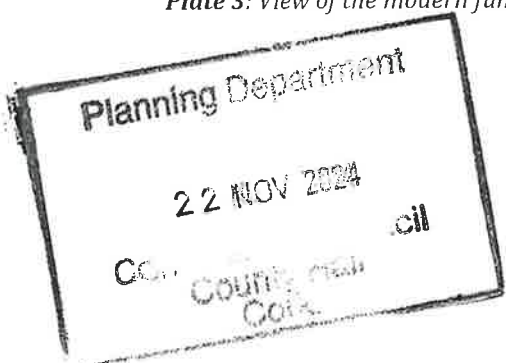




Plate 4: View of the entrance hall of the residential portion of the building – much modernised (including modern cornicing)



Plate 5: Modern hardwood staircase

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Plate 6: Modern concrete-block rear annex set in concrete yard



Plate 7: View of the subject site from the historic graveyard – the site (indicated by the orange arrow) is very well-screened from the recorded monument.

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Plate 8: View of the former Church of Ireland church which is located 55 metres from the subject site.

Assessment of the proposal

The subject site is and has always been separate and distinct from the historic graveyard located to the east (see **Figure 3** below). It is proposed to change of the use of the ground and first floor levels of the existing unit from commercial use to residential apartments.

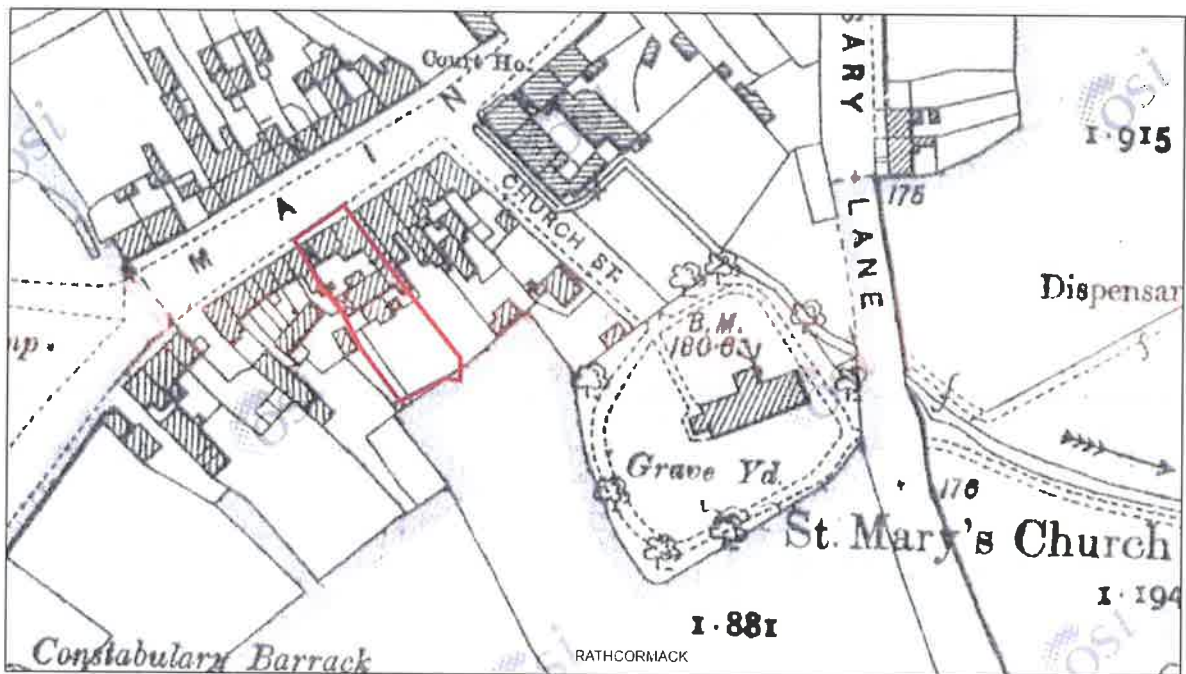


Figure 3: Extract from the 1:2500 Ordnance Survey Map (c. 1900) – the modern extent of the subject site has been superimposed (outline in red).

Associated changes to the building are largely internal (through the erection of new timber-studwork walls. Critically, from an archaeological perspective, a representative of the applicant has confirmed to the author that no groundworks are planned.

The only external changes consist of the change of a ground floor window to a door on the main street building elevation (to provide access) and the addition of 3 no. new ground floor windows to the rear of the building (to comply with Building Regulations). The proposed changes will result in improvements as there is no signage proposed as part of this scheme and the existing signage on site will be removed as part the proposed change of use.

In terms of parking and access, existing on street parking will be provided for 4 units (1, 2, 7 and 8) units and 4 on-site car parking spaces will be provided to the rear of the building for the remaining 4 no. units (Units 3, 4, 5 & 6). 1 no. visitor space will also be provided to the rear on site. Auto tracking has been provided by MMOS which illustrates all manoeuvrability can be successfully achieved on site (without the requirement for modification to the rear entrance).

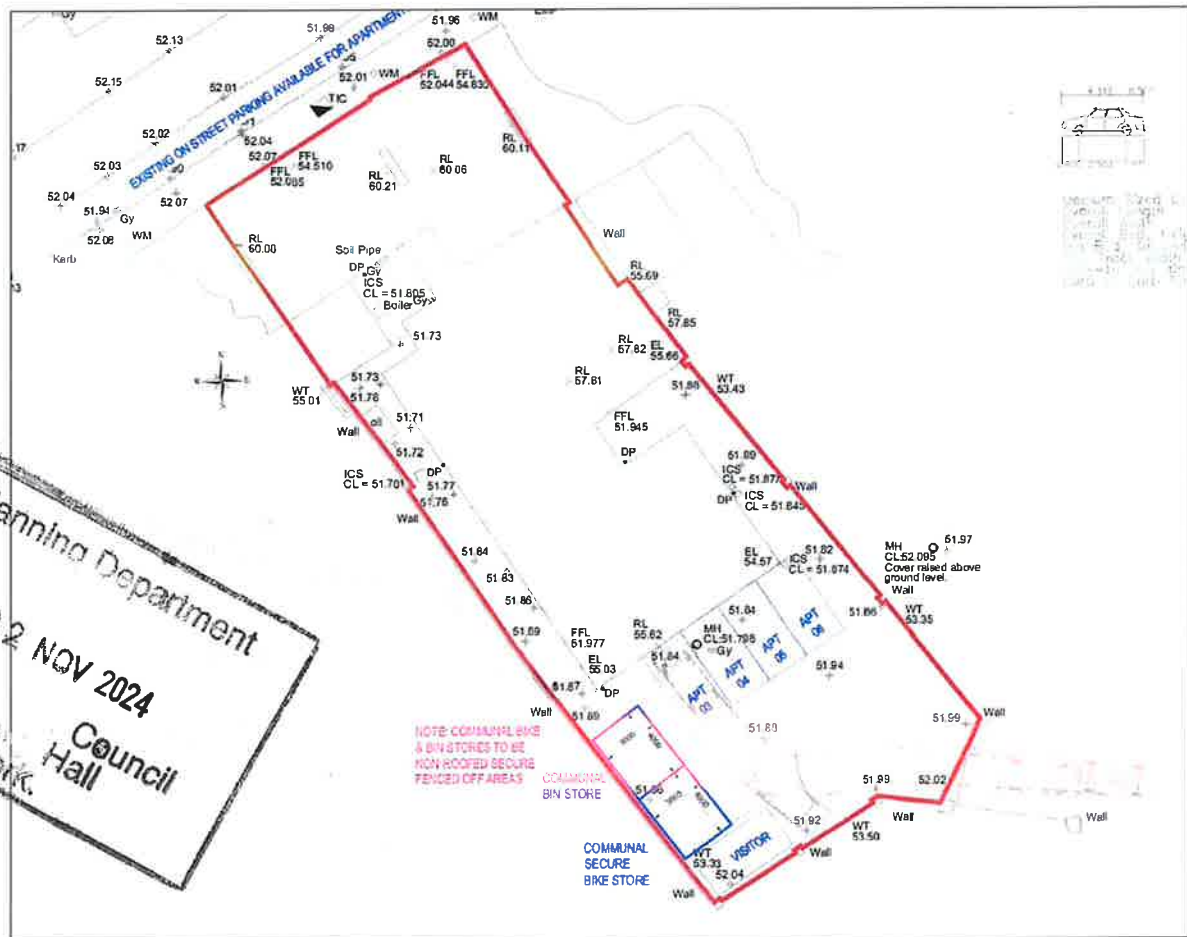


Figure 4: Extract from engineering drawings showing how parking and vehicle movements can be achieved on site without modification (Source: MMOS Engineers).

Along the main street, own door units will be provided for Units 1 and 2 from the street and a separate pedestrian access to Units 7 and 8 will be provided from the Main Street.

Access to Units 3, 4, 5 and 6 will be provided from the rear. The entrances will be clearly identifiable and easily reached from the parking.

Conclusions

On the basis of the information available, having reviewed the drawings outlining the proposed works and having conducted a detailed examination of the subject site (and the nearby church and graveyard that are recorded monuments), the proposal **will not** give rise to archaeological impacts. The change of use **will not** affect the nearby recorded monuments. No archaeological mitigation measures are deemed necessary.

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- Slater, I. (1846) *Slater's National Commercial Directory of Ireland*. I. Slater, Manchester



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Description:

Historic 6" Latest Edition

Publisher / Source:

Ordnance Survey Ireland (OSi)

Data Source / Reference:

CK035
Revision Date =
Survey Date = 31-Dec-1932
Levelled Date = 31-Dec-1935

CK036
Revision Date =
Survey Date = 31-Dec-1932
Levelled Date = 31-Dec-1935

CK044
Revision Date =
Survey Date = 31-Dec-1932
Levelled Date = 31-Dec-1935

CK045
Revision Date =
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Levelled Date = 31-Dec-1935

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Tagged Image File Format (TIFF)

File Name:

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Projection= IREN95_Irish_Transverse_Mercator

Centre Point Coordinates:

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Data Extraction Date:

Date= 25-Mar-2024

Product Version:

Version= 1.3

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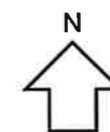
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Site Location Map
Scale 6 Inch

— Denotes Site Location



SCALE 6 Inch at A3	PROJECT NUMBER 24076	STATUS S2	 <p>MURPHY · MATSON · O'SULLIVAN CONSULTING CIVIL & STRUCTURAL ENGINEERS</p>
DOCUMENT REFERENCE 24076-MMS-ZZ-ST-MP-C-11001	NEW	PO1	
PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-OR-PLINE-NUMBER			

The Chapel,
Blackrock House,
Blackrock Road
Cork, T12 KRK7
Tel : 353 21 4317608



LLX,LLY= 580460.9035, 591628.8438

Description:
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 Ordnance Survey Ireland (OSI)
 Data Source / Reference:
 PRIME2
 File Format:
 Autodesk AutoCAD (DWG_R2013)
 File Name:
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 Date= 25-Mar-2024

Source Data Release:
 DCML Release V1.174.118
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 Product Version:
 Version= 1.4 **22 NOV 2024**
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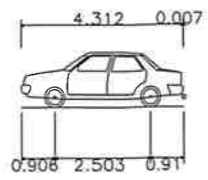
Site Location Map
Scale 1:1000

— Denotes Site Boundary

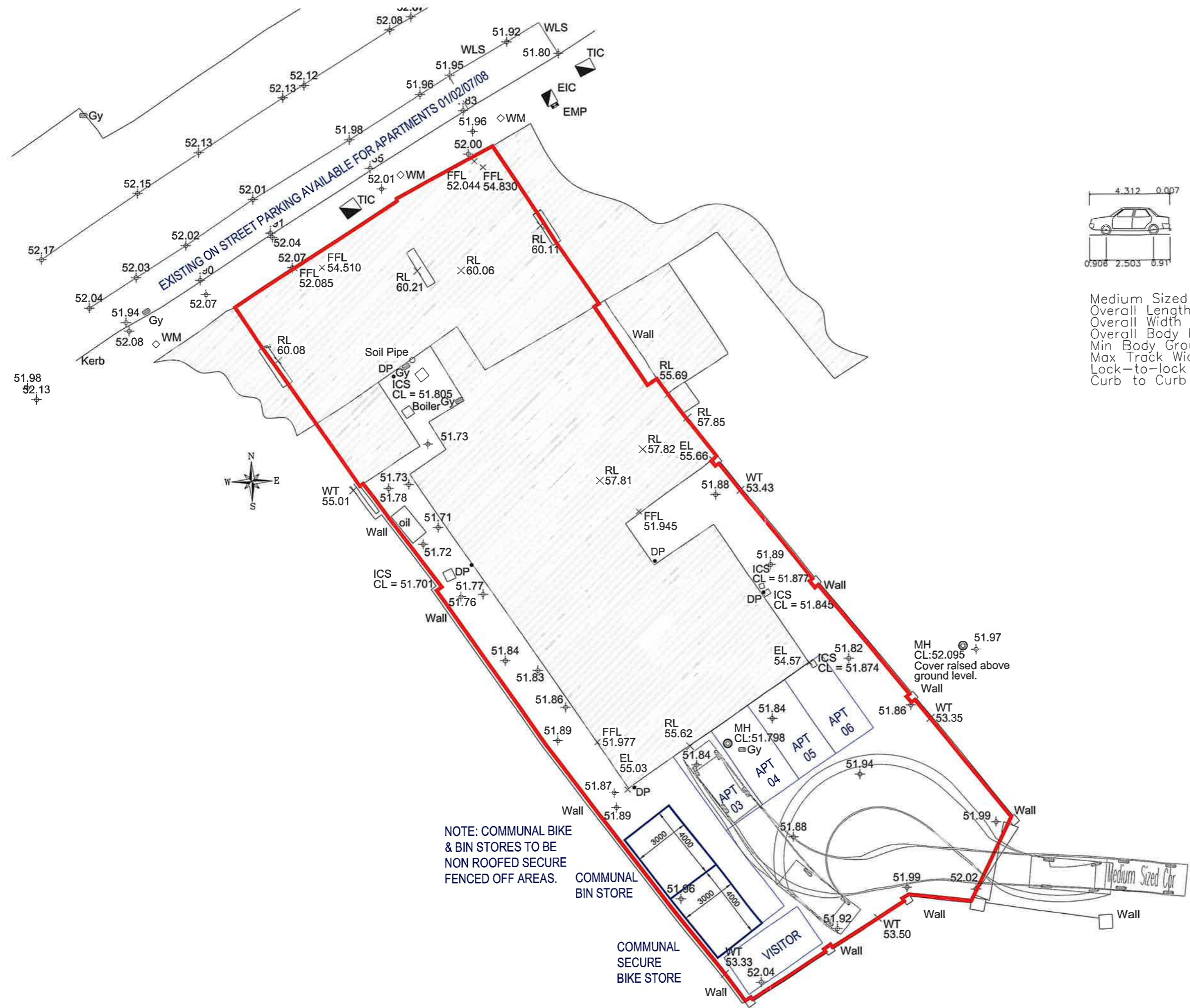


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DOCUMENT REFERENCE 24076-MMS-ZZ-ST-MP-C-11000	REV. P01			

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Medium Sized Car
 Overall Length 4.319m
 Overall Width 1.686m
 Overall Body Height 1.466m
 Min Body Ground Clearance 0.228m
 Max Track Width 1.591m
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 5.042m



Rev	Sis	Description	Date
P01	S2	Issued for Information	20.05.24
P02	S2	Issued for Information	23.07.24
P03	S2	Issued for Information - Parking Added	05.09.24
P04	S2	Issued for Information - General Updates	21.11.24

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 CONSULTING CIVIL & STRUCTURAL ENGINEERS Tel : 353 21 4317608

PROJECT
 Proposed Apartment Development, Rovers Rest, Rathcormac

CLIENT
 Doyle Brothers

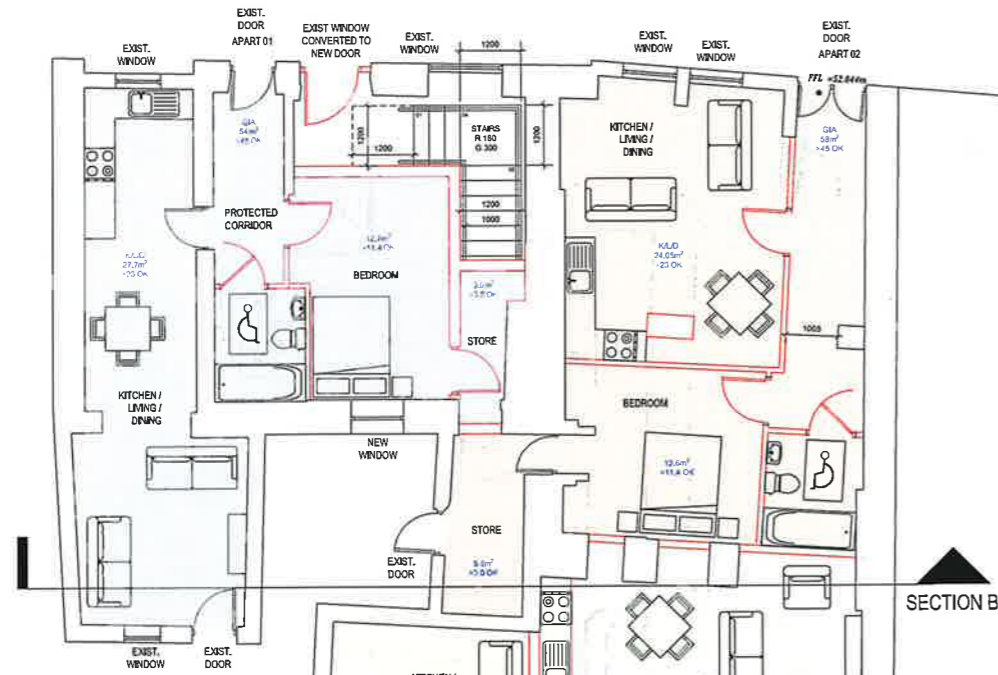
TITLE
 Site Layout Plan

DRAWN BY TOC	CHECKED BY TOC	APPROVED BY PM
SCALE 1:200 at A3	PROJECT NUMBER 24076	STATUS S2
DOCUMENT REFERENCE 24076-MMS-ZZ-ST-DR-A-10000	REV P03	

PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-DISCIPLINE-NUMBER

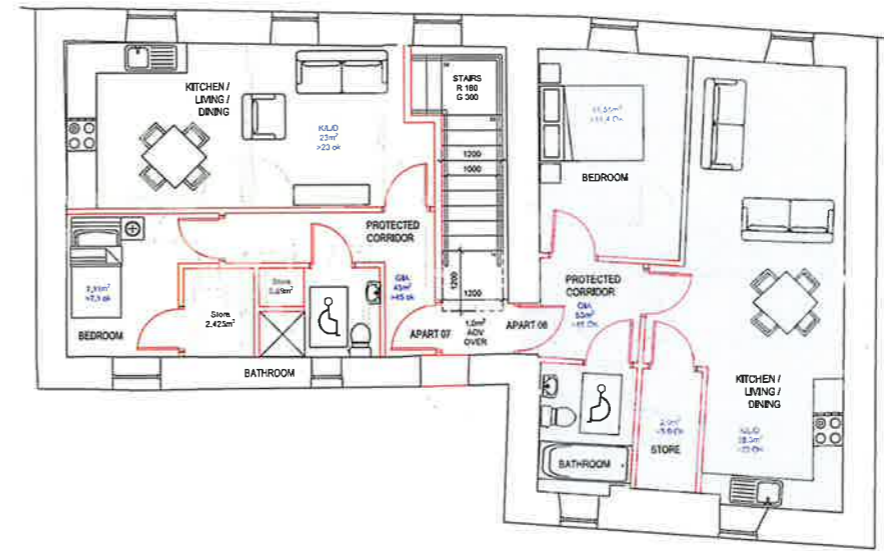
FRONT SECTION GF:

2 No. 1 BED APARTMENTS



FRONT SECTION FF:

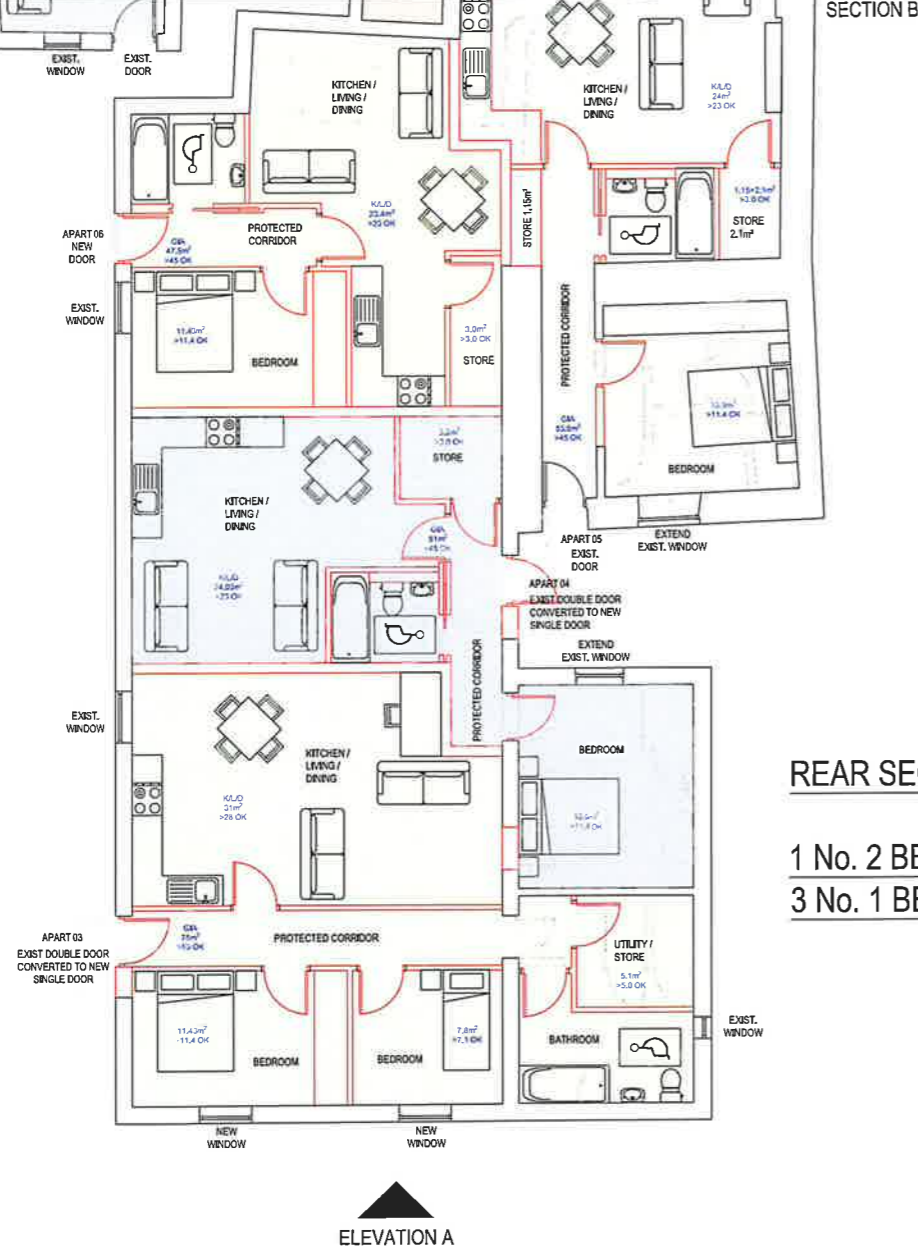
2 No. 1 BED APARTMENTS



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REAR SECTION:

1 No. 2 BED APARTMENT
 3 No. 1 BED APARTMENTS



Rev	Sts	Description	Date
P01	S2	Issued for information	17.04.24
P02	S3	Studio apart converted to 1 bed apart	22.04.24
P03	S3	FSC comments incorporated	02.05.24
P04	S3	FSC comments incorporated	31.05.24
P05	S3	Apartment No 7 Updated	15.07.24
P06	S2	Elevations A & B Added	23.07.24
P07	S2	Elevations updated	21.11.24

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PROJECT
 Proposed Apartment Development, Rovers Rest, Rathcormac

CLIENT
 Doyle Brothers

TITLE
 Proposed Apartment Layout Plans

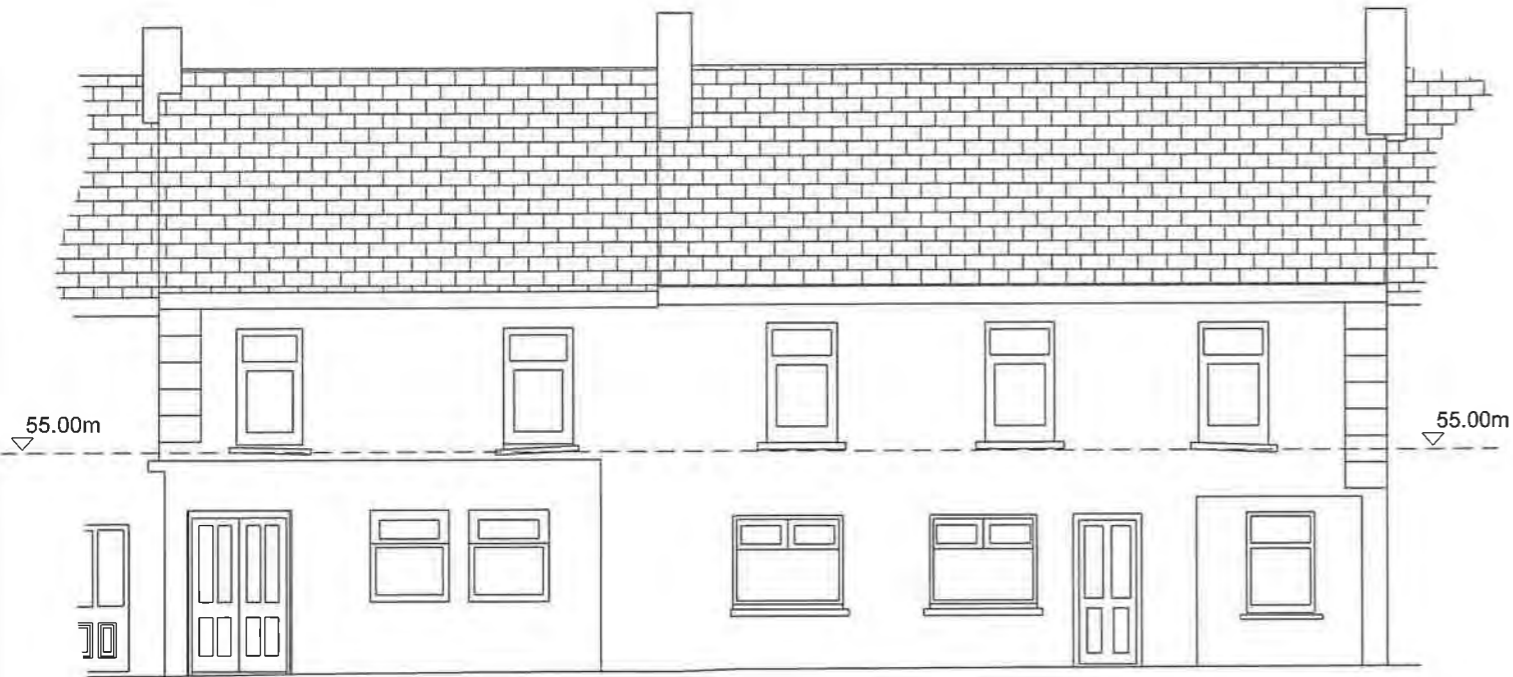
DRAWN BY TOC CHECKED BY TOC APPROVED BY PM

SCALE 1:150 at A3 PROJECT NUMBER 24076

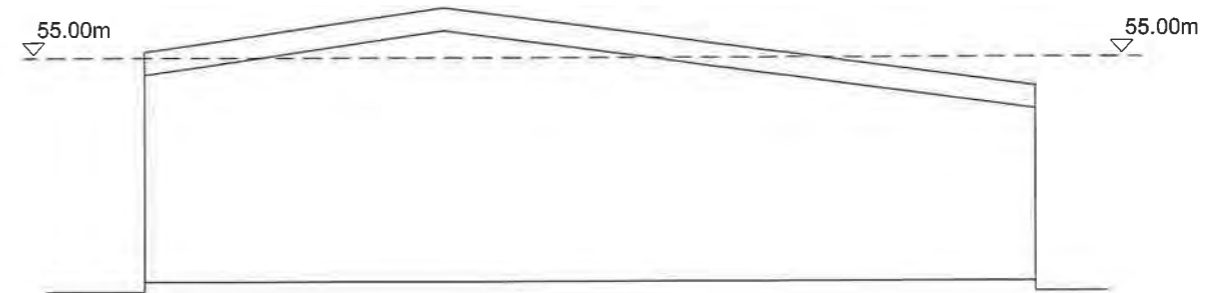
DOCUMENT REFERENCE 24076-MMS-ZZ-ZZ-DR-A-2500 STATUS: S2

PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-ORIGLINE-NUMBER P07

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Existing Front Elevation
 Scale 1:100



Existing Rear Elevation (Elevation A)
 Scale 1:100



Proposed Front Elevation
 Scale 1:100

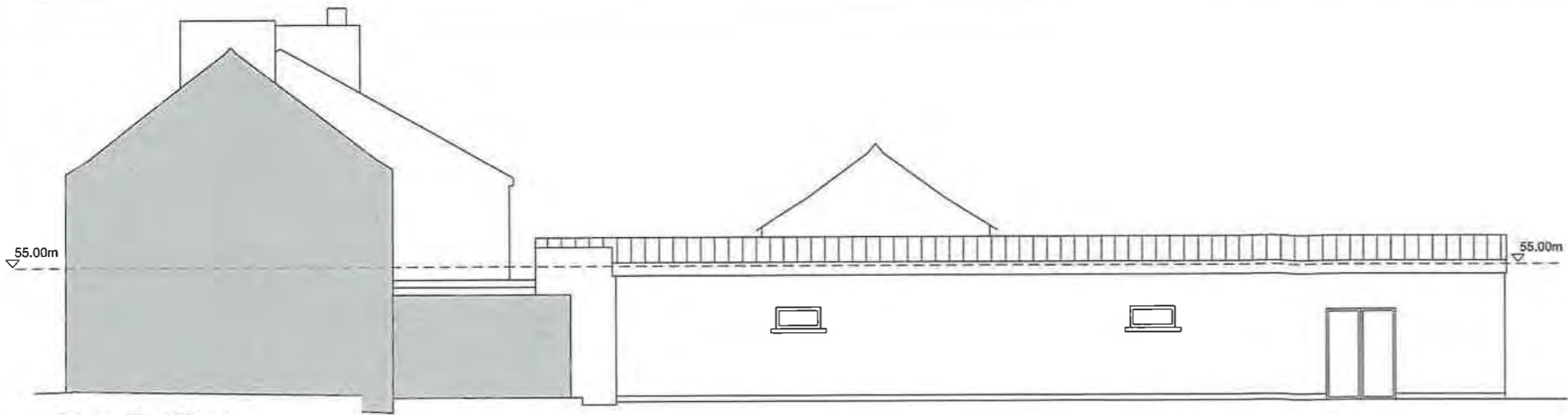


Proposed Rear Elevation (Elevation A)
 Scale 1:100

Rev	Sts	Description	Date
P01	S2	Issued for Information	20.05.24
P02	S2	Elevations A & B Added	23.07.24
P03	S2	Elevations updated	21.11.24

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PROJECT		
Proposed Apartment Development, Rovers Rest, Rathcormac		
CLIENT		
Doyle Brothers		
TITLE		
Existing / Proposed Elevations - Sheet 01		
DRAWN BY	CHECKED BY	APPROVED BY
TOC	TOC	PM
SCALE	PROJECT NUMBER	
1:100 at A3	24076	
DOCUMENT REFERENCE		STATUS
24076-MMS-ZZ-ZZ-DR-A-4500		S2
PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-DISCIPLINE-NUMBER		REV:
		P03



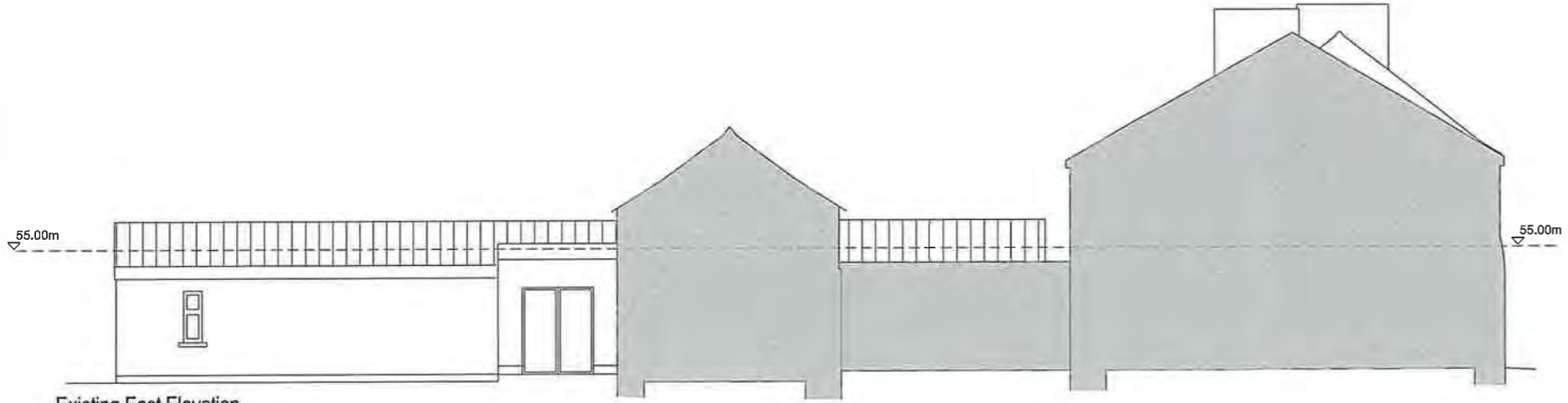
Existing West Elevation

Scale 1:150



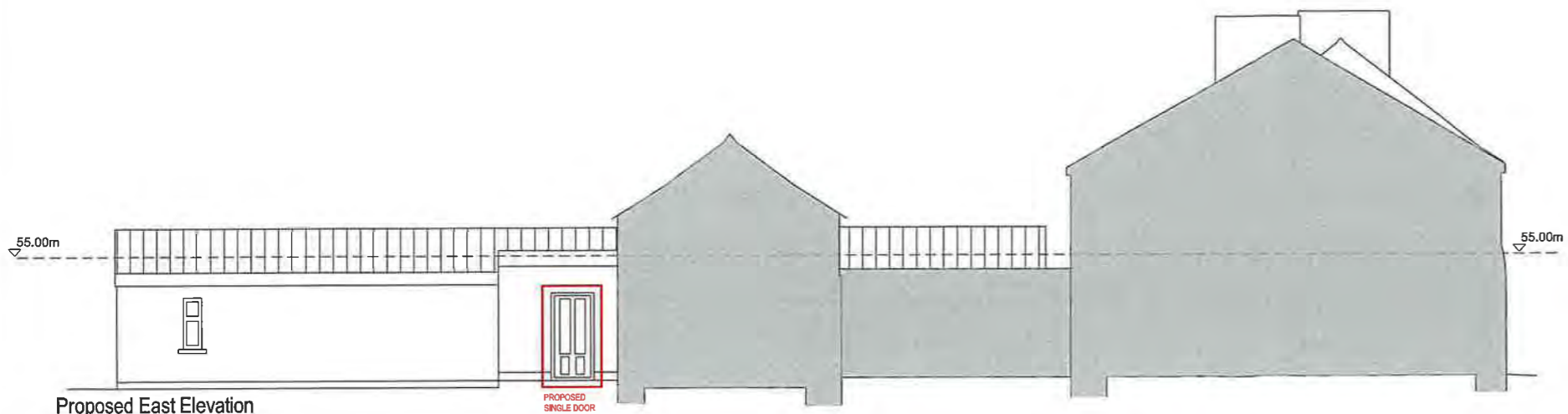
Proposed West Elevation

Scale 1:150



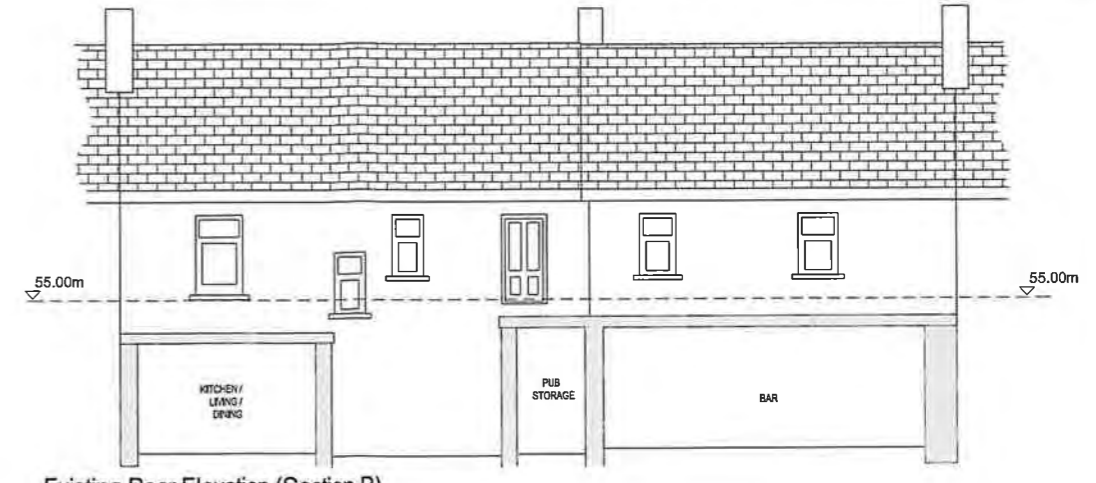
Existing East Elevation

Scale 1:150



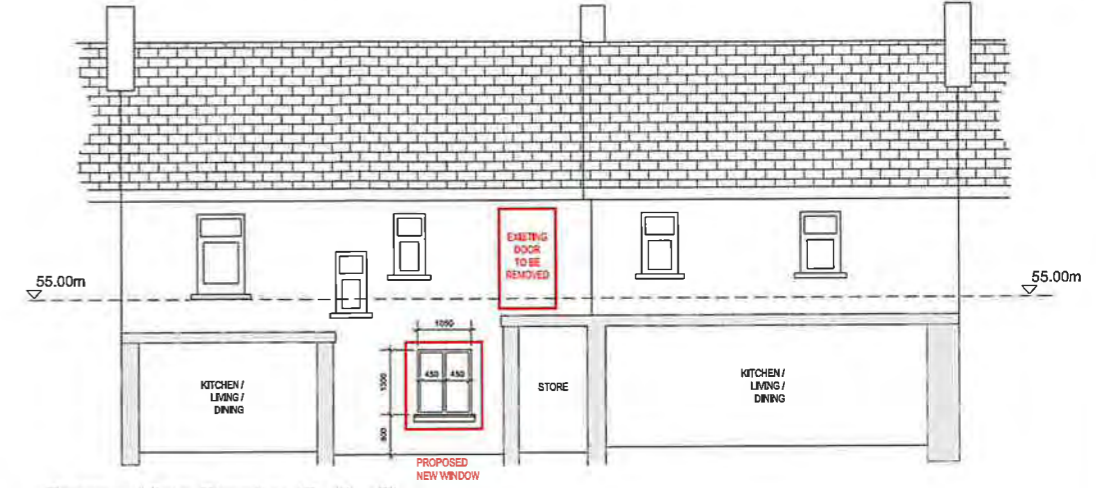
Proposed East Elevation

Scale 1:150



Existing Rear Elevation (Section B)

Scale 1:150



Proposed Rear Elevation (Section B)

Scale 1:150

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Rev	Sts	Description	Date
P01	S2	Issued for Information	21.11.24

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PROJECT		
Proposed Apartment Development, Rovers Rest, Rathcormac		
CLIENT		
Doyle Brothers		
TITLE		
Existing / Proposed Elevations - Sheet 02		
DRAWN BY	CHECKED BY	APPROVED BY
NC	TOC	PM
SCALE	PROJECT NUMBER	
1:150 at A3	24076	
DOCUMENT REFERENCE		STATUS
24076-MMS-ZZ-ZZ-DR-A-4501		S2
PROJECT-ORIGINATOR-CONS-LEVEL-TYPE-DISCIPLINE-NUMBER		P01