

Comhairle Contae Chorcaí Cork County Council

Rannóg Pleanála, Teach Norton,
Bóthar Chorcaí, An Sciobairín,
Co. Chorcaí P81 AT28.
Fón: (028) 40340 • Faics (028) 21660
Suíomh Greasain: www.corkcoco.ie
Planning Section, Norton House,
Cork Road, Skibbereen,
Co. Cork P81 AT28.
Tel: (028) 40340 • Fax: (028) 21660
Web: www.corkcoco.ie



John O'Sullivan,
JOS Project Management
& Engineering,
Ardnagashel,
Bantry,
Co. Cork.

23rd May, 2023.

Our Ref: D/16/23.

RE/ **Declaration request on exempted development under Section 5
of the Planning & Development Act, 2000 (as amended).**

Dear Sir,

On the basis of the information and plans submitted by you on 2nd May, 2023 on behalf of Mr. Tony McElhinney, the Planning Authority declares that the proposal for the conversion of a disused first and second floor previous residential unit to 2 No. residential apartments at 42, North Street, Skibbereen, Co. Cork is ***not exempted development*** and requires Permission.

The proposal does not fulfil the criteria outlined in Section 10 of the Planning & Development Regulations 2001 (as amended). Works and any alterations to a listed building where a Section 57 declaration has not been issued would require permission. Section (viii) of Article 10 would de-exempt development unless a Section 57 has been applied for and issued by the Local Authority.

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.

Receipt No. WCP11560 in respect of €80.00, is issued herewith.

Yours faithfully,


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

REG. No. _____
PLANNING (WEST) DEPT
26 MAY 2023
CORK COUNTY COUNCIL
NORTON HOUSE, SKIBBEREEN, Co. CORK P81 AT28

Anne Lordan

From: Tim Twomey
Sent: Friday 19 May 2023 12:14
To: Anne Lordan
Subject: RE: D-16-23 Declaration north street Skibbereen

COPY

Hi Anne,

I agree with the Area Planner's recommendation.

Regards,
Tim

From: Anne Lordan <Anne.Lordan@CorkCoCo.ie>
Sent: Friday 19 May 2023 12:03
To: Tim Twomey <Tim.Twomey@CorkCoCo.ie>
Subject: FW: D-16-23 Declaration north street Skibbereen

Hi Tim,

Attached report from Mr. Sean Taylor Area Planner for your recommendation
And sign-off.

Regards

Anne.

Anne Lordan | Oifigeach Foirne Cúnta | **Pleanáil agus Foirbairt**
Comhairle Contae Chorcaí | Teach Norton | Bóthar Chorcaí | An Sciobairín | Co. Chorcaí |
P81 AT28 | Éire
T +353-(0)28 – 40340 | Ext. 7121
Anne.Lordan@corkcoco.ie | www.corkcoco.ie
Tairseach na gcustaiméirí: www.yourcouncil.ie

Anne Lordan | Assistant Staff Officer | **Planning and Development**
Cork County Council | Norton House | Cork Road | Skibbereen | Co. Cork | P81 AT28 | Ireland
T +353-(0)28 – 40340 | Ext. 7121
Anne.Lordan@corkcoco.ie | www.corkcoco.ie
Customer Portal: www.yourcouncil.ie

From: Sean Taylor <Sean.Taylor@CorkCoCo.ie>
Sent: Thursday 18 May 2023 11:52
To: Anne Lordan <Anne.Lordan@CorkCoCo.ie>
Subject: D-16-23 Declaration north street Skibbereen

Hi Anne,
Finalised report on section 5.

Sean

Section 5 application for exempted development - For conversion of a disused first and second floor previous residential unit to 2no residential apartments.

Address: 42 North Street Skibbereen.



Planning History

There is no relevant Planning History on the site.

County Development Plan Status.

The building is located in the town centre/neighbourhood centre, within the Architectural Conservation Area of the Town.

The building is located within Flood Zone B.

The building is listed under RPS ID 2609.

N.I.A.H Listing and appraisal as follows:

Description

Terraced single-bay three-storey house, built c.1870, with shopfront to ground floor. Now vacant. Pitched roof with rendered chimneystack and cast-iron rainwater goods. Painted smooth rendered walls. Square-headed openings to second floor with paired two-over-two timber sliding sash windows. Square-headed tripartite opening to first floor comprising six-over-six and flanking two-over-two timber sliding sash windows. Rendered sills throughout. Shopfront having paired pilasters comprising inner render pilasters flanked by outer timber versions, moulded and carved capitals supporting render architrave with guttae, fascia board and cornice. Square-headed opening with timber fixed pane display window over rendered stall riser and square-headed door opening with overlight and carved timber glazed door.

Appraisal

Built as one of a terrace, the form and proportions of this building contribute to the coherence and character of the streetscape. The well-crafted shopfront is a noteworthy feature which greatly enlivens the façade at ground level. The elevation is greatly enhanced by the retention and variety of timber sliding sash windows.

Relevant Legislation

The following commercial use classes are affected: shops (class 1), financial and professional services to the public (class 2), offices (class 3) and guesthouses (class 6). Where the structure has been vacant for at least two years, a change of use to residential use can be exempted development. Broadly the following conditions apply:

- The provision is temporary until the end of 2025;
- Works must be internal or, if external must not significantly affect the appearance of the building;
- Works to a ground floor shop front must be consistent with the streetscape;
- Retail use on the ground floor must not be lost;
- Maximum of nine residential units;
- Floor areas to comply with apartment guidelines;
- Rooms for use as habitable rooms shall have adequate natural lighting;
- Building must be outside specified areas;
- Applicant must notify the planning authority in advance.

Building must not be in certain areas (Article 10.6.d.x)

The building must not be located in an area where a Special Amenity Area Order is in force, or a Special Planning Control area.

Section (viii) Refers specifically to protected structures and works are not exempted unless 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.

Assessment.

The building is located on North Street Skibbereen which forms part of the terrace running along the street.

The building is described as having a residential use on the upper floors and commercial on the ground floor.

The building has been vacant for a period in excess of 2 years.

The proposal is located within an Architectural Conservation Area (ACA) as defined in the Current County Development Plan 2022 for the settlement of Skibbereen.

The building is also listed on the RPS (ID 2609). The building is included on the N.I.A.H (21841072).

The applicant has not been issued with a declaration under section 57 of the act, and the details provided indicate that there will be some works needed on the ground floor to provide access to the apartments.

The shop front would need some restoration work and this should be assessed prior to any works commencing on the site.

Conclusion

The proposal does not fulfil the criteria outlined in section 10 of the Planning and Development Regulations 2001 (as amended).

Works and any alterations to a listed building where a section 57 declaration has not been issued would require permission. Section(viii) of Article 10 would de-exempt development unless a section 57 has been applied for and issued by the Local Authority.

The Planning Authority do not, therefore consider that the proposal as presented is exempted development and requires Permission.

Seán Taylor
Executive Planner

Appendix.

Relevant Legislation.

1. (1) These Regulations may be cited as the Planning and Development (Amendment) (No. 2) Regulations 2018.

(2) The collective citation "Planning and Development Regulations 2001 to 2022" includes these Regulations.

Amendment of Article 10 of the Principal Regulations

2. Article 10 of the Planning and Development Regulations 2001 (S.I. No. 600 of 2001) is amended by inserting the following sub-article after sub-article (5):

"(6)(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 the making of these Regulations 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 or 6 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 or 6, 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 affect only the interior of the structure and shall 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.
- (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.
- (vii) Rooms for use, or intended for use, as habitable rooms shall have adequate natural 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 subparagraph (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 sub-paragraph (b) relates, then he or she shall accordingly notify the planning authority in whose functional area that the change of use concerned will occur in writing at least 2 weeks prior to the commencement of 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, and
 - (II) the number of residential units involved, including the unit sizes and number of bedrooms in each unit,

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 and 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).

02 May 2023



Cork County Planning Office
E: westcorkplanninginfo@corkcoco.ie
DL: 028 40340

John O'Sullivan
E: john@jospm.com
DL: 085 868 4210

Cork County Planning Office,
Norton House,
Gortnacloghy,
Skibbereen,
Co. Cork
P81 AT28

JOS Project Management
and Engineering,
Ardnagashel,
Bantry,
Co. Cork
P75 Y735
www.jospm.com

Ref: Section 5 Declaration of Exemption Application for 42 North Street, Skibbereen

Dear Sir / Madam,

Declaration of Exemption Application for 42 North Street, Skibbereen, Co. Cork

On behalf of our client, Tony McElhinney, please find enclosed a declaration of exemption application for 42 North Street, Skibbereen, Co. Cork. The application is to confirm that proposed works to convert the 1st and 2nd floor of 42 North Street, Skibbereen into 2 No. 1 bedroom apartments can be undertaken under the 'Bringing Back Homes' policy that allows the conversion of space above existing commercial premises into residential use without the need for planning permission.

Along with the application form some photos of the existing external of the building and the internal of the building have been included for assistance in reviewing the proposal.

Externally it is intended that the works would be limited to cleaning, painting and minor repair to walls and rainwater goods. No alteration to the appearance of the façade is proposed with these works. Some alteration is needed to the ground floor space to allow for access to the new apartments and to maintain the use of the ground floor for commercial use.

Internally the works will involve initial clearing out and light demolition of some of the existing structure. Above the ground floor the rooms are in disrepair. They were previously used as residential and the understanding is that 1st, 2nd and 3rd floor were used as one 'home'. In recent years it has been attempted to rent the shop and the upper floors for commercial and storage use however, as is a pattern along North Street it is proving difficult to find viable commercial tenants for such properties now. Therefore, the current owner is seeking to convert the upper floors to find a use for the space, prevent further deterioration of the building internally and help to provide some valuable housing stock at a prime location. It is the owner's intention to discuss the use of these units as long-term council leases in the future.

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NORTON HOUSE, SKIBBEREEN, Co. CORK

If any clarifications are needed or if there are any queries that I may be able to assist on during the review, please contact me on 085 868 4210 or by email on John@jospm.com.

Regards,

John O'Sullivan

John O'Sullivan,
JOS Project Management and Engineering

REG. No. _____
PLANNING (WEST) DEPT
02 MAY 2023
CORK COUNTY COUNCIL
NORTON HOUSE, SKIBBEREEN, Co. CORK P81 AT2E



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.	
Cash/Cheque/ Credit Card	
Date	
Declaration Ref. No.	

DATE STAMP HERE

REG. No. D/16/23
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 02 MAY 2023
 CORK COUNTY COUNCIL
 NORTON HOUSE, SKIBBEREEN, Co. CORK P81 AT28

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)**

Tony McElhinney

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

42 North Street,
Skibbereen,
Co. Cork
P81 A090

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

Confirmation that the conversion of the 1st and 2nd floors of No. 42 North Street, Skibbereen to 1 No 1 bedroom apartments on each floor (2 apartments in total), can be completed under the current planning exemption in line with the Governments ' Bringing Back Homes' policy and that such works are exempt from planning.

The renovation / conversion works will be limited to the internal of the building it is understood that the facade of the building is considered part of the protected fabric of the local streetscape and works to the facade will be limited to light decoration, repair and cleaning.

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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):	GF = 56.6m ² FF&2nd = 35.62m ² Building Total = 127.315m ²
(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:
(c) If a change of use of land and/or building(s) is proposed, please state the following: Existing/previous use Historically the first and second floor were <u>accommodation but most recently they have been used as storage</u>	Proposed use <u>2 No 1 Bedroom Apartments</u>
(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 checked="" type="checkbox"/>	B. Other <input type="checkbox"/>
Where legal interest is "Other", please state your interest in the land/structure:	No. PLANNING (WEST) DEPT 02 MAY 2023 CLONMEL COUNTY COUNCIL CLONMEL HOUSE, SKIBBEREEN, CO. CORK P81 AT2E	
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):		

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)	Tony McElhinney
Date	25.04.23

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

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 CORK COUNTY COUNCIL
 NORTON HOUSE, SKIBBEREEN, CO. CORK

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

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

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

Signed	Tony McElhinney
Date	25.04.23

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	25.04.2023

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CORK COUNTY COUNCIL
NORTON HOUSE, SKIBBEREEN, Co. CORK P81 AT28

CLIENT: Tony McElhinney

PREMISES: 42 North Street, Skibbereen, Co. Cork

DOCUMENT TITLE: Images of external and internal to accompany Section 5 Declaration of Exemption Application

DATE: 02 May 2023



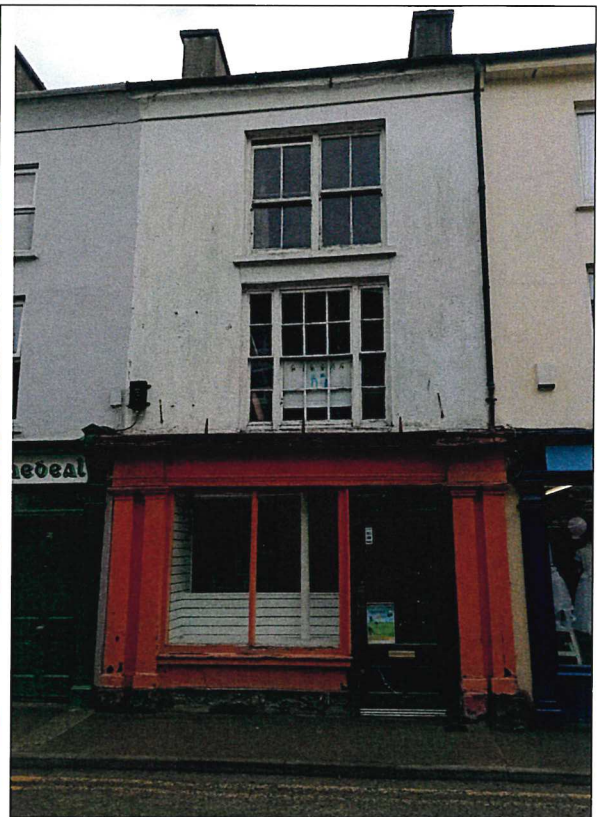
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1.0 Images

1.1 External



Existing Front of No. 42 North Street



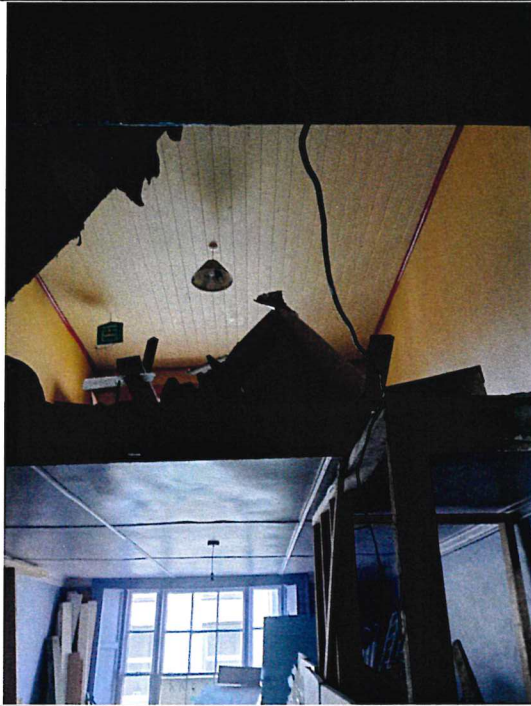
Existing Front of No. 42 North Street

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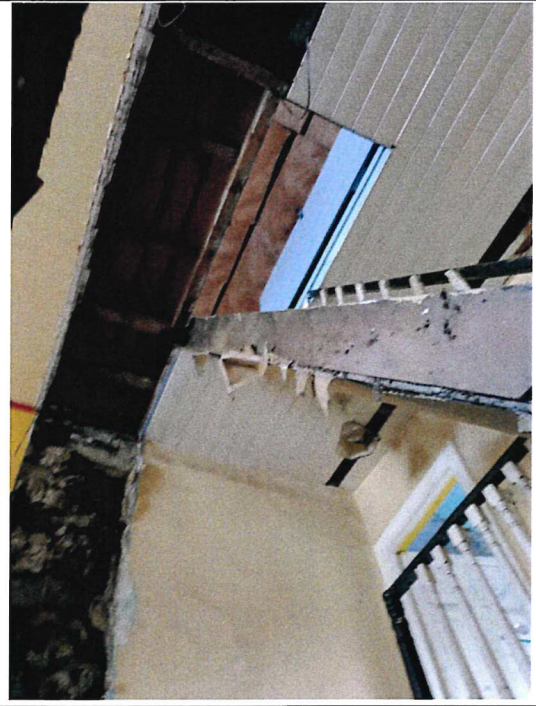
I.2 Interior Images

 A long, narrow hallway with wooden plank flooring and white walls. Fluorescent lights are mounted on the ceiling. At the end of the hallway, there is a glass door leading outside.	 A small, cluttered room with a white toilet and a white pedestal sink. A window with a colorful stained-glass pattern is visible above the sink. The floor is concrete and appears worn.
<p>Ground Floor Commercial Space</p>	<p>Ground Floor Lean to Space at rear of building</p>
 A view of a cluttered first floor with various materials, including wood and metal, scattered around. A window is visible in the background, and the ceiling has exposed wooden beams.	 A view looking up from the first floor towards a second floor. A white balustrade with decorative spindles is visible against a yellow wall. The area below is dark and cluttered.
<p>Existing First Floor</p>	<p>Existing First Floor looking up to 2nd floor</p>

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NORTON HOUSE, SKIBBEREEN, CO



Existing 1st floor looking up to 2nd floor



Existing Stairs Access to Level 2



Images showing current condition of 1st floor



Images showing current condition of 1st floor

Site Location Map



JOS PROJECT MANAGEMENT AND ENGINEERING
ARDNAGASHEL,
BANTRY,
CO. CORK
P75 Y735

Client: Tony McElhinney

Project: Proposal at 42 North Street Skibbereen Co. Cork P81 A090

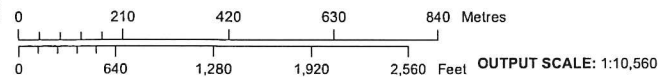
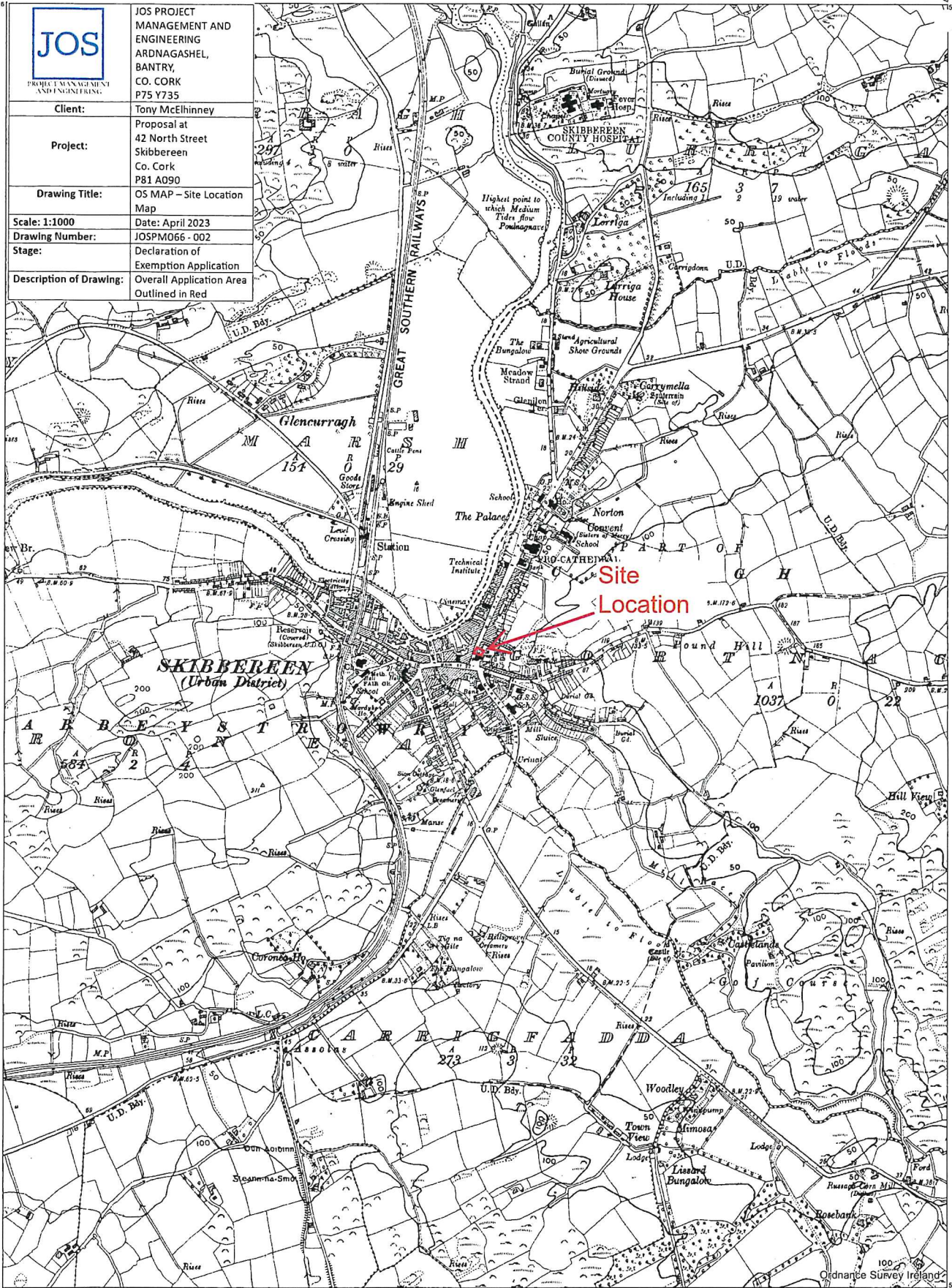
Drawing Title: OS MAP - Site Location Map

Scale: 1:1000 **Date:** April 2023

Drawing Number: JOSPM066 - 002

Stage: Declaration of Exemption Application

Description of Drawing: Overall Application Area Outlined in Red



CENTRE COORDINATES:
ITM 512219,533764

ORDER NO.: 50329547_1

MAP SERIES: 6 Inch Raster

RE PUBLISHED: 18/04/2023

PLANNING (WEST) DEPT

MAP SHEETS: CK141

02 MAY 2023

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CORK COUNTY COUNCIL
NORTON HOUSE, SKIBBEREEN, Co. CORK T12 2T23



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Planning Pack Map



JOS PROJECT MANAGEMENT AND ENGINEERING
ARDNAGASHEL, BANTRY, CO. CORK P75 Y735

Client: Tony McElhinney

Project: Proposal at 42 North Street Skibbereen Co. Cork P81 A090

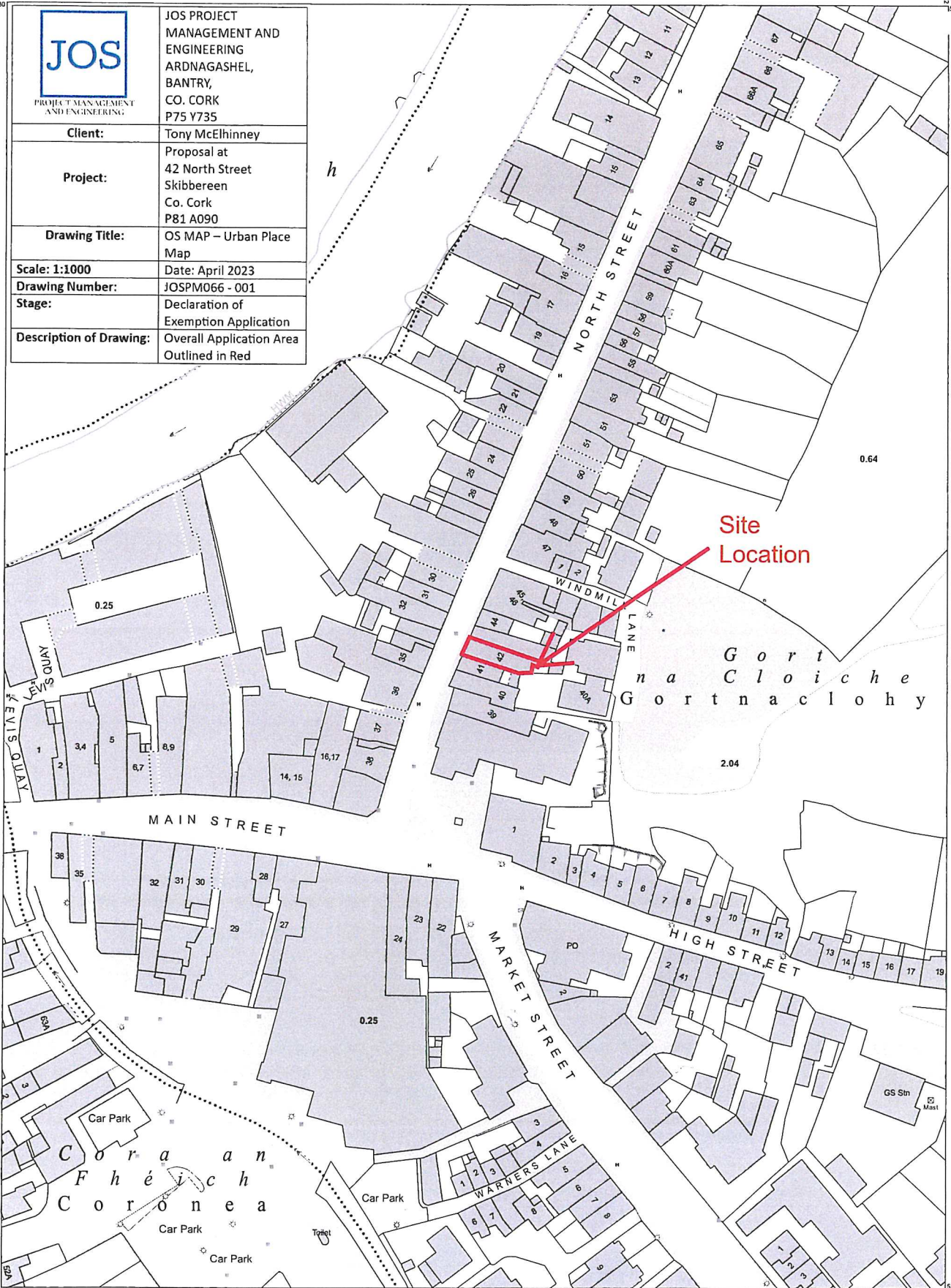
Drawing Title: OS MAP – Urban Place Map

Scale: 1:1000 **Date:** April 2023

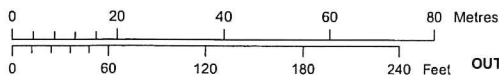
Drawing Number: JOSPM066 - 001

Stage: Declaration of Exemption Application

Description of Drawing: Overall Application Area Outlined in Red



Site Location



OUTPUT SCALE: 1:1,000



CENTRE COORDINATES:
ITM 512219,533764

ORDER NO.: 50329547_1
18/04/2023

MAP SERIES: 1:1,000

MAP SHEETS: 6773-01

02 MAY 2023

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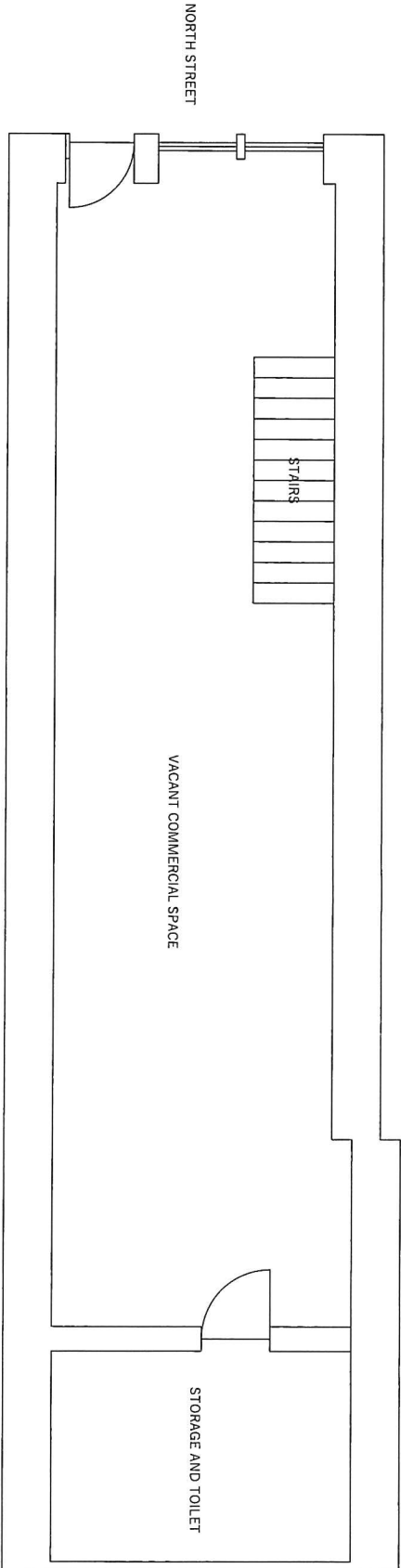
CORK COUNTY COUNCIL
NORTON HOUSE, SKIBBEREEN, Co. CORK P81 A090



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FORMERLY TIG NA RGAEOEAL (No. 43 NORTH STREET)



REG. No. _____
PLANNING (WEST) DEPT
02 MAY 2023
CORK COUNTY COUNCIL
NORTON HOUSE, SKIBBEREEN, Co. CORK P61 AT26

Client:
Tony McElhinney

Rev	Date	Drawn	Description	CHK'd	App'd
A	29/04/2023	JOL	Issued for Construction	JOS	JOS

Title:
Ground Floor Existing Layout

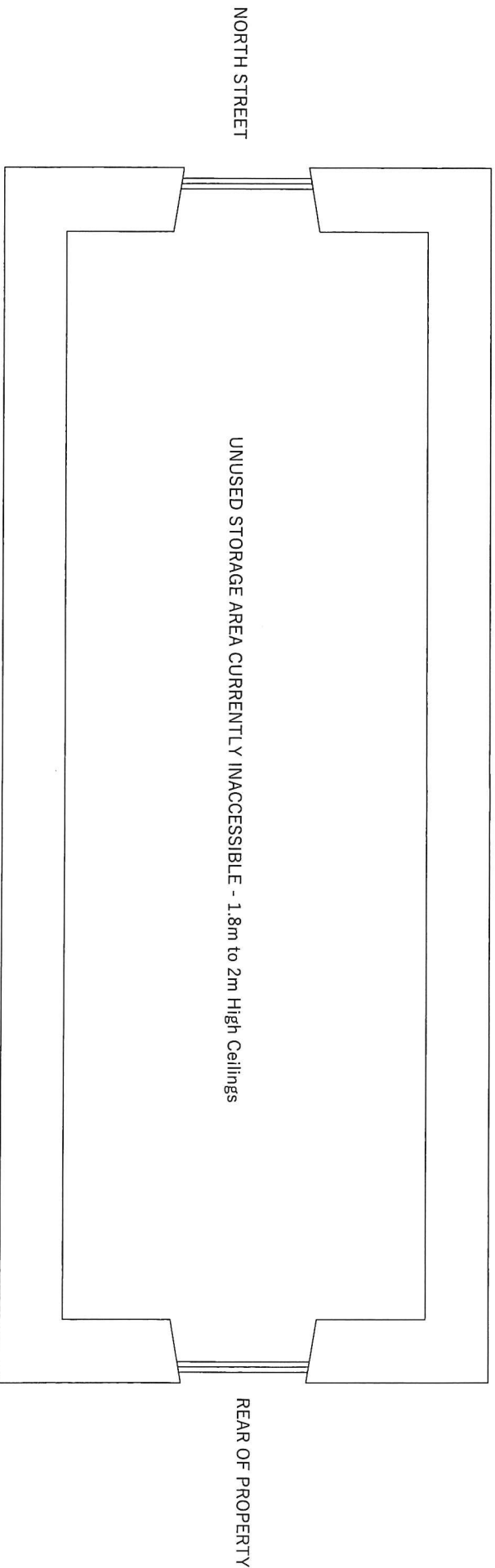
Drawing Number:
JOSPM-SK-S100
PROJ. FILE NUMBER

Drawn	J O'Leary
Checked	J O'Sullivan
Approved	J O'Sullivan
Scale:	1:60 (A3)

Status	INF	Rev	A
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JOSPM

FORMERLY TIG NA nGAEOEAL (No. 43 NORTH STREET)



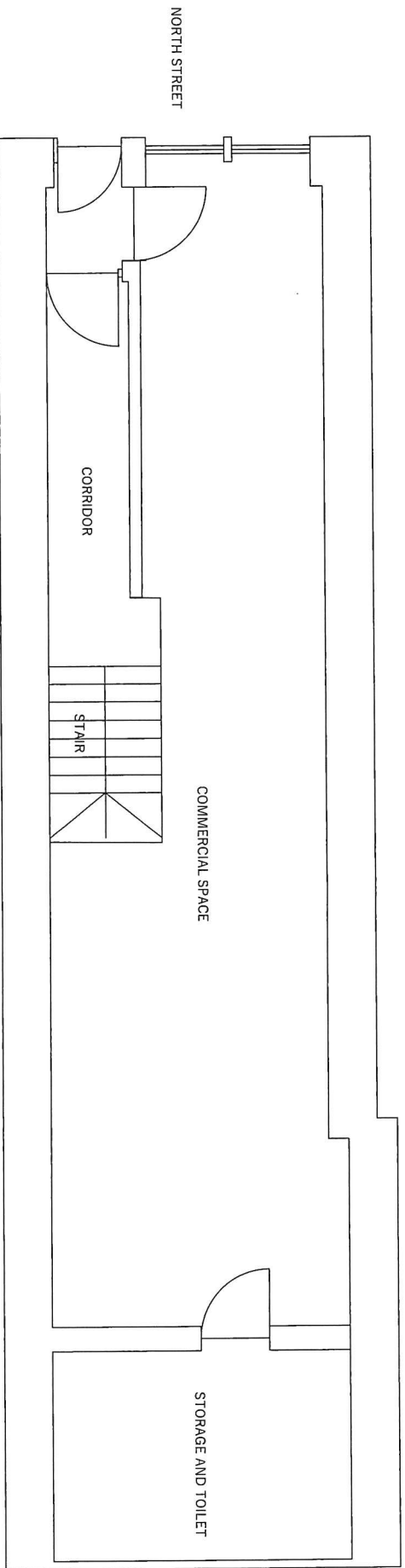
REG. No. _____
PLANNING (WEST) DEPT

07 MAY 2023

CORK COUNTY COUNCIL
NORTON HOUSE, SKIBBEREN, CO. CORK P81 AT28

JOSPM	Client:	Tony McElhinney											
	Rev	Date	Drawn	Description	CHK'd	App'd	Title:	Drawn	Checked	Approved	Scale:	Status	Rev
	A	25/04/2023	JOLEary	Issued for Review	JOS	JOS	3rd Floor Existing Layout	J O'Leary	J O'Sullivan	J O'Sullivan	1:50 (A3)	INFO.	A
							Drawing Number:						
							JOSPM-SK-S103						
							PROJECT - TIG NA nGAEOEAL						

FORMERLY TIG NA NGADEAL (No. 43 NORTH STREET)



GROUND FLOOR PROPOSED LAYOUT

NO. 43 NORTH STREET
PLANNING (WEST) REV

02 MAY 2023

CORK COLLEGE
MORTON HOUSE, SKIBBERDEN, CO. DUBLIN 12

Client:
Tony McElhinney

Rev	Date	Drawn	Description
A	25.04.2023	J.O'Leary	Issued for Review

CHK'd	App'd
JOS	JOS

Title:
Ground Floor Proposed Layout

Drawn	Rev
J O'Leary	J O'Leary
Checked	J O'Sullivan
Approved	J O'Sullivan

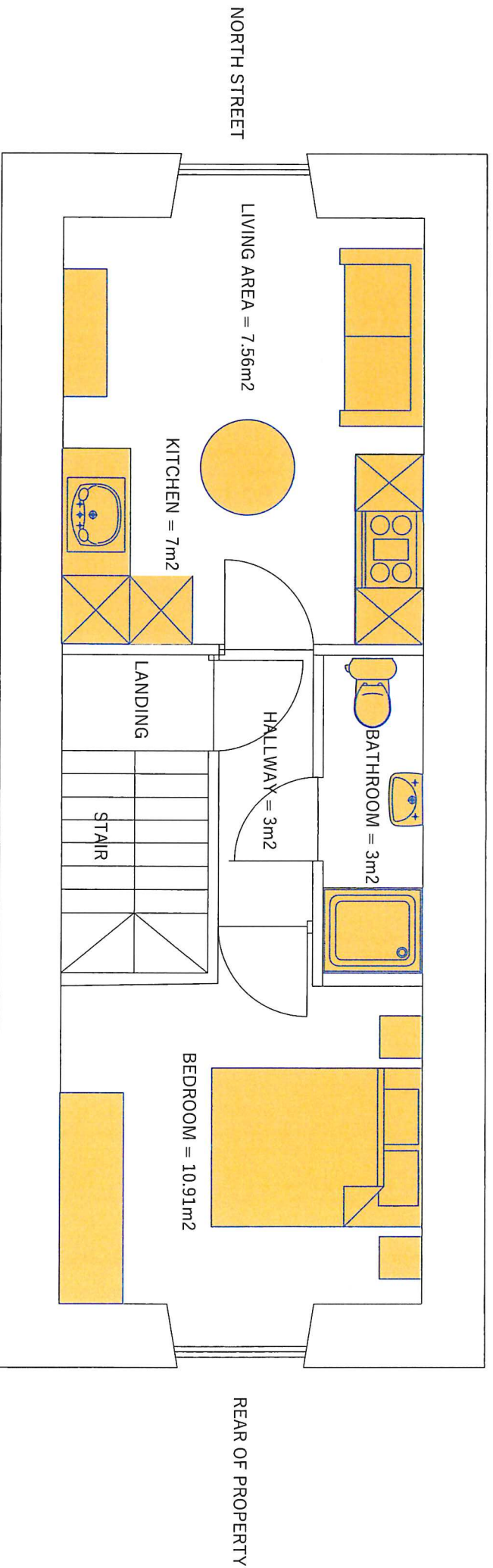
Status
INFO.
Rev
A

JOSPM

Drawing Number:
JOSPM-SK-S104
PROJECT FILE NUMBER

Scale:
1:50 (A3)

FORMERLY TIG NA NGAEÓEAL (No. 43 NORTH STREET)



SECOND FLOOR PROPOSED LAYOUT

REG. NO. PLANNING (WEST) DEPT.

02 MAY 2023

CORK COUNTY COUNCIL
NORTON HOUSE, SRIBBEREN, CO. CORK, T95 YR95

Client:		Tony McElhinney							
Rev	Date	Drawn	Description	CHK'd	App'd	Title:	Drawn	Status	Rev
A	25/04/2023	JOLEARY	Issued for Review	JOS	JOS	Proposed Second Floor Layout	J O'Leary	INFO.	A
Drawing Number: JOSPM-SK-S106							Checked	1:50 (A3)	Rev
PROJECT FILE NUMBER							Approved		
							J O'Sullivan		

JOSPM

FORMERLY TIG NA ngAEEOAL (No. 43 NORTH STREET)

REG. NO. PLANNING (WEST) DEPT
07 MAY 2023
CORRIGALLOO COUNTY COUNCIL
NORTHON HOUSE, SMIBBEREN, Co. CORR. P94. AT28

NORTH STREET

ACCESS TO ATIC STORAGE SPACE VIA STIRA TYPE ACCESS LADDER. STORAGE AREA TO BE MADE AVAILABLE TO APARTMENT 1 AND 2 FOR STORAGE. AREAS WILL BE SEGREGATED AND SECURED.

ACCESS VIA STIRA LOCATED ABOVE 2ND FLOOR LANDING

REAR OF PROPERTY

3RD FLOOR SPACE PROPOSED USE

JOSPM	Client:	Tony McElhinney										
	Rev	Date	Drawn	Description	CHKD	Appd	Title:	Drawn	Checked	Approved	Status	Rev
	A	25.04.2023	JOLEARY	Issued for Review	JOS	JOS	Proposed Attic Floor Layout	J O'Leary	J O'Sullivan	J O'Sullivan	INFO.	A
							Drawing Number:					
							JOSPM-SK-S107					
							PROJECT TYPE NUMBER					