

John Boles,
390 South Circular Road,
Dublin 8

10th January, 2025

Our Ref.: D/291/24

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

Whether the proposed erection of an AED Defibrillator unit on the external wall of Bank of Ireland, 8 & 9 South Main Street, Gully, Bandon, Co. Cork is or is not development or is or is not exempted development

Dear Sir,

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

Yours faithfully,



PIO TREACY,
ADMINISTRATIVE OFFICER
PLANNING DEPARTMENT

Encl.

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

Comhairle Contae Chorcaí Cork County Council

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



Bank of Ireland,
C/O Deady Gahan Architects Co. Ltd.,
Eastgate Village,
Little Island,
Co. Cork.

10th January, 2025

REF: D/291/24

LOCATION: Bank of Ireland, 8 & 9 South Main Street, Gully, Bandon Co. Cork

**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 10th December, 2024 the Planning Authority, having considered whether the erection of an AED Defibrillator unit on the external wall at **Bank of Ireland, 8 & 9 South Main Street, Gully, Bandon, Co. Cork** is or is not development or is or is not exempted development, has declared that it is **not exempted development**.

Reason for Decision

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

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

And Whereas the Planning Authority hereby decides that

The erection of an AED Defibrillator unit on the external wall at Bank of Ireland, 8 & 9 South Main Street, Gully, Bandon, Co. Cork within an Architectural Conservation Area would constitute development and is **not considered to be exempted development** as the proposed works would 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.

The Planning Authority therefore determines that the proposed development is accordingly considered to constitute development and is **not exempted development**.

Please note that under Section 5 Subsection 3(a) where a declaration is issued under this section, any person issued with a declaration under subsection 2(a) may, on payment to the Board of such fee as may be prescribed, refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.



We are Cork.



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Yours faithfully,



**PIO TREACY,
ADMINISTRATIVE OFFICER,
PLANNING DEPARTMENT.**

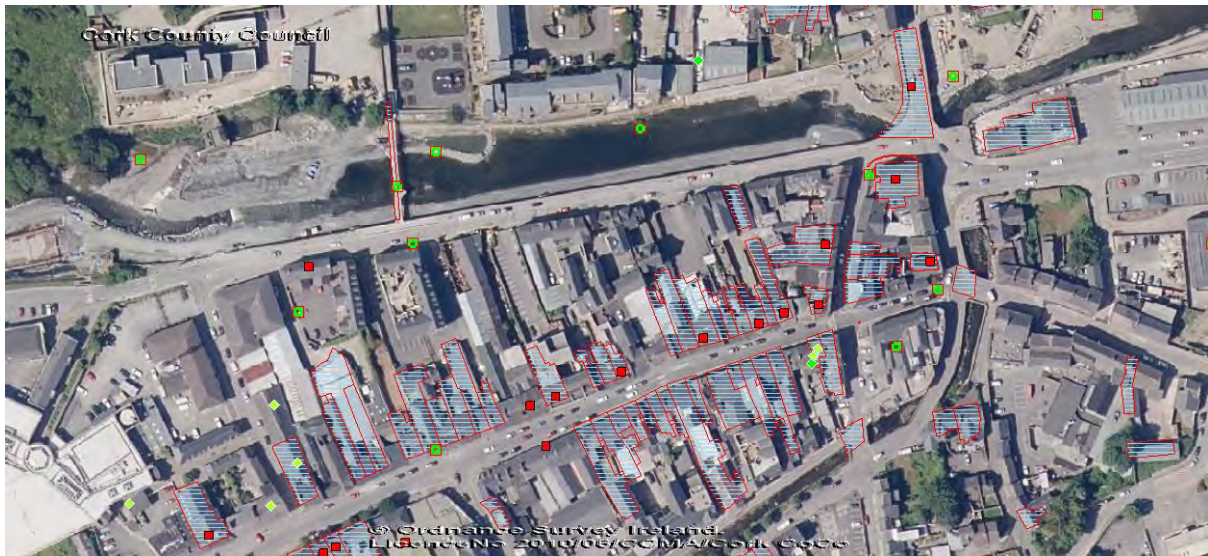
In order to process your query, it may be necessary for Cork County Council to collect Personal information from you. Such information will be processed in line with our privacy statement which is available to view at <https://www.corkcoco.ie/privacy-statement-cork-county-council>

Planning Ref D/291/24

Declaration on Exempted Development under Section 5 of the Planning and Development Act 2000

Site Location: No.8& No.9 South Main Street, Gully, Bandon Co. Cork. P72 H270

Proposed Development: Whether the erection of an AED Defibrillator machine in a cabinet on the external wall outside the Bank of Ireland Building is exempted development or not.



Proposal /Context

The applicant is seeking a determination by the planning authority as to whether or not the erection of an AED Defibrillator machine in a cabinet on the external wall outside the Bank of Ireland Building is exempted development. It is noted that No. 8 is an Record of Protected Structure (RPS 00947) while No 9 which was a house has been incorporated into the Bank Building and both buildings are within South Main Street Architectural Conservation Area (ACA).

Planning History

93/3146 National Irish Bank Alteration to shop front and extension to and change of use of retail outlet to banking hall, new signage and projecting sign at 10 South Main Street

93/2667 Replacement advertisement Sign Bank of Ireland South Main Street Bandon

1155/89

Legislative Context

According to **Section 3(1) of the Planning and Development Act (2000-2010)**, “development” means, save where the context otherwise requires, the carrying out of works on, in or under land or the making of any material change in the use of any structures or other land.

Definition of Works Planning and Development Act (2000-as amended),

“works” includes any act or operation of construction, excavation, demolition, extension, alterations, 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 4 of the same Act lists works that would be considered exempted development. It also conveys power on the Minister to make regulations to provide for any class of development to be exempted development for the purposes of the Act. Of particular relevance to this determination is section 4(1)(h) of the act, which states that; the following shall be considered exempted development.

Development consisting of the carrying out of works .which does 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

Planning and Development Regulations 2001 as amended

Article 6 of the Planning and Development Regulations 2001 sets out a number of Classes of development where certain works are considered Exempted Development subject to certain conditions and limitations. Having reviewed these Classes of development the current proposal does not appear to fall within any of these classes of development.

Article 9 of said Regulations lists a series of restrictions on exemptions.

Referrals

As the works are to No. 9 which is within South Main Street Architectural Conservation Area (ACA) in Bandon, the opinion of the Conservation Officer was sought . Due to work commitments , email and verbal discussions took place with the Conservation Officer.

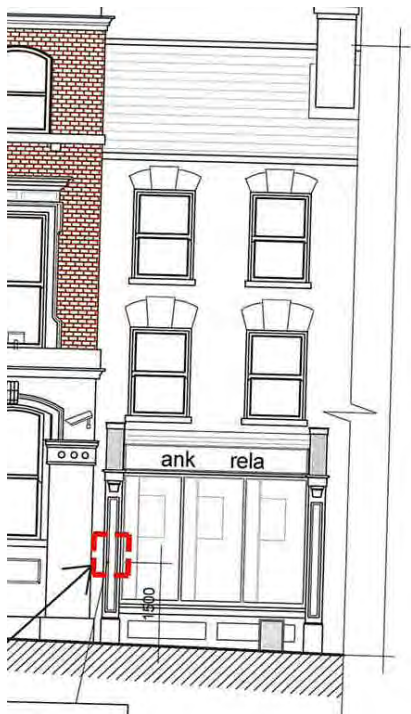
Given the location of No 9. within South Main Street Architectural Conservation Area, the Conservation Officer has reviewed the proposal and indicates in her email dated 12/12/2024

that the proposal would *negatively impact on the character of the Architectural Conservation Area, and it is not exempted development* within the meaning of the Planning and Development Act 2000 (as amended).

Assessment

Having regard to the definition of the works under the act, the proposal is deemed to be works. Section 4 (1) H of the act exempts ‘development consisting of the carrying out of works for maintenance , improvement or other alteration of any structure , being works which affect the interior of the structure or which do not materially affect the external appearance inconsistent with the character of the structure or of neighbouring structure .

The proposal is for the erection of a AED defibrillator on the Front elevation of No 9. Having reviewed the file, having regard to the fact that the works are within an ACA and the recommendations of the Conservation Officer, it is considered that the proposed development would materially affect the external appearance and *negative impact on the character* of the area . Therefore, the proposal does not fall within the exempted development parameters of Section 4(I) H of the Planning and Development Act 2000 as amended and the proposed works would require a planning permission.



Location on No 9.

Conclusion

Having considered the information received, the provisions of both the Planning and Development Act and the Planning and Development Regulations, the erection of an AED Defibrillator machine in a cabinet on the external wall outside the No 9. South Main Street within an Architectural Conservation Area **would not be exempted** under section 4(1)(h) of the Planning and Development Act 2000 as amended as the proposed works will materially affect the external appearance inconsistent with the character of the structure and of neighbouring structures and alter the character of the area .

John Redmond

Executive Planner

09/01/2025

Appendix 1

Hi John,

This is within the ACA and would comprise a negative impact on the character, it is not exempted development.

Elena

Dr Elena Turk | Oifigeach Caomhantais Ailtireachta | Pleanáil agus Fobairt

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

Tel: M 086-1031064

elena.turk@corkcoco.ie | www.corkcoco.ie

Tairseach na gcustaiméirí: www.yourcouncil.ie

Dr Elena Turk | Architectural Conservation Officer | Planning & Development

Cork County Council | County Hall | Cork | T12 R2NC | Ireland

Tel: M 086-1031064

elena.turk@corkcoco.ie | www.corkcoco.ie

Customer Portal: www.yourcouncil.ie

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County Hall,
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Email: planninginfo@corkcoco.ie
Web: www.corkcoco.ie



John Boles,
390 South Circular Road,
Dublin 8

12th December, 2024

Our Ref.: D/291/24

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

Whether the proposed erection of an AED Defibrillator unit on the external wall of Bank of Ireland, 8 & 9 South Main Street, Gully, Bandon, 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 Bank of Ireland with respect to whether the above description at Bank of Ireland, 8 & 9 South Main Street, Gully, Bandon, Co. Cork P72 H270 constitutes development.

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

Yours faithfully,



Angela Carrigy
ASO PLANNING DEPARTMENT

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



We are Cork.

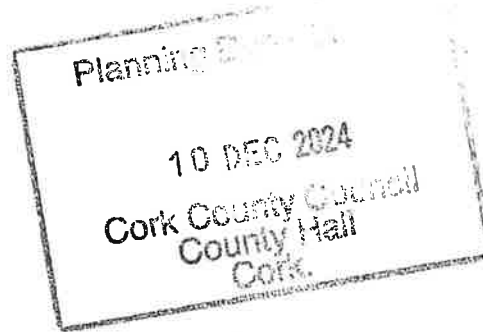


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27th November 2024

The Sectary,
Planning Section,
Cork County Council,
County Hall,
Carrigrohane Road,
Cork,
Ireland.



RE: PERMISSION / DECLARATION OF EXEMPTION FOR A PROPOSED AED DEFIBRILLATOR UNIT AT BANK OF IRELAND, (a protected structure; Cork County Council's Record of Protected Structures Reference no. 20844177) AT No. 8 & 9, SOUTH MAIN STREET, GULLY, BANDON, CO.CORK.

Dear Sirs,

We would like to take this opportunity to submit a Section 5 Planning Application on behalf of our clients Bank of Ireland for a new AED defibrillator unit in a secure box on the external wall of the bank of Ireland in South Main Street, Gully, Bandon, Co.Cork.

Bank of Ireland want to roll out a serious of life saving defibrillators throughout the country to give back something to each town they reside in. As part of this roll out they want to request permission / declaration of exemption to install the defibrillator in a housing cabinet on the external façade of their protected building.

As part of our application we would like to draw your attention to a similar Section 5 application permitted by South Dublin Council Planning Department, Reference no. ED15/0019 for a similar AED outside a building in Clondalkin, Co.Dublin. In the planners assessment, they considered the "erection of the AED in a cabinet would not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or neighbouring structures and as such that it would fall into the category of exempted development under Section 4 1 (h) of the Planning and Development Act, 2000 (as amended)".

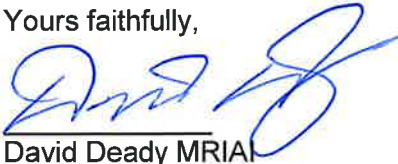
We hope you would also look favourable on this application as it would be a big benefit to the community / town without any disruption to the protected structure.

Please find enclosed the following drawings / documentation as part of our application.

1. 4 no. copies of Application Form duly completed.
2. 4 no. copies of Architects' Drawings – as listed on our Drawing Issue Sheet.
3. 4 no. copies of John Cronin and Associates Declaration of Exemption Assessment.
4. Application fee of €80.00
5. Details of the proposed Defibrillator
6. Copy of Letter of consent from Building Owner

I hope all of the enclosed are to your satisfaction and should deem this a valid application. Should you have any queries please call me at 021 4355016.

Yours faithfully,



David Deady MRIAI
Deady Gahan Architects

Planning Department
10 DEC 2024
Cork County Council
County Hall
Cork.



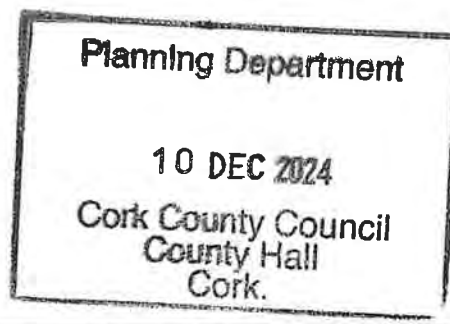
CORK COUNTY COUNCIL APPLICATION FOR SECTION 5 DECLARATION OF EXEMPTION

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.	PC20002452
Cash/Cheque/ Credit Card	CHEQUE
Date	12/12/24
Declaration Ref. No.	D/29/24

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)

BANK OF IRELAND

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

BANK OF IRELAND, 8 & 9 SOUTH MAIN STREET, GULLY, BANDON, CO.CORK - P72 H270

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

EXEMPTION IS SOUGHT FOR THE ERECTION OF AN AED (Defibrillator) MACHINE IN A CABNIT ON THE EXTERNAL WALL OUTSIDE THE BANK OF IRELAND ON MAIN STREET GULLY BANDON CO CORK

Planning Department
10 DEC 2024
Cork County Council
County Hall
Cork.

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):	N/A
(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 type="checkbox"/> If yes, please provide floor areas (m ²) and previous planning reference(s) where applicable: N/A
(c) If a change of use of land and/or building(s) is proposed, please state the following: Existing/previous use N/A	Proposed use N/A
(d) Are you aware of any enforcement proceedings connected to this site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please state relevant reference number(s):

Planning Department
 10 DEC 2024
 Cork County Council
 County Hall
 Cork.

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:	Lease	
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):	John Boles, 390 South Circular Road, Dublin 8.	

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 checked="" type="checkbox"/>	No <input 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 checked="" 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 checked="" type="checkbox"/>	No <input 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	21-Nov-2024

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	21-Nov-2024

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

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


ADVISORY NOTES:

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

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

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

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

Signed (Applicant or Agent as appropriate)	
Date	22-Nov-2024

Planning Department
 10 DEC 2024
 Cork County Council
 County Hall
 Cork.

Landlords Name
& Address
To be
entered here

JOHN BOLES
390 SOUTH CIRCULAR
ROAD, DUBLIN 8

Bank of Ireland,
Group Head Office
Baggot Plaza
27-33 Upper Baggot Street
Dublin D04 VX58

Date to be entered here

16th November 2024

Re: Proposed Erection of a wall-mounted defibrillator on the street elevation of Bank of Ireland,
Bandon, Co. Cork

FAO: The Planning Department,

Dear Sir/Madam,

I, JOHN BOLES CONFIRM THAT I AM, the owner of the above premises, which is leased by Bank of Ireland. We provide our consent to Bank of Ireland to carry out the works and for the lodging of a planning application in respect of the proposed works described above.

Yours sincerely,

John Boles

landlords name in type below signature

JOHN BOLES



Drawing Issue Register: 01



Architects and Planning Consultants
 EastGate Village
 Little Island
 Co. Cork
 Tel:- 021-4355016
 Fax:- 021-4355330
 Email:- info@dgarchitects.ie

Project:
 PROPOSED INSTALLATION OF 1 NO. EXTERNAL
 DEFIBRILLATOR
 AT BANK OF IRELAND 8 & 9 MAIN STREET, GULLY,
 BANDON, CORK P72 H270

Project No.:
 24177

Sheet No.:
 1 of 1

Issued by: PS
Issue Status: P1
Day: 27
Month: 11
Year: 24
Drg. No.:

Drawing Title:
 PLANNING "P1"

Scale:

SITE LOCATION MAP	10560 @ A4	24140/P/001	P1
SITE LOCATION MAP	1000 @ A4	24177/P/002	P1
SITE LAYOUT PLAN	1:500 @ A3	24177/P/002A	P1
PROPOSED FLOOR PLANS	1:100, 1:200 @ A3	24177/P/003	P1
PROPOSED ELEVATIONS & SECTION A-A	1:100, 1:150 @ A3	24177/P/004	P1

APPLICATION FORM

APPLICATION FEE = €80.00

JOHN CRONIN ASSESSMENT REPORT

Proposed Defibrillator Details

X
X
X
X

Planning Department
 10 DEC 2024
 Cork County Council
 County Hall
 Cork.

Distribution

CLIENT – BANK OF IRELAND
 CORK COUNTY COUNCIL PLANNING DEPT.

Number of Copies

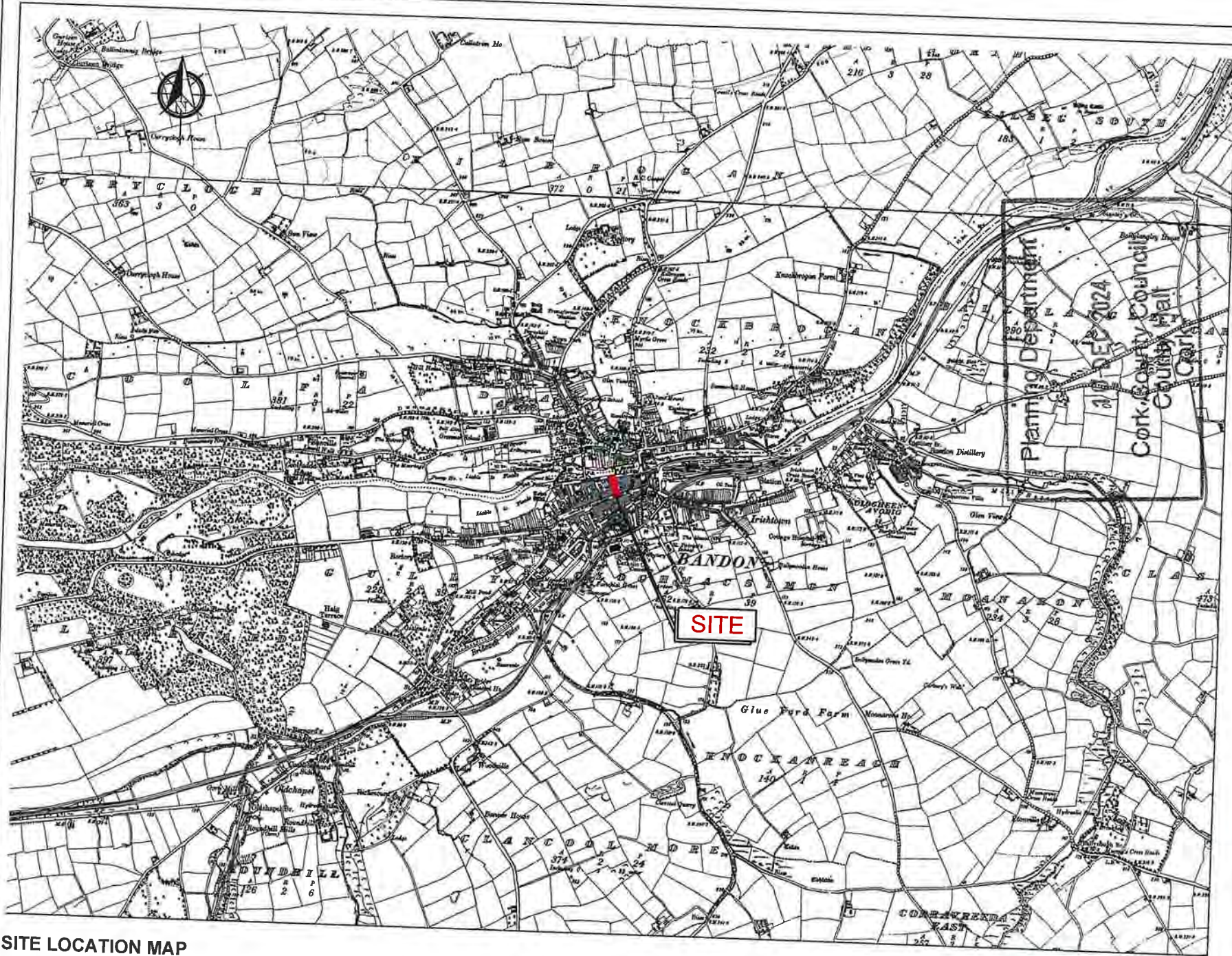
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Email

CD * or Disk ~


Hardcopy

P:- Pricing, PL:- Planning, I:- Information, T:- Tender, O:- Others, C:- Construction, E:- Email



SITE LOCATION MAP
SCALE 1:10560 @ A4

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0092414
(Copyright) ORDNANCE SURVEY IRELAND
GOVERNMENT OF IRELAND

 **OUTLINE OF SITE BOUNDARY**

MAP DETAILS

Description:
Historic 6" Latest Edition
Publisher / Source:
Taitte Eireann
Data Source / Reference:
CK110
Revision Date =
Survey Date = 31-Dec-1935
Levelled Date = 31-Dec-1939
CK096
Revision Date =
Survey Date =
Levelled Date = 31-Dec-1904

File Format
Tagged Image File Format (TIFF)
File Name:
R_50433816_1.tif

Clip Extent / Area of Interest (AOI)
LLX.LL.PX = 549172.79375550525 8564
URX.LL.PX = 561504.79375550525 8564
LLX.UR.PX = 549172.79375550525 8564
URX.UR.PX = 561504.79375550525 8564

Projection / Spatial Reference:
IRENET55_Mail_Transverse_Mercator
Centre Point Coordinates:
X,Y = 549133.7937555052 8564

Data Extraction Date:
13-Nov-2024
Product Version:
1.4

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Dublin 8
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of a right of way.

This topographic map
does not show
legal property boundaries
nor does it show
ownership of physical features

P1	Issue for Section 5 Planning	22.11.24
No.	Revision/Issue	Date

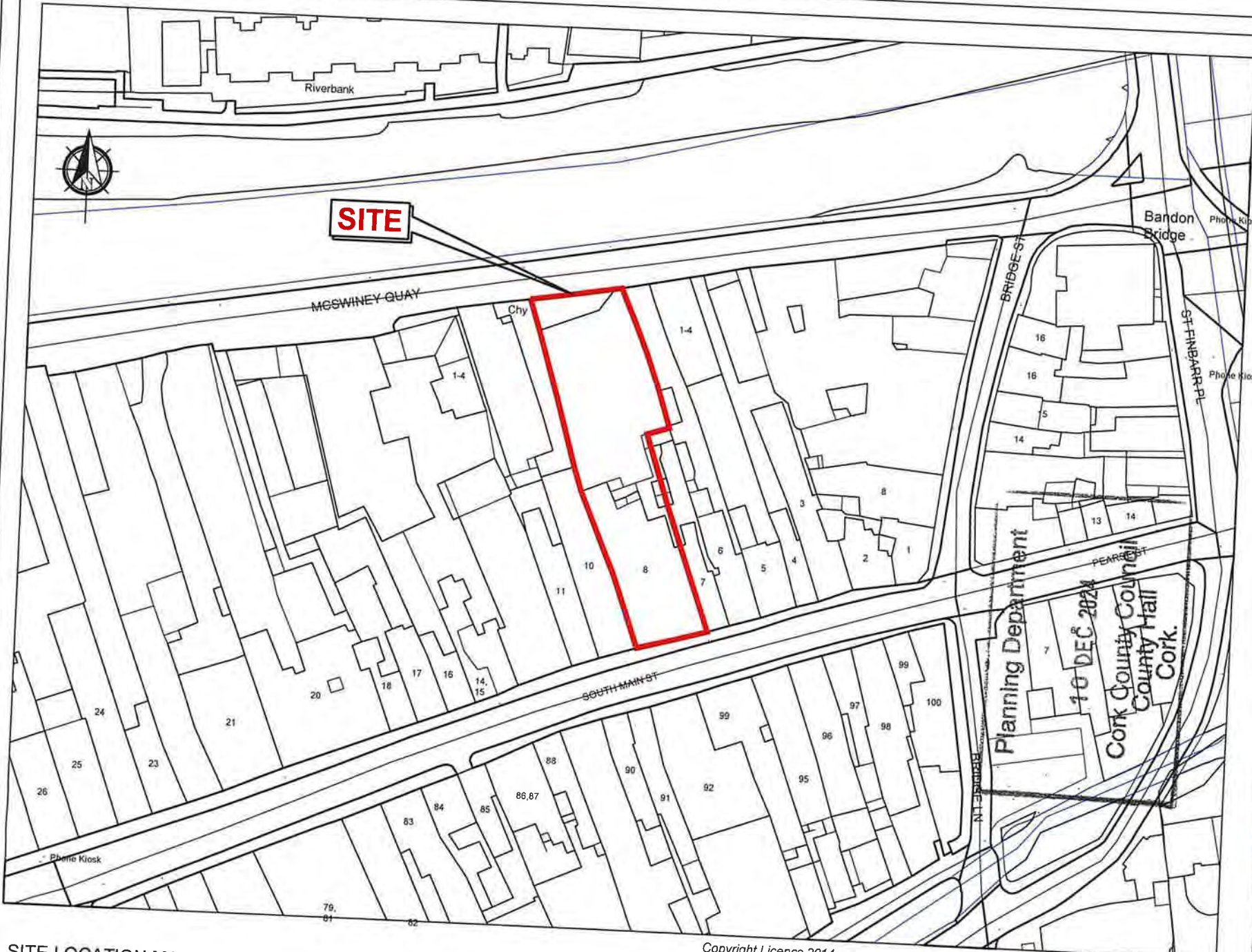
Client Name and Address



DRURY O'HAN ARCHITECTS
CENTRAL BUSINESS DISTRICT
100, SOUTH MAIN STREET, DUBLIN 8
T: +353 1 454 2222
E: INFO@DRUROHANARCHITECTS.COM


Project Name and Address
Proposed External Defibrillator
8 & 9 SOUTH MAIN STREET BANDON COBK R172 H78
FOR BANK OF IRELAND

Drawing Title	Date
Site Location Map	20.11.24
Drawing No.	Drawn
24177_P_001	PS
Scale	Sheet No.
1:10560 @ A4	1 of 1



SITE LOCATION MAP
SCALE 1:1000 @ A4

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 **OUTLINE OF SITE BOUNDARY**

MAP DETAILS

Drawing: Digital Landscape Model (DLM)
 Publisher / Source: Taithe Eivann
 Data Source / Reference: PRIME2
 File Format: Autodesk AutoCAD (DWG_R2013)
 File Name: v_5043816_1.dwg
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 Date Extraction Date: Date: 13-Nov-2024
 Source Data Release: DCMLS Release V1 181.119
 Product Version: Version: 1.4
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P1	Issue for Section 5 Planning	22.11.24
No.	Revision/Issue	Date

Firm Name and Address

DEARBY GAVRAN
ARCHITECTS

100 SOUTH MAIN STREET, BARDON CORK
TEL: 021 492 2222

Project Name and Address
Proposed External Defibrillator
8 & 9 SOUTH MAIN STREET BARDON CORK P22 H270
FOR BANK OF IRELAND

Drawing Title Site Location Map	Date 20.11.24
Drawing No. 24177_P_002	Drawn PS
Scale 1:1000 @ A4	Sheet No. 1 of 1



Shop By Category

Home / Shop / Defibrillator / AED/Defibrillator Cabinets / EcoFib Outdoor Heated AED Cabinet with Keypad



EcoFib Outdoor Heated AED Cabinet With Keypad

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The EcoFib Outdoor Heated defibrillator cabinet with lock is a secure robust outdoor defibrillator storage solution manufactured from Polycarbonate.

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The EcoFib Outdoor Heated defibrillator cabinet with keypad lock is a secure, robust outdoor defibrillator storage solution. The EcoFib is manufactured from Polycarbonate & Polyethylene (the same material as riot shields) and is virtually indestructible. This cabinet is vandal resistant against the majority of implements and it's hi visibility appearance raises its profile in the area, making persons more aware of the existence of your AED.

Technical Features

- Double Insulated Flex, 3 Pin UK Plug, Fused
- Internal Residual Circuit Device (RCD)
- Internal Blue LED Light - 4 Watt
- Digital Temperature Display - 1 Watt
- Heated - 50 Watt (when in use) Below 5 Degrees
- 2 x Internal USB Ports
- 2 x Internal USB Ports Type C
- Door Contact Alarm - Sounds when the Door is Opened (can be deactivated)
- Maximum Power Consumption 55 Watts
- Standby Power Consumption 5 Watts

Superior Strength

Manufactured from Polycarbonate & Polyethylene which is both corrosion and impact resistant.



10 Year Warranty

10 Year Structural Warranty under normal outdoor conditions.

No bolts or screws are used. Internal Door Hinge. Slopped Roof to ensure that rainwater does not pool on top of the cabinet.



Increased Protection

IP66 Certified. This gives superior protection to protect the defibrillator inside



Highly Durable

Durable and weatherproof construction giving excellent protection for the defibrillator stored safely inside.



Thermostatically controlled frost protection & full insulation

Highly insulated construction. The heater will not allow the internal temperature to drop below 5 degrees.

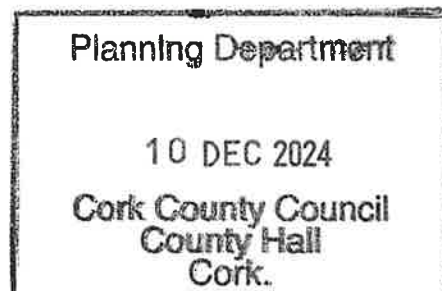
JOHN CRONIN & ASSOCIATES
ARCHAEOLOGY | CONSERVATION | HERITAGE | PLANNING

**Externally-mounted defibrillator, Bank of Ireland,
South Main Street, Bandon, County Cork**
Declaration of Exemption Assessment

Prepared by
John Cronin BA MRUP MUBC
John Cronin & Associates
3a Westpoint Trade Centre
Ballincollig
County Cork

On behalf of:
Bank of Ireland Group plc
Baggot Plaza
27-33 Upper Baggot Street Upper
Dublin

December 2024



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1. Introduction

Bank of Ireland Group plc are to submit a Declaration of Exemption Application to Cork County Council under Section 5 of the Planning and Development Act 2000. It is proposed to install a wall-mounted defibrillator unit to the façade of their branch at South Main Street in Bandon, County Cork.

The present bank occupies Nos. 8 & 9 South Main Street, and the bank is located in the *South Main Street Architectural Conservation Area*. No. 8 South Main Street is a late nineteenth-century bank building, listed in the *Cork County Development Plan 2022-2028* as a protected structure (**Cork County Council RPS ref. no. 00947**) and also recorded by the NIAH as being significant (**NIAH ref. no. 20844177**). The adjacent house has been incorporated into the bank building. The NIAH has recorded the house as an early-mid, nineteenth-century former house which also recorded by the NIAH as being significant (**NIAH ref. no. 20844178**).

The defibrillator will be affixed by two screws to a section of section of a modern shopfront that immediate adjoins the protected bank building. The unit will be powered by a single electrical cable; three small screw holes will be formed in the timber pilaster of the shopfront. If and when the unit is decommissioned the screw holes are easily refilled and repainted. Particular care has been taken in choosing the location of the defibrillator unit which will be available to be used in emergency situation by members of the general public.

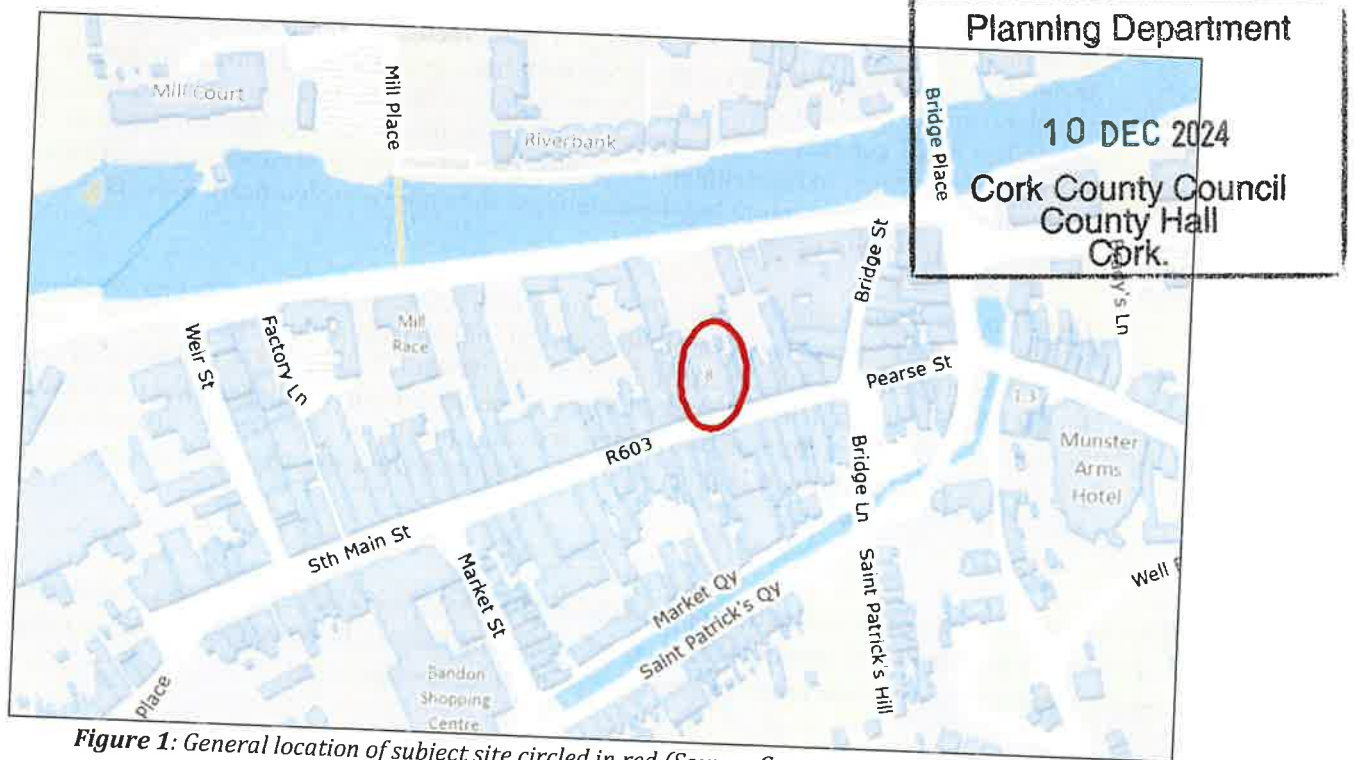


Figure 1: General location of subject site circled in red (Source: Government of Ireland, Historic Environment Viewer)

This report, prepared by John Cronin BA MRUP MUBC, should be read in conjunction with drawings prepared by Deady Gahan Architects and submitted with this application.

2. Methodology

This report is based on a programme of desktop research, site inspection and desk-based assessment. The following sources were consulted as part of the desktop study:

- *Cartographic Sources* - The detail on cartographic sources can indicate past settlement and land use patterns in recent centuries and can also highlight the impact of modern developments and agricultural practices. This information can aid in the identification of the location and extent of unrecorded, or partially levelled, features of archaeological or architectural heritage interest. The cartographic sources examined for the study areas include the 1:10,560 Ordnance Survey map (1837-42) and the 1:2500 Ordnance Survey map (1888-1913).
- *Aerial photography* - In parallel with the cartographic study, a review publicly-accessible aerial photographic sources from the Ordnance Survey, Google and Bing Maps was undertaken.
- *Development Plans* - The local authority development plans relevant to the study area was consulted as part of this assessment. These plans outline the local authorities' policies for the conservation of the archaeological and architectural heritage resource and include the Record of Protected Structures (RPS) and any designated Architectural Conservation Areas (ACAs). The relevant development plan for the study area is the *Cork County Development Plan 2022 - 2028*.
- *National Inventory of Architectural Heritage* - The function of the National Inventory of Architectural Heritage ('NIAH') is to record built heritage structures within the Republic of Ireland and to advise local authorities in relation to structures of interest within their areas. The NIAH commissions surveys of sites of architectural significance to assist in evaluating structures to be included in the RPS. Listing on the NIAH does not necessarily carry any statutory protection but does highlight the culturally significant aspects of the structure which ought to be conserved.
- *Dictionary of Irish Architects* - The Dictionary of Irish Architects is an online database which contains biographical and bibliographical information on architects, builders and craftsmen born or working in Ireland during the period 1720 to 1940, and information on the buildings on which they worked. The Dictionary of Irish Architects was created and compiled in the Irish Architectural Archive over a period of thirty years. It was made publicly available online in January 2009. It remains a work-in-progress with new data added on a regular basis.

John Cronin carried out an inspection of the subject site on 27/11/2024. A photographic record is presented in Section 4 of this document. The background research, assessment of impact and report preparation was undertaken by Ita O'Brien and John Cronin.

3. Context

Location

The subject building is located on the northern side of South Main Street in Bandon town. The site currently occupies two plots on South Main Street with No. 9 being the original bank building. The building at No. 8 was later amalgamated into the bank premises and the bank is recorded as No. 8 South Main Street in the record of protected structures. Historically, they were separate plots, Nos. 8 and 9, and they are recorded as such by the NIAH.



Figure 2: Location of subject site circled in red (Source: Government of Ireland, Historic Environment Viewer)

Legal & Policy Framework

The Heritage Act (1995) (as amended) defines architectural heritage as including: *all structures, buildings, traditional and designed, and groups of buildings including streetscapes and urban vistas, which are of historical, archaeological, artistic, engineering, scientific, social or technical interest, together with their setting, attendant grounds, fixtures, fittings and contents.*

The National Inventory of Architectural Heritage (NIAH) was established under the Architectural Heritage Act (1999), to record architectural heritage structures within the State and to advise local authorities in relation to structures of architectural heritage significance within their administrative areas. The conservation principles of care and protection of architectural heritage and the facilitation of the listing of significant buildings of architectural merit are set out in Part IV of the Planning and Development Act (2000). This requires Local Authorities to maintain a Record of Protected Structures (RPS) of structures with special architectural, historical,

archaeological, artistic, cultural, scientific, social or technical interest, to be included in City/County Development Plans. In addition, Local Authorities must provide for the preservation of townscapes etc. through designation of Architectural Conservation Areas (ACAs). Any changes that materially affect the character of a protected structure require planning permission.

The bank building is recorded by the NIAH as being significant (NIAH ref. no. 20844177). The NIAH description of the building is as follows:

Attached four-bay three-storey bank, built 1882, having tooled limestone shopfront to front (south). Pitched roof behind parapet wall to front elevation, having red-brick dogtooth eaves course with oversailing tooled limestone block coping. Rendered chimneystacks and cast-iron rainwater goods. Flemish bond red brick walls to first and second floors, having corbelled tooled limestone sill course to second floor and tooled limestone sill band to first floor. Rendered wall to side (west) elevation. Lined-and-ruled rendered wall with slate hanging to side (east) elevation. Square-headed window openings with tooled limestone sills to first floor, having carved limestone surrounds surmounted by panelled architrave and cornice. One-over-one pane timber sliding sash windows. Camber-headed window openings to second floor having moulded red brick voussoirs, moulded red brick surround and one-over-one pane timber sliding sash windows. Tooled limestone shopfront with rusticated limestone plinth, tooled limestone pilasters with capitals surmounted by architrave and cornice with panelled frieze having raised lettering. Carved archivolt springing from capitals over window and door openings, having scrolled corbel keystones. Recessed camber-headed window openings with tooled limestone sills, surrounds, voussoirs and one-over-one pane timber sliding sash windows over limestone stall risers. Camber-headed door opening having tooled limestone surround and architrave with raised lettering. Tooled limestone stepped approach and timber panelled door with brass fittings surmounted by single-pane overlight.

The NIAH have appraised the main bank building as follows:

An imposing building situated in the main commercial street. It red brick construction is unusual in the town, though it was also utilised for the AIB bank located to the west. Together with its carved limestone, it brings colour and textural interest to the streetscape. The crisp limestone makes for an imposing bankfront, inspiring a sense of confidence and permanence.

No. 8 South Main Street is also recorded by the NIAH as being significant (NIAH ref. no. 20844178) and described as follows:

Terraced two-bay three-storey former house, built c.1830, having recent timber shopfront to front (south). Now in use as bank. Pitched slate roof with rendered eaves course and cast-iron rainwater goods. Rendered walls. Square-headed window openings with render sills, having raised render voussoirs and one-over-one pane timber sliding sash windows. Replacement timber shopfront having fixed single-pane timber-framed display window over panelled rendered stall riser.



Figure 3: Extract from map showing protected structures with subject site circled in yellow. The site is located in the South Main Street ACA (Source: Cork County Council)

The *Cork County Development Plan 2022 – 2028* presents a number of objectives to ensure the protection of the architectural heritage resource within the County and these include:

HE 16-14: Record of Protected Structures

- a) The identification of structures for inclusion in the Record will be based on criteria set out in the *Architectural Heritage Protection Guidelines for Planning Authorities (2011)*.
- b) Extend the Record of Protected Structures in order to provide a comprehensive schedule for the protection of structures of special importance in the County during the lifetime of the Plan as resources allow.
- c) Seek the protection of all structures within the County, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. In accordance with this objective, a Record of Protected Structures has been established and is set out in *Volume Two Heritage and Amenity, Chapter 1 Record of Protected Structures*.
- d) Ensure the protection of all structures (or parts of structures) contained in the Record of Protected Structures.
- e) Protect the curtilage and attendant grounds of all structures included in the Record of Protected Structures.
- f) Ensure that development proposals are appropriate in terms of architectural treatment, character, scale and form to the existing protected structure and not

detrimental to the special character and integrity of the protected structure and its setting.

g) Ensure high quality architectural design of all new developments relating to or which may impact on structures (and their settings) included in the Record of Protected Structures.

h) Promote and ensure best conservation practice through the use of specialist conservation professionals and craft persons. i) In the event of a planning application being granted for development within the curtilage of a protected structure, that the repair of a protected structure is prioritised in the first instance i.e. the proposed works to the protected structure should occur, where appropriate, in the first phase of the development to prevent endangerment, abandonment and dereliction of the structure.

HE 16-15: Protection of Structures on the NIAH Protect where possible all structures which are included in the NIAH for County Cork, that are not currently included in the Record of Protected Structures, from adverse impacts as part of the development management functions of the County.

HE 16-18: Architectural Conservation Areas. Conserve and enhance the special character of the Architectural Conservation Areas included in this Plan. The special character of an area includes its traditional building stock, material finishes, spaces, streetscape, shopfronts, landscape and setting. This will be achieved by;

(a) Protecting all buildings, structures, groups of structures, sites, landscapes and all other features considered to be intrinsic elements to the special character of the ACA from demolition and nonsympathetic alterations.

(b) Promoting appropriate and sensitive reuse and rehabilitation of buildings and sites within the ACA and securing appropriate infill development.

(c) Ensure new development within or adjacent to an ACA respects the established character of the area and contributes positively in terms of design, scale, setting and material finishes to the ACA.

(d) Protect structures from demolition and non sympathetic alterations.

(e) Promoting high quality architectural design within ACAs.

(f) Seek the repair and re-use of traditional shopfronts and where appropriate, encourage new shopfronts of a high quality architectural design.

(g) Ensure all new signage, lighting advertising and utilities to buildings within ACAs are designed, constructed and located in such a manner they do not detract from the character of the ACA.

(h) Protect and enhance the character and quality of the public realm within ACAs. All projects which involve works within the public realm of an ACA shall undertake a character assessment of the said area which will inform a sensitive and appropriate approach to any proposed project in terms of design and material specifications. All projects shall provide for the use of suitably qualified conservation architects/ designers.

(i) Protect and enhance the character of the ACA and the open spaces contained therein. This shall be achieved through the careful and considered strategic management of all signage, lighting, utilities, art works/pieces/paintings, facilities etc to protect the integrity and quality of the structures and spaces within each ACA.

(j) Ensure the protection and reuse of historic street finishes, furniture and features which contribute to the character of the ACA

Historical background

South Main Street is recorded in Hardiman's map of 1620 as High Street and by Scalé as Main Street in 1775. By 1814, it had become known as South Main Street. Griffith's Valuation of 1851 records No. 9 South Main Street as in the ownership of the Duke of Devonshire and occupied by Robert Edwards.

A tender document was advertised to builders on 15th March 1879 for proposals for *the erection of the branch office with agents residence*. The Bank of Ireland building was constructed c. 1880 to designs by Dublin architect Sandham Symes. The bank premises extended to the river quay to the north at his time. Both the 1901 and 1911 census records the Bank of Ireland premises with the bank agent Edward J. Tucker residing at the bank premises with his family. The 1911 census records seven outbuildings including a stable, coach house and stores.

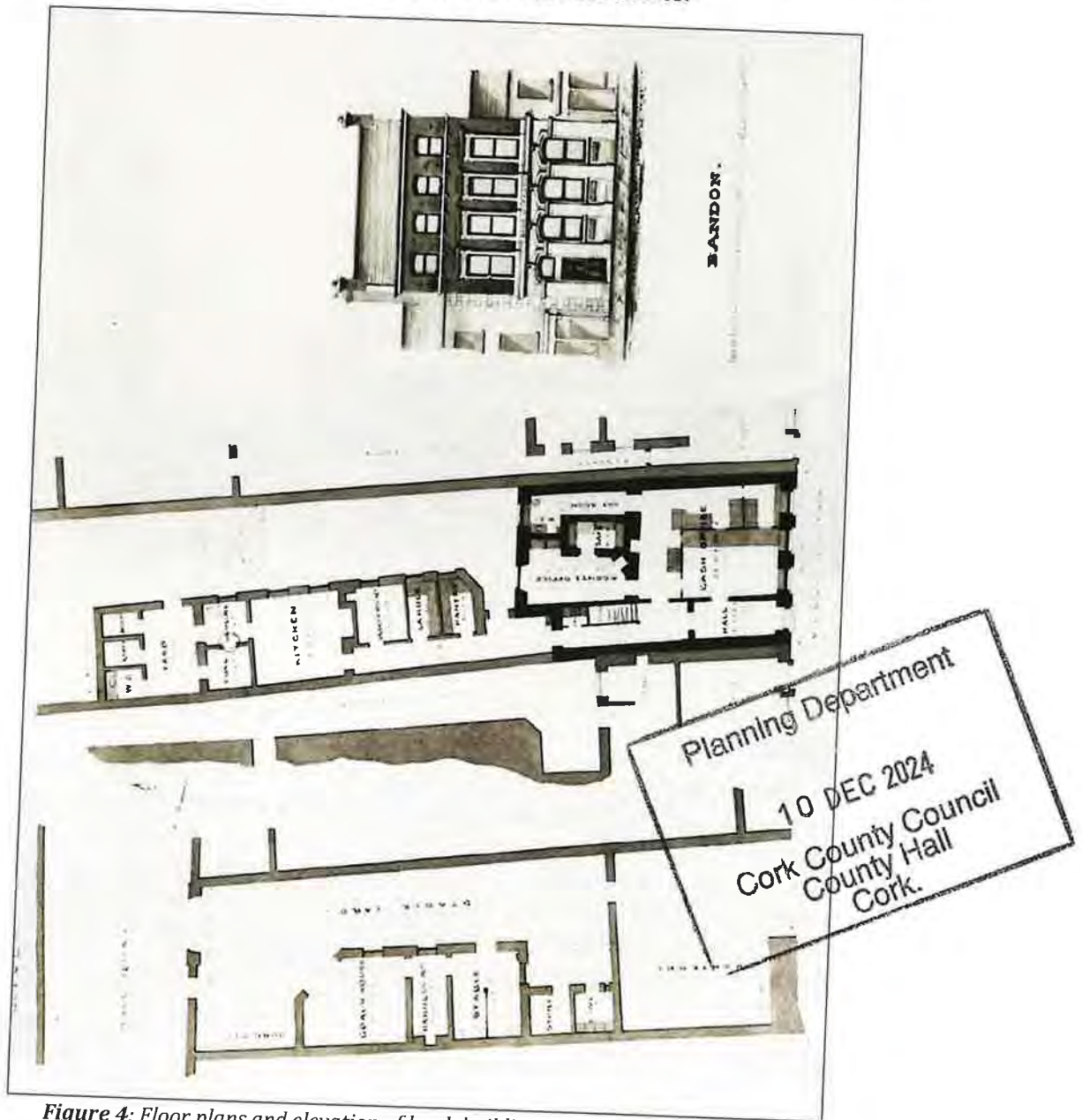


Figure 4: Floor plans and elevation of bank building (Source: Bank of Ireland)

No. 8 South Main Street was originally a two-bay, two-storey house with shop to ground floor (see **Figure 4**). The 1901 census records a shop and dwelling occupied by Michael Faherty and family, but the building is not inhabited in 1911. It is likely there was some rebuilding around this time as the present structure is a two-bay, three-storey building similar to two adjacent buildings to the east. The shopfront to No. 8 South Main Street is a modern timber replacement.

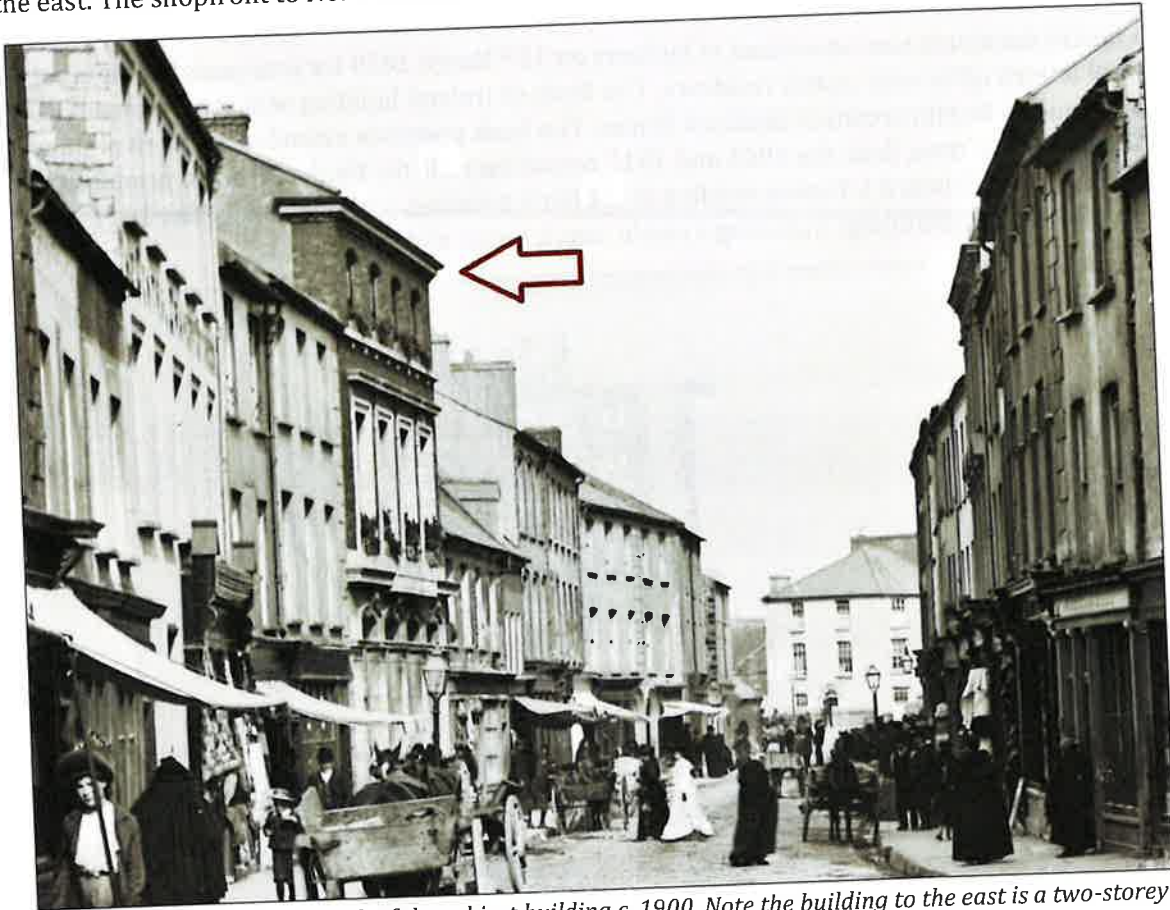


Figure 5: Historic photograph of the subject building c. 1900. Note the building to the east is a two-storey building at this time. (Source: National Library of Ireland)

Cartographic review

The detail on historic cartographic sources demonstrates the nature of past settlements and land use patterns in recent centuries and can also highlight the impacts of modern developments and agricultural practices. This information can aid in the identification of the location and extent of unrecorded or partially levelled features of archaeological or architectural heritage interest. The cartographic sources examined for the study areas include the 1:10,560 Ordnance Survey map (1837-42), the 1860 map of Bandon Town, Griffith's Town Plan (1847-64), the Ordnance Survey map of 1882 and the 1:2500 Ordnance Survey map (1888-1913).

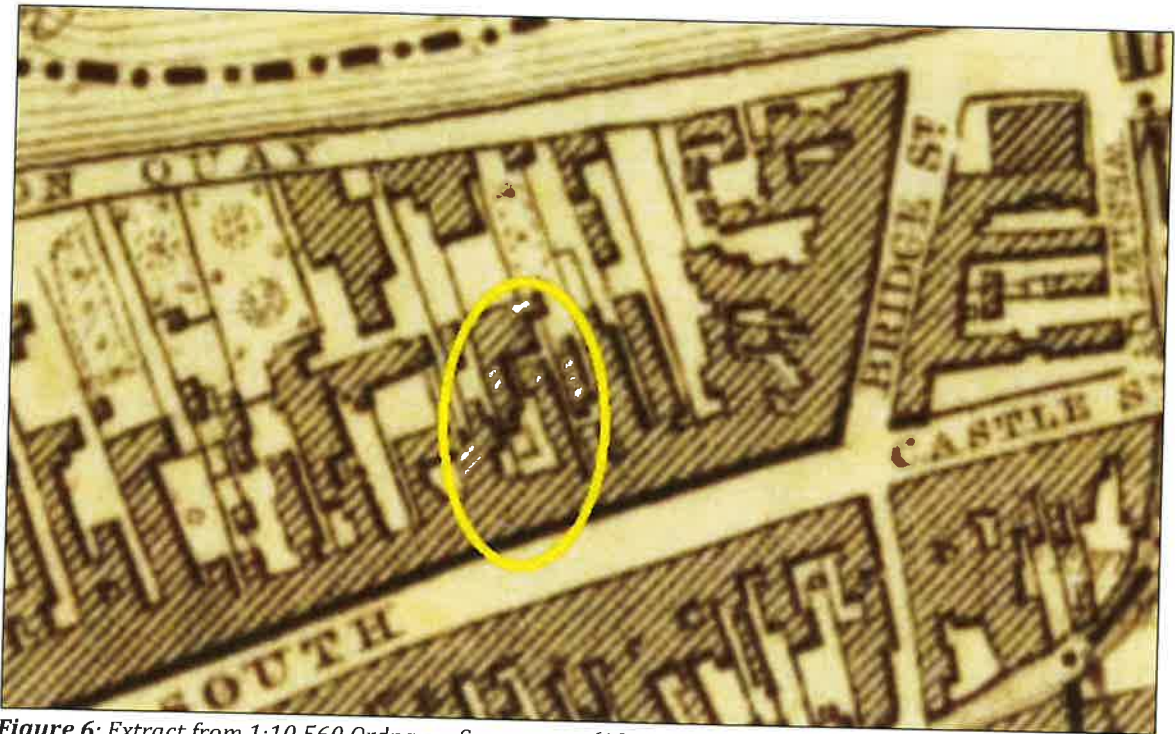


Figure 6: Extract from 1:10,560 Ordnance Survey map (1837-42) (Source: National Library of Scotland)

The 1:10,560 Ordnance Survey map (see **Figure 6** above) shows the street well developed with a terrace of shops and houses along both sides and many of the plots run north to the river quay.

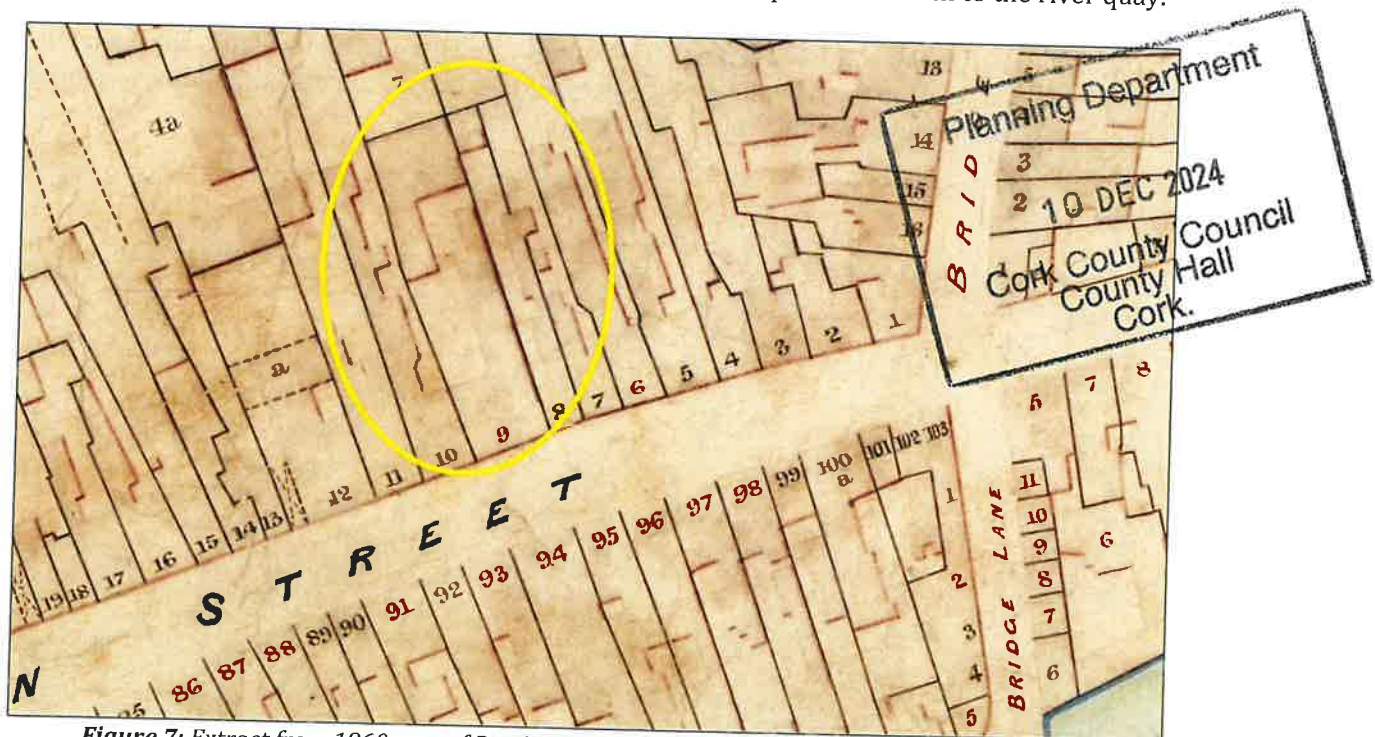


Figure 7: Extract from 1860 map of Bandon town (Source: Cork County Library Local Studies)

The 1860 Survey map (see **Figure 7**) shows more detail of the plots and plot numbers. The plot to the north of No. 9 appears to be occupied by a separate plot at this time.

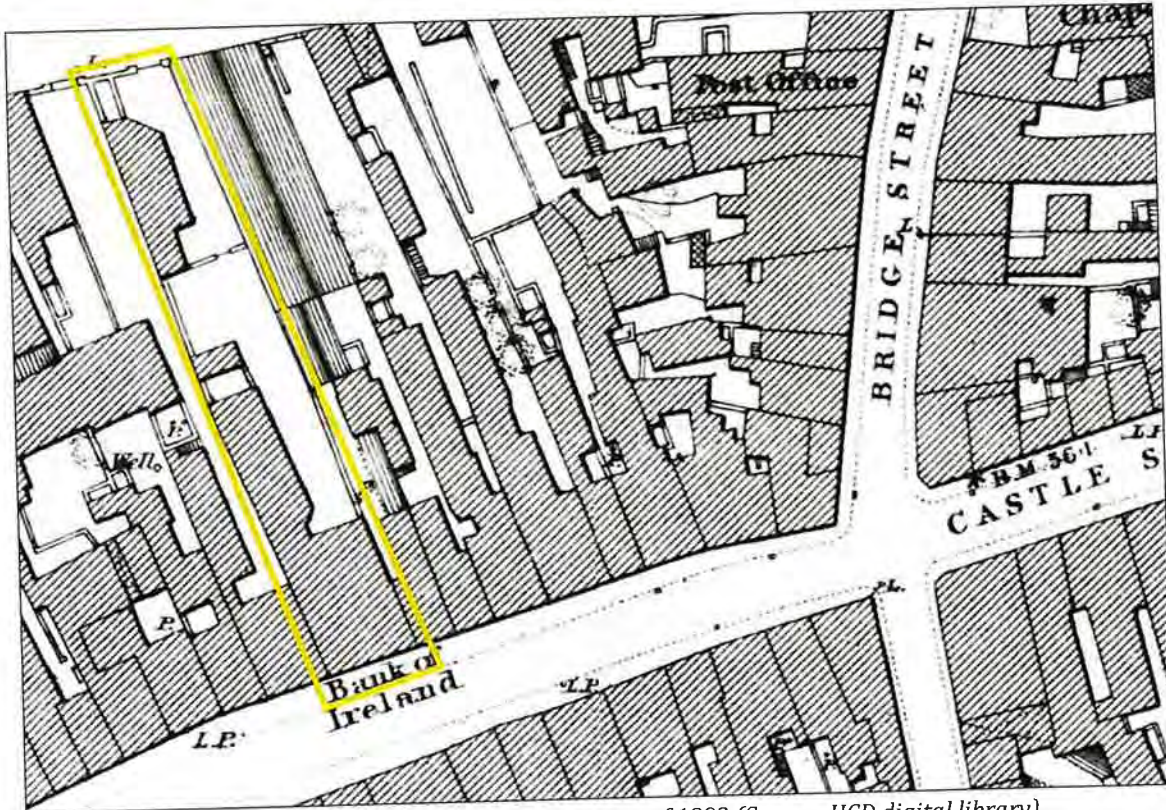


Figure 8: Extract from Ordnance Survey map of 1882 (Source: UCD digital library)

The Ordnance Survey map of 1882 (Figure 8) shows the newly constructed Bank of Ireland with outbuildings and yards to the rear and an entrance from the quay. The rear outbuildings included stables and a coach house (see floor plans, Figure 4).

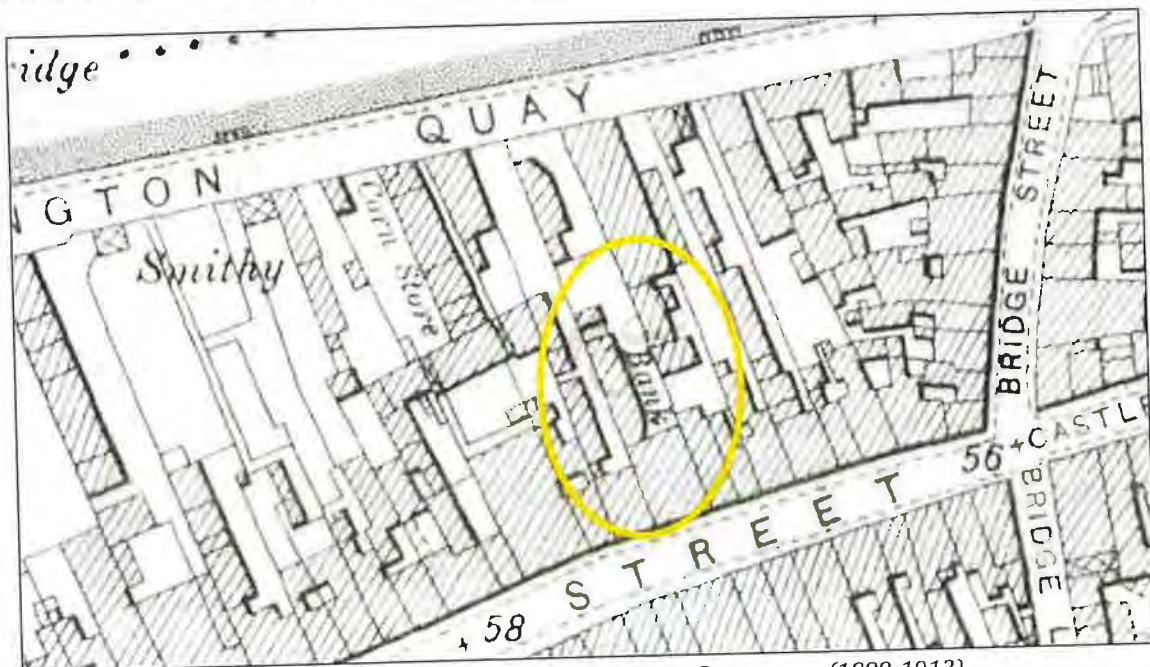


Figure 9: Extract from the 1:2500 Ordnance Survey map (1888-1913)

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10 DEC 2024

Cork County Council
County Hall
Cork.

4. Photographic survey



Plate 1: General view towards bank looking east on South Main Street



Plate 2: General view towards bank looking northwest on South Main Street

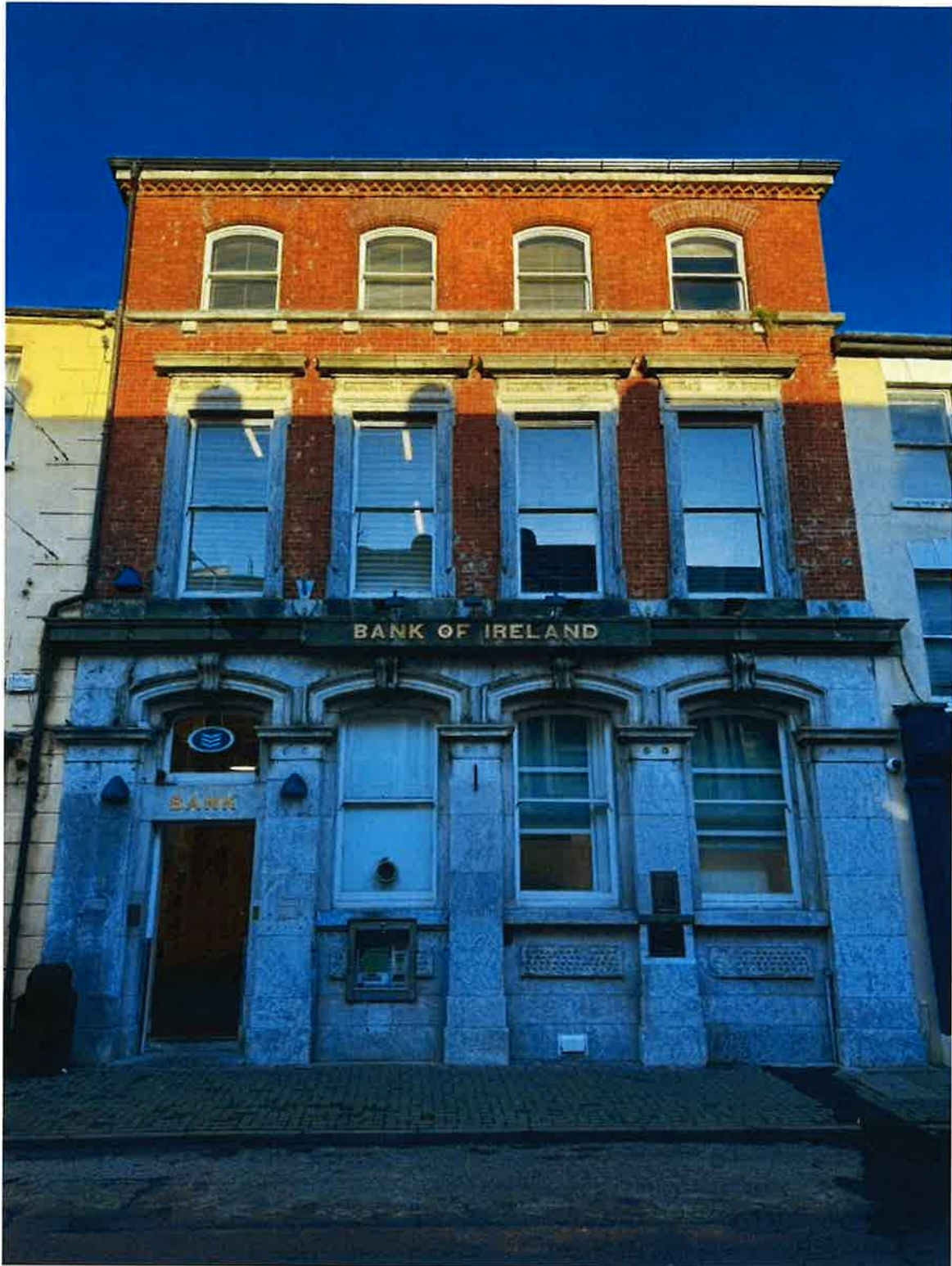


Plate 3: Front elevation of No. 8 South Main Street



Plate 4: Modern shopfront to No. 9 South Main Street – this unit was amalgamated into the purpose-built bank building that occupies No. 8 South Main Street.

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Declaration of Exemption Assessment

Externally-mounted defibrillator, Bank of Ireland, South Main Street, Brandon, County Cork



Plate 5: View of proposed location of the external defibrillator (on the timber pilaster of the modern shopfront)

5. Outline of proposed works

It is proposed to install a wall-mounted defibrillator unit on the shopfront of No. 9 South Main Street (see **Plate 5** above). The defibrillator is a small metal box (see example of the proposed defibrillator in **Figure 10** below) that will be affixed by two screws to a section of modern shopfront presents to South Main Street and will be powered by a single electrical cable (three small holes will be formed in the elevation). The installed unit will cover the drill holes.



Figure 10: Example of the defibrillator to be installed

The section of shopfront to which the unit is to be affixed is a modern shopfront installation that created within the past 15 years. The façade of the late-nineteenth-century bank building will not be impacted. The wiring connection within the banking hall will be accommodated within a modern surface finish.

6. Conclusions

John Cronin and Associates considers the installation of the externally-mounted defibrillator unit will not give rise to negative impacts on the protected structure and the architectural conservation area. The installation of the unit is of community benefit and the location has been chosen to balance a prominent/accessible location and the least architecturally sensitive location on the ground-floor elevations of Nos. 8 & 9 South Main Street. The unit will not disfigure the architectural expression of the protected structure; it will not degrade the streetscape character of the architectural conservation area.

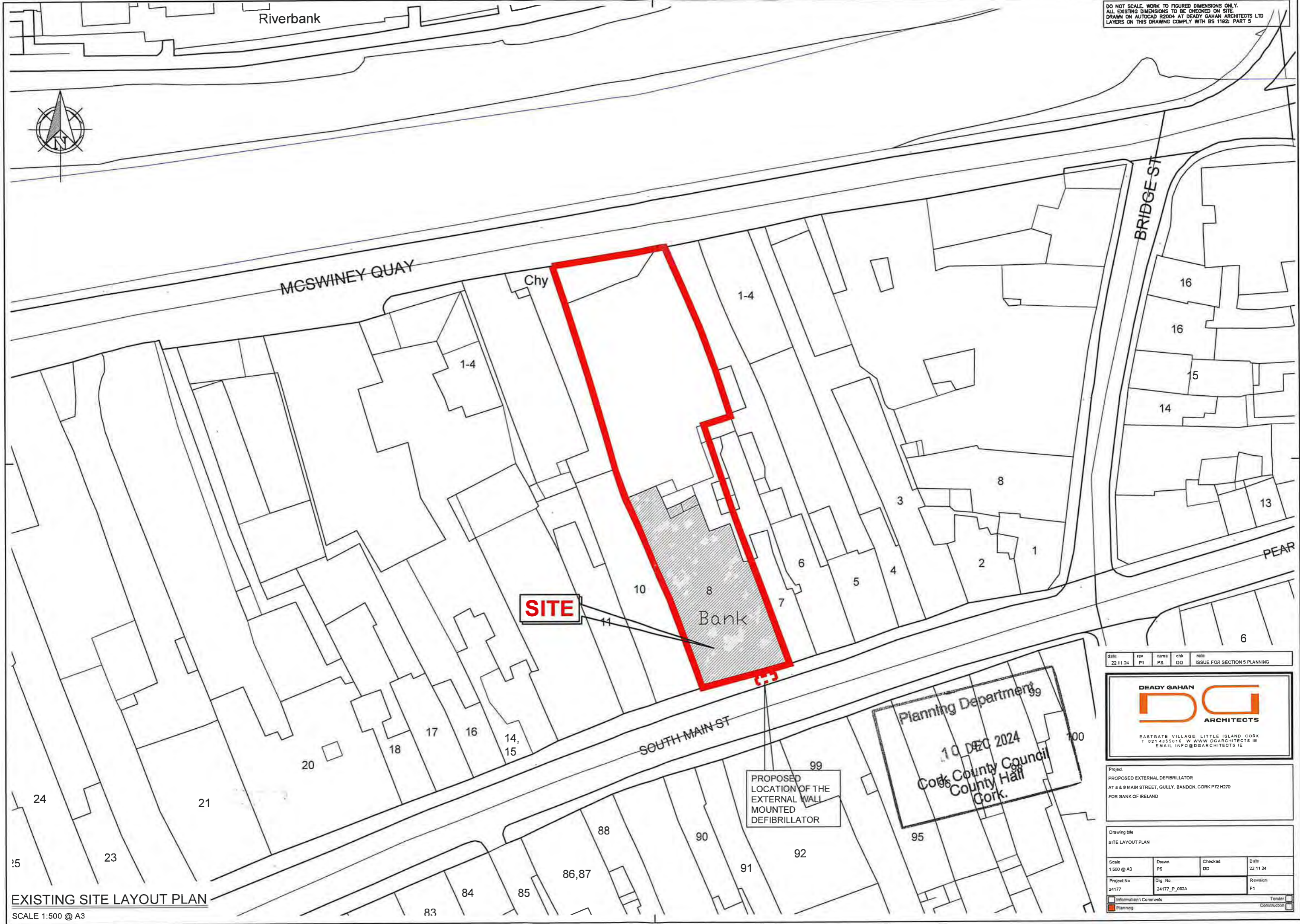
The proposal does not interfere with fabric of heritage significance; the shopfront to which the unit will be affixed is modern and is devoid of authentic fabric. The alterations to the external elements will only consist of three drill holes (two to affix mounting screws and the third to accommodate an electrical cable (to power the unit)). The alterations are entirely reversible.

7. References

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SITE

Bank

PROPOSED
 LOCATION OF THE
 EXTERNAL WALL
 MOUNTED
 DEFIBRILLATOR

Planning Department
 10 DEC 2024
 Cork County Council
 County Hall
 Cork.

date	rev	name	chk	note
22.11.24	P1	PS	DD	ISSUE FOR SECTION 5 PLANNING

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DDG
 ARCHITECTS

EASTGATE VILLAGE LITTLE ISLAND CORK
 T 021 4355016 W WWW.DGARCHITECTS.IE
 EMAIL INFO@DGARCHITECTS.IE

Project
 PROPOSED EXTERNAL DEFIBRILLATOR
 AT 8 & 9 MAIN STREET, GULLY, BANDON, CORK P72 H270
 FOR BANK OF IRELAND

Drawing title
 SITE LAYOUT PLAN

Scale	Drawn	Checked	Date
1:500 @ A3	PS	DD	22.11.24
Project No	Dwg No	Revision	
24177	24177_P_002A	P1	

Information Comments
 Planning Tender
 Construction

EXISTING SITE LAYOUT PLAN
 SCALE 1:500 @ A3

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31670



ENTRANCE TO BANK

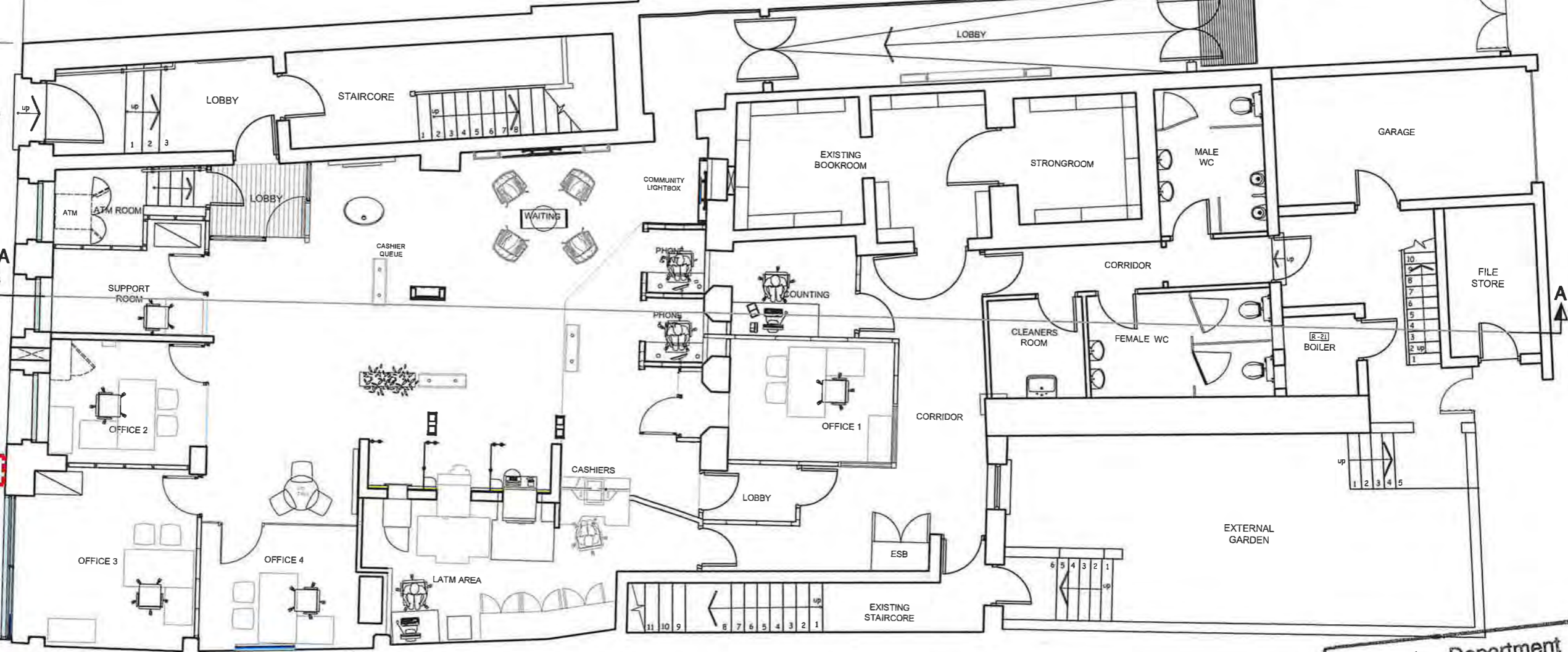
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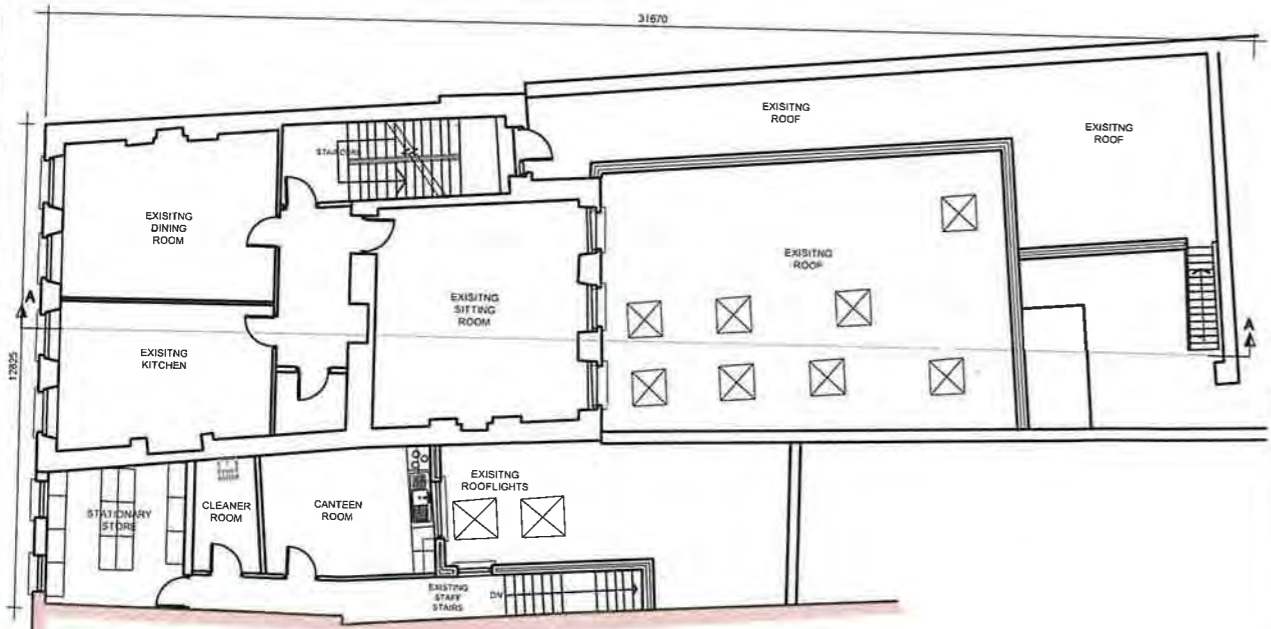
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PICTURE OF PROPOSED DEFIBRILLATOR
NOT TO SCALE

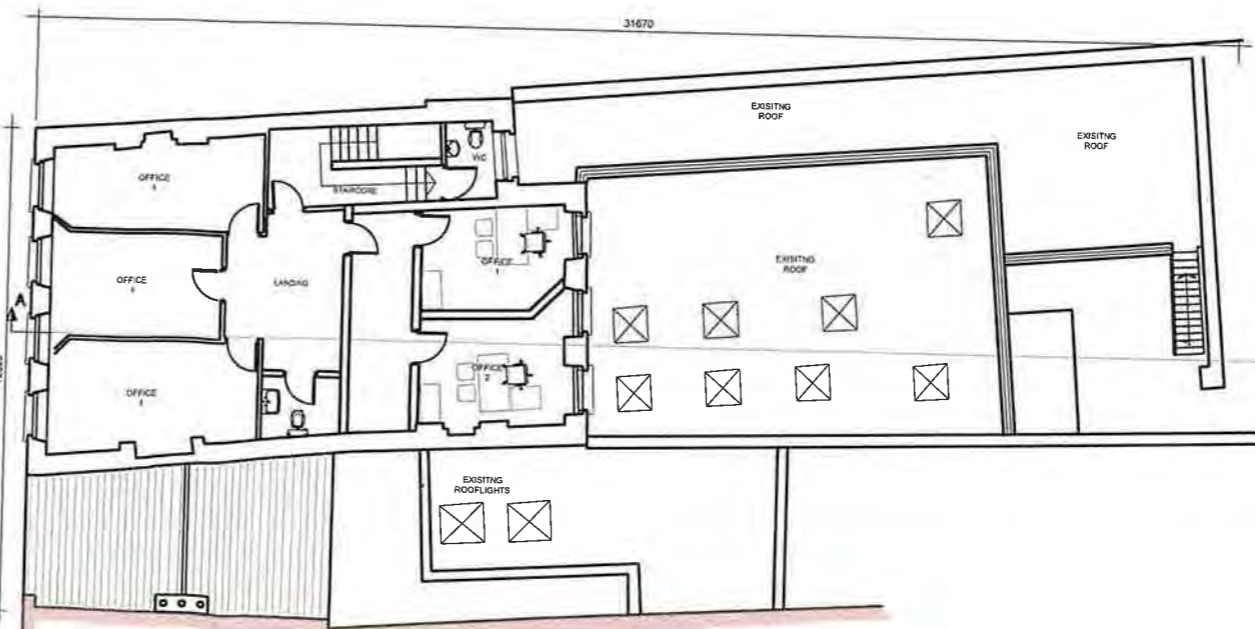
PROPOSED LOCATION OF THE EXTERNAL WALL MOUNTED DEFIBRILLATOR



PROPOSED GROUND FLOOR PLAN
 SCALE 1:100 @ A3



EXISTING FIRST FLOOR PLAN - (NO CHANGE)
 SCALE 1:200 @ A3



EXISTING SECOND FLOOR PLAN - (NO CHANGE)
 SCALE 1:200 @ A3

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 Cork.

date	rev	name	chk	no
22.11.24	P1	PS	DD	ISSUE FOR SECTION 5 PLANNING

DEADY GAHAN
ARCHITECTS

EASTGATE VILLAGE LITTLE ISLAND CORK
 T 021 4355016 W WWW.DGARCHITECTS.IE
 EMAIL INFO@DGARCHITECTS.IE

Project
 PROPOSED EXTERNAL DEFIBRILLATOR
 AT 8 & 9 MAIN STREET, GULLY, BANDOON, CORK P72 H270
 FOR BANK OF IRELAND

Drawing title
 PROPOSED & EXISTING FLOOR PLANS

Scale	Drawn	Checked	Date
1:100, 1:150 @ A3	PS	DD	22.11.24
Project No	Dwg. No	Revision	
24177	24177_P_003	P1	

Information / Comments
 Planning Tender Construction

DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.
 ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.
 DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD
 LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5



PROPOSED FRONT ELEVATION (MAIN STREET)
 SCALE 1:100 @ A3



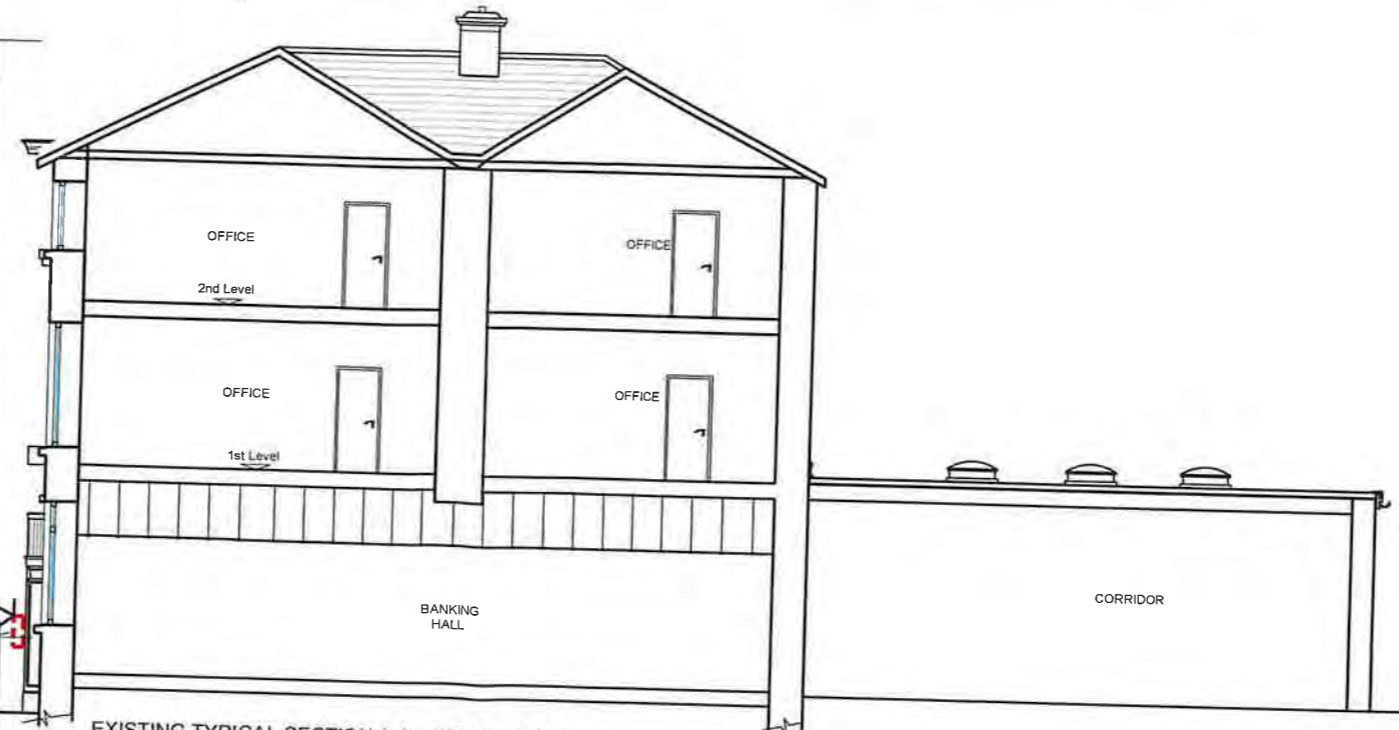
EXISTING REAR ELEVATION (NO CHANGE)
 SCALE 1:100 @ A3

PROPOSED LOCATION OF THE EXTERNAL WALL MOUNTED DEFIBRILLATOR



PICTURE OF PROPOSED DEFIBRILLATOR
 NOT TO SCALE

PROPOSED LOCATION OF THE EXTERNAL WALL MOUNTED DEFIBRILLATOR



EXISTING TYPICAL SECTION A-A - (NO CHANGE)
 SCALE 1:150 @ A3

Planning Department
 10 DEC 2024
 Cork County Council
 County Hall
 Cork.

Date	Rev	Name	Chk	Note
22.11.24	P1	PS	DD	ISSUE FOR SECTION 5 PLANNING

DEADY GAHAN
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Project
 PROPOSED EXTERNAL DEFIBRILLATOR
 AT 8 & 9 MAIN STREET, GULLY, BANDOON, CORK P72 H270
 FOR BANK OF IRELAND

Drawing title
 PROPOSED ELEVATIONS & SECTION A-A

Scale	Drawn	Checked	Date
1:100, 1:150 @ A3	PS	DD	22.11.24
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